

184 Saunders Hill

BH2021/02656



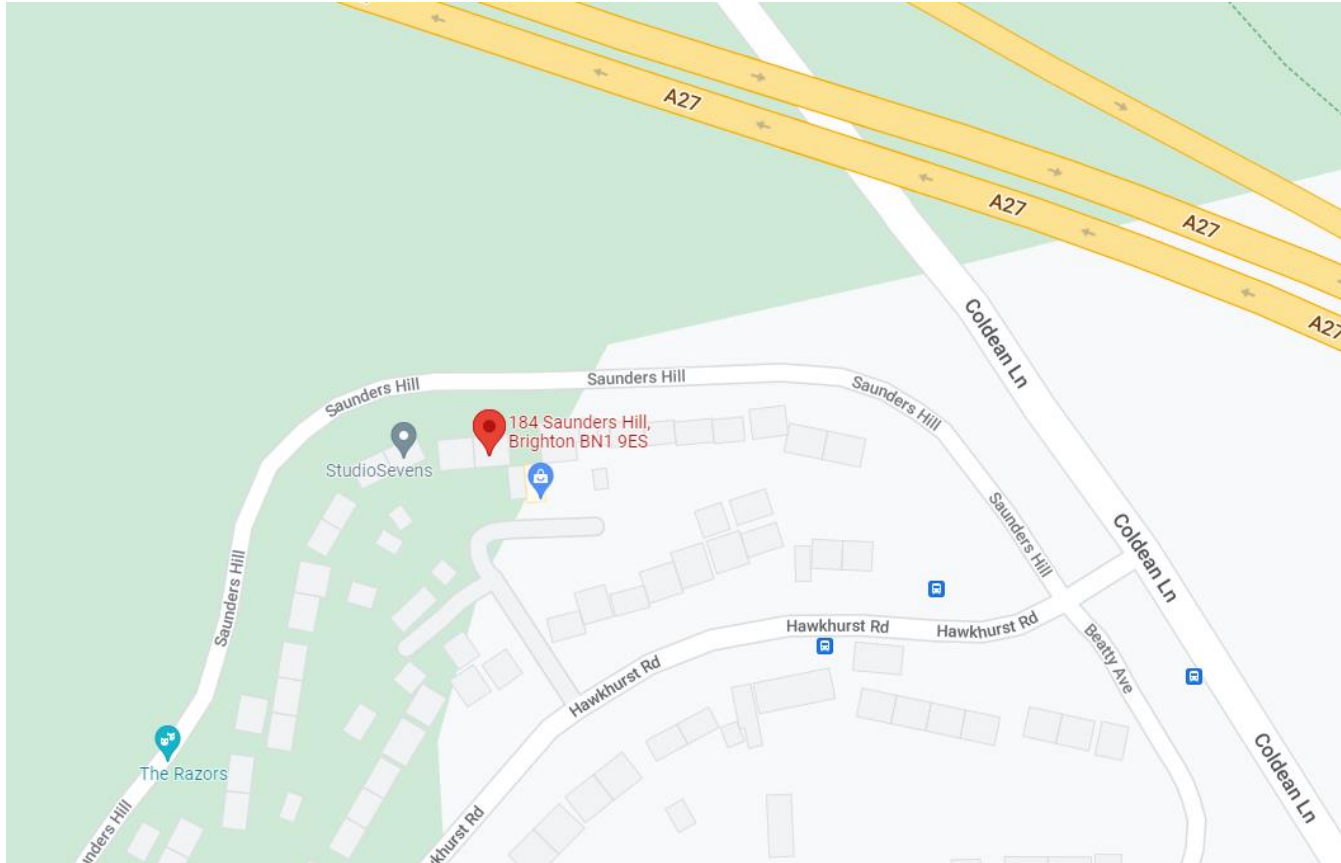
**Brighton & Hove
City Council**

Application Description

Change of use from six bedroom small house in multiple occupation (C4) to seven bedroom, seven person house in multiple occupation (Sui Generis), incorporating erection of new single storey rear extension and roof alterations incorporating rear dormer.

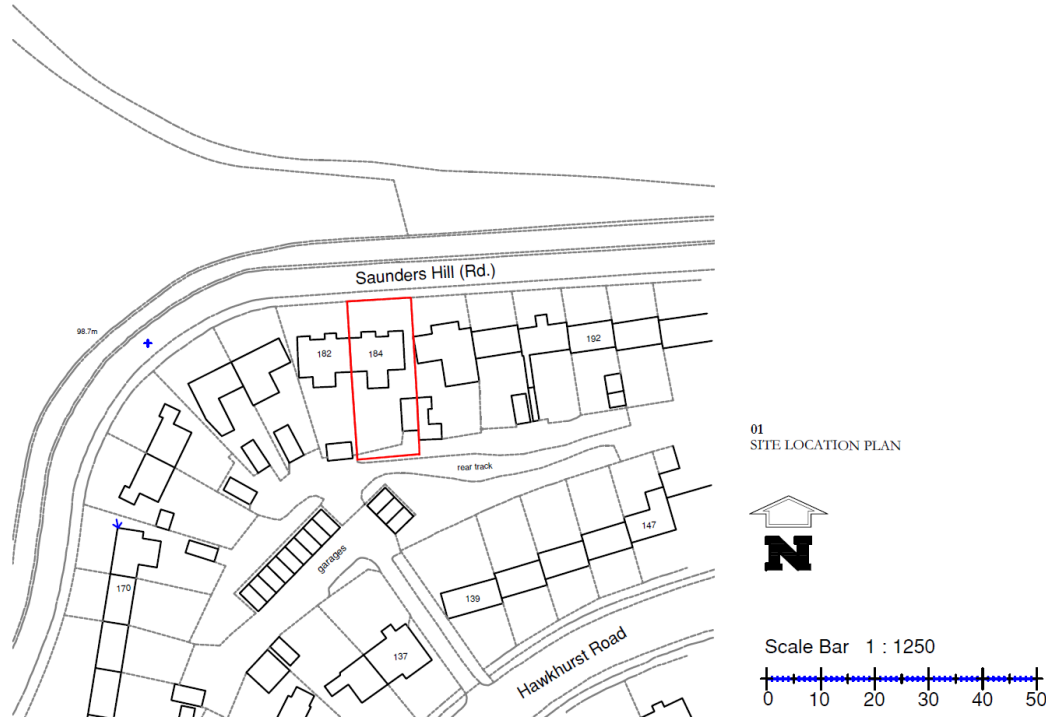
The above description has been amended since the application was received with the overall size of the HMO significantly reduced from seeking 11 bedrooms to seeking 7. The recommendation is based on the amended proposals.

Map of application site



Existing Location Plan

34

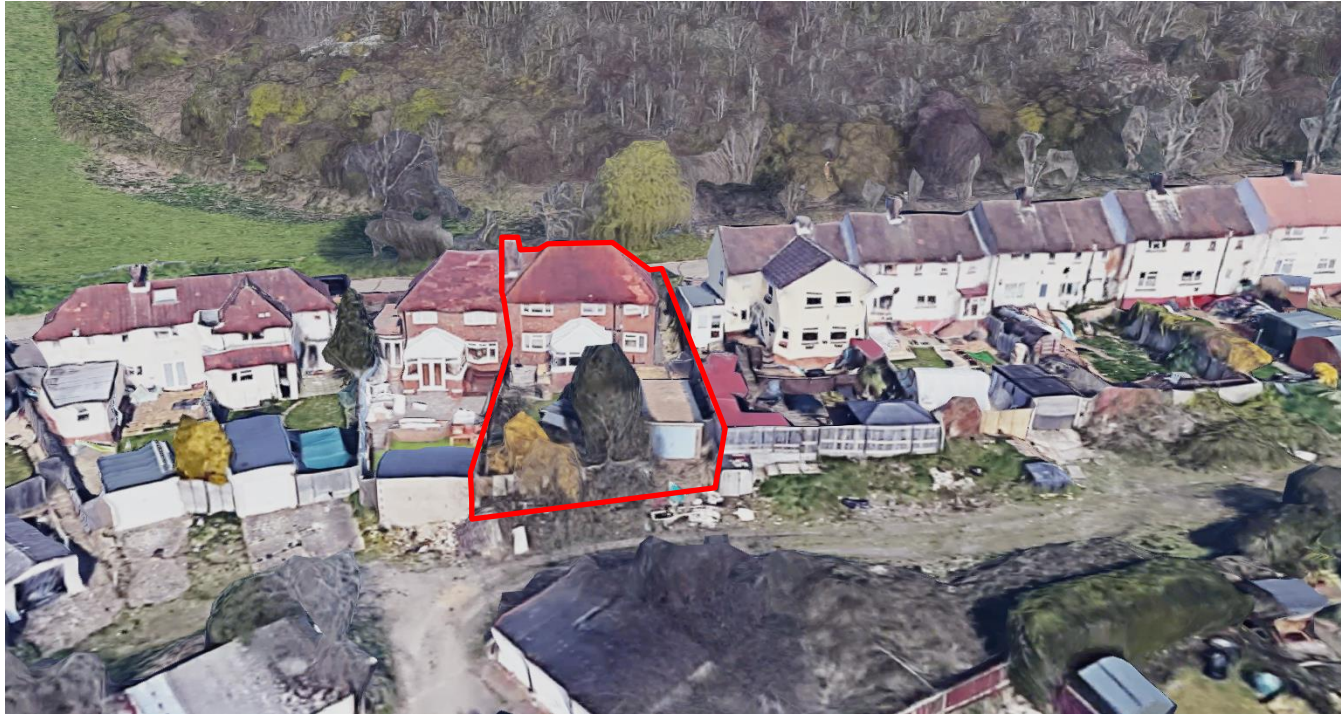


01
SITE LOCATION PLAN

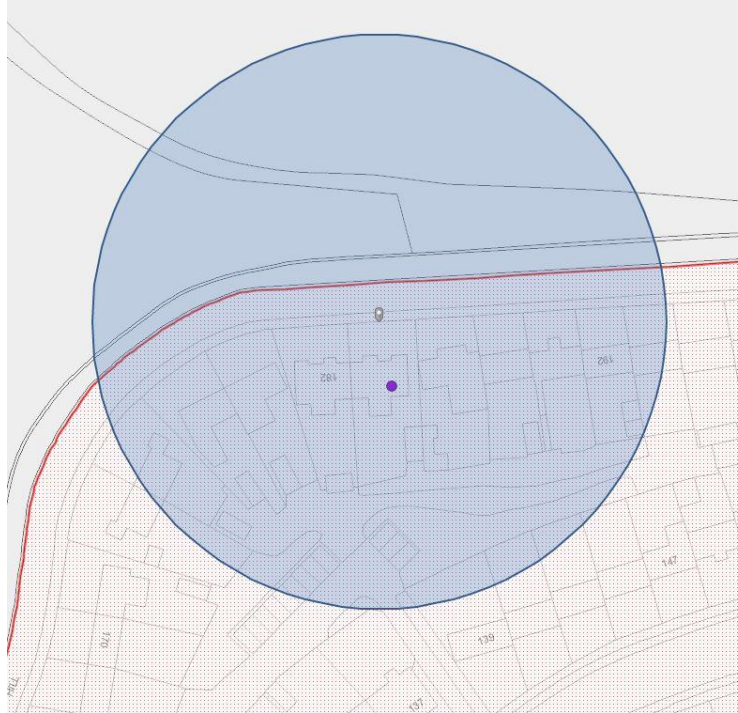
Aerial photo of site



3D Aerial photo of site



HMO Map



HMO mapping:

No of HMOs: 0

No of dwellings: 16

% of HMOs: 0%

The purple dot shown is for the application site which is excluded from the HMO mapping.

Street photo of site

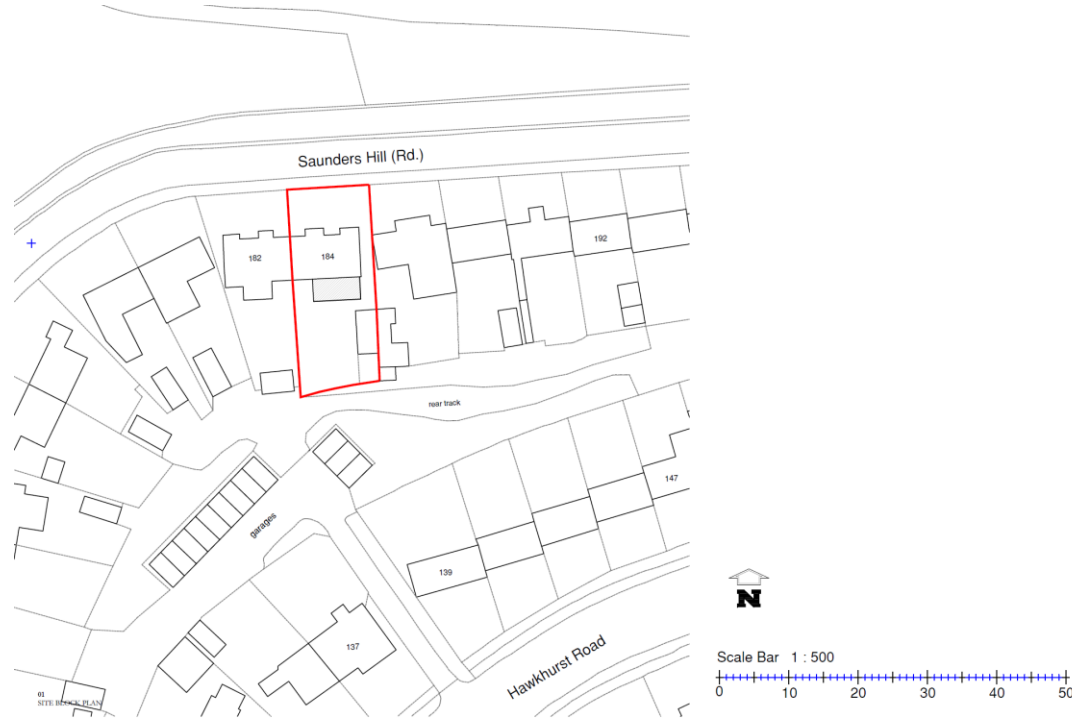


Google Streetview, 2019 – 184 Saunders Hill is on the left.

Other photos of site



Proposed Block Plan



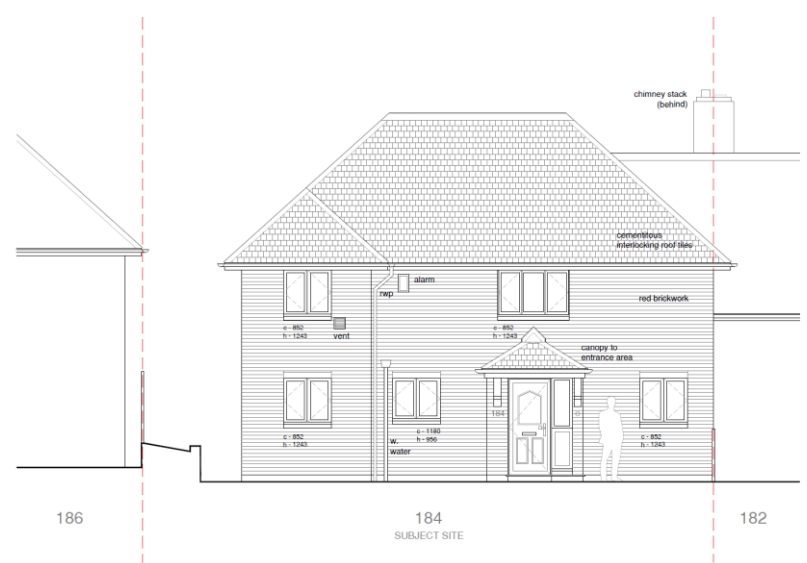
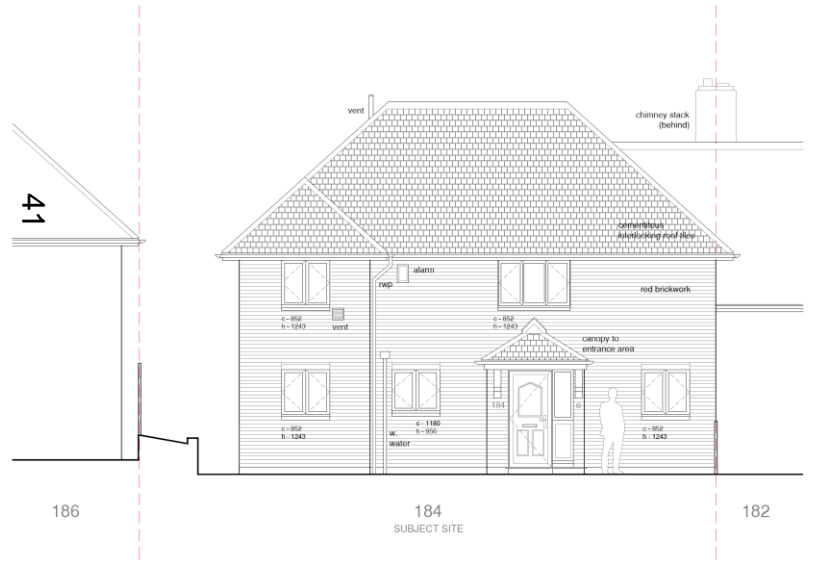
40

BTN.21.119.002 A

Front Elevation

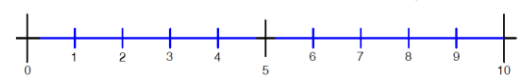
Existing

Proposed



01 FRONT (NORTH-FACING) ELEVATION

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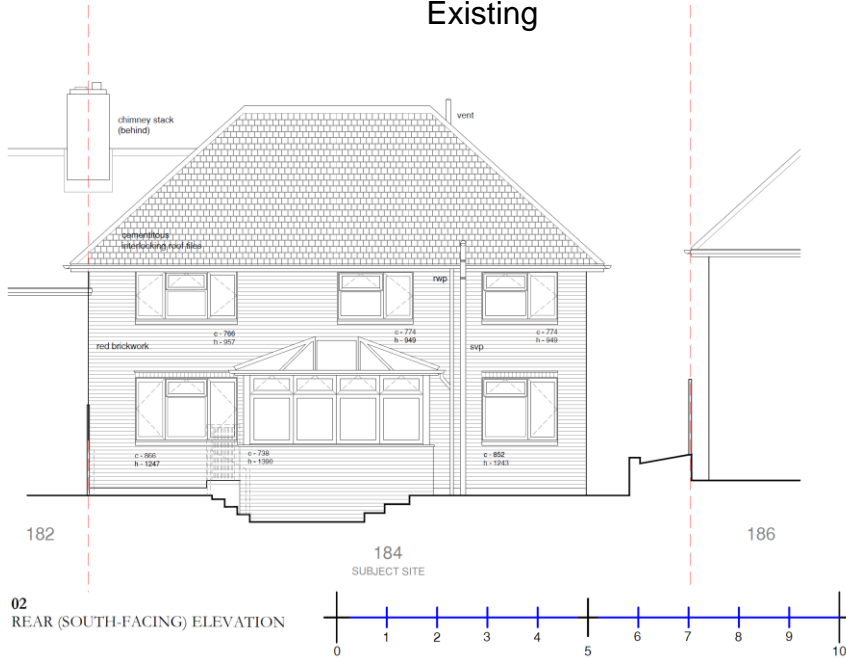


Scale Bar 1:100

BTN.21.119.030

Rear Elevation

Existing



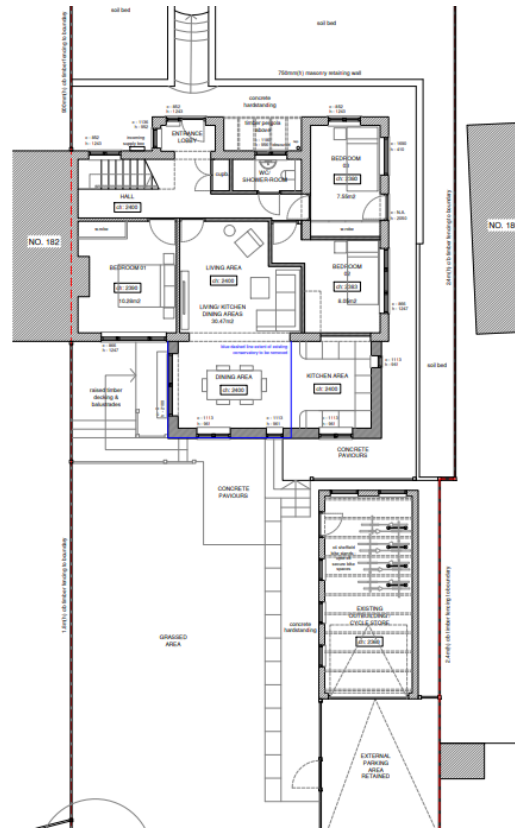
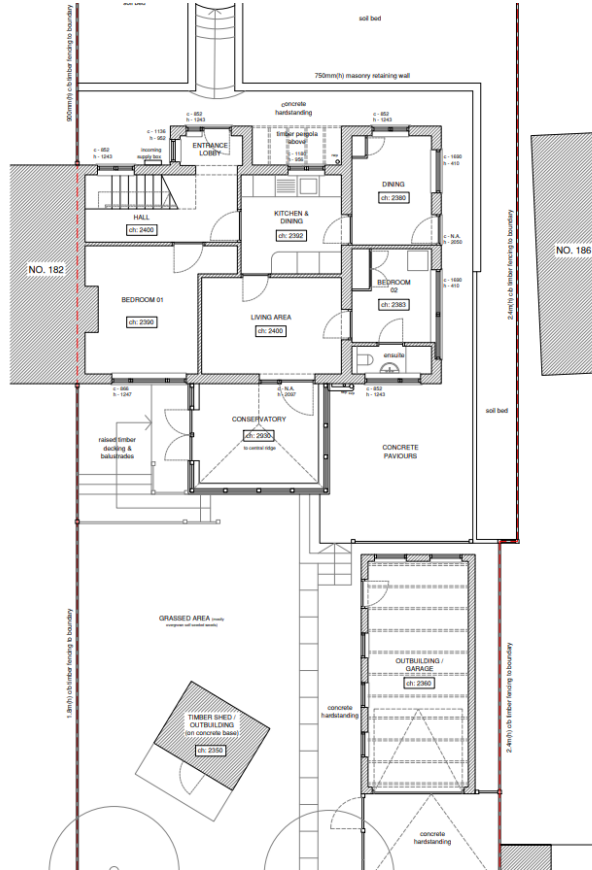
Proposed



Ground Floor Plan

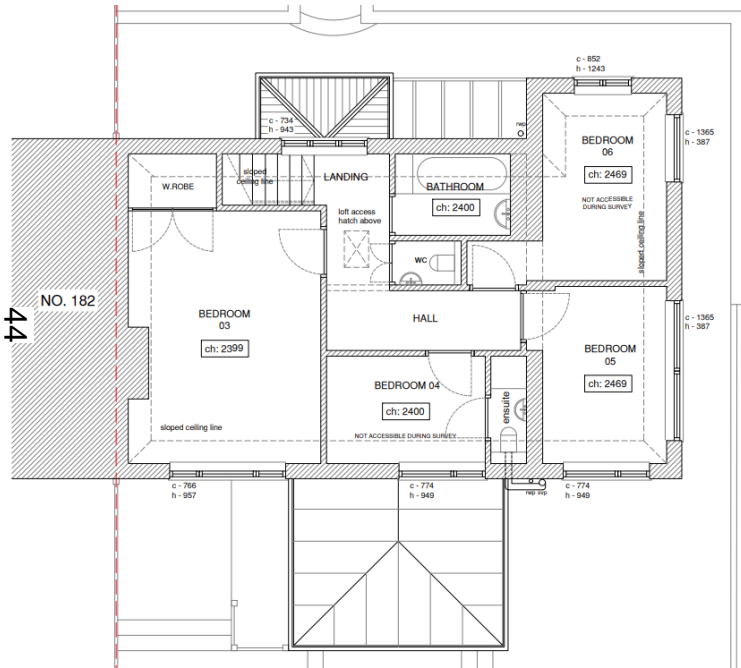
Existing

Proposed

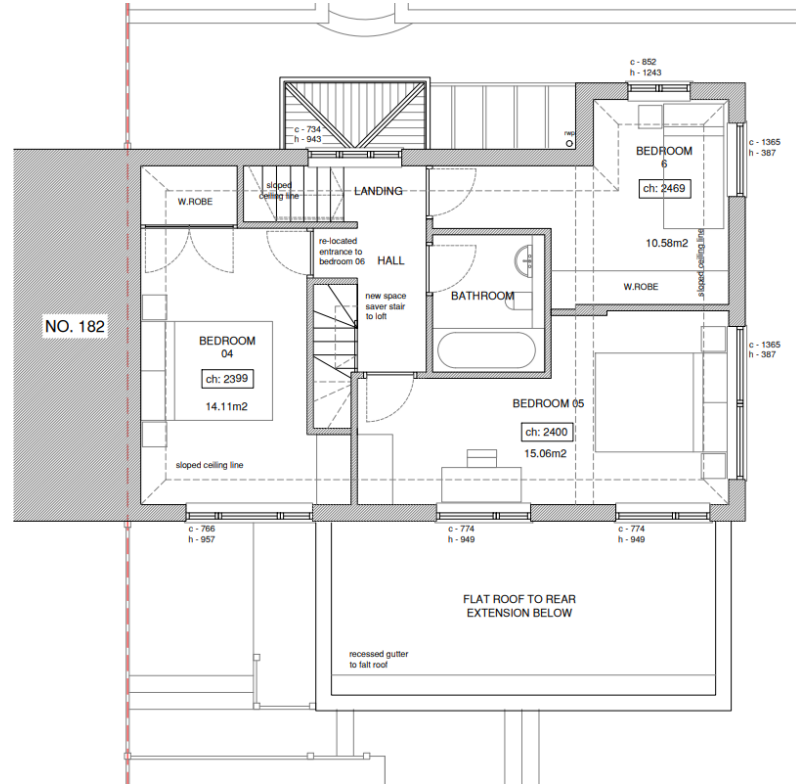


First Floor Plan

Existing

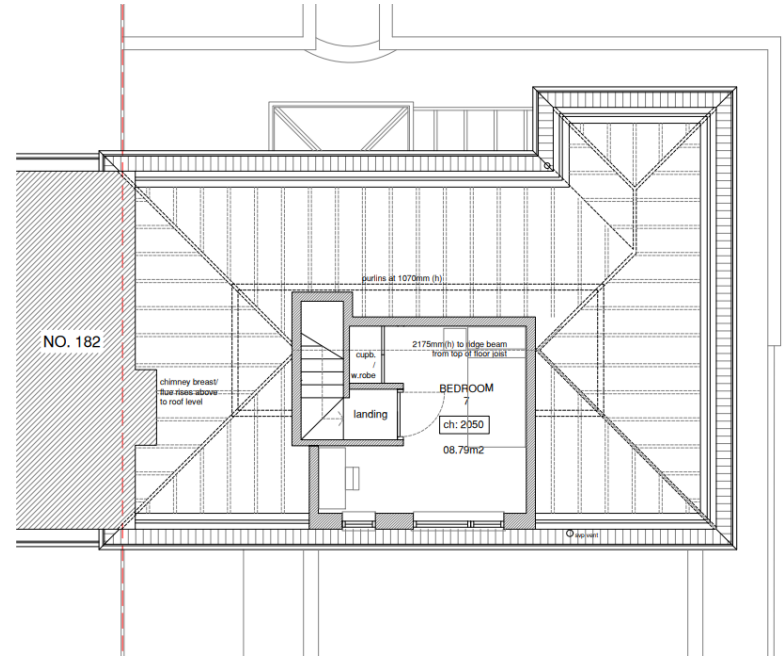
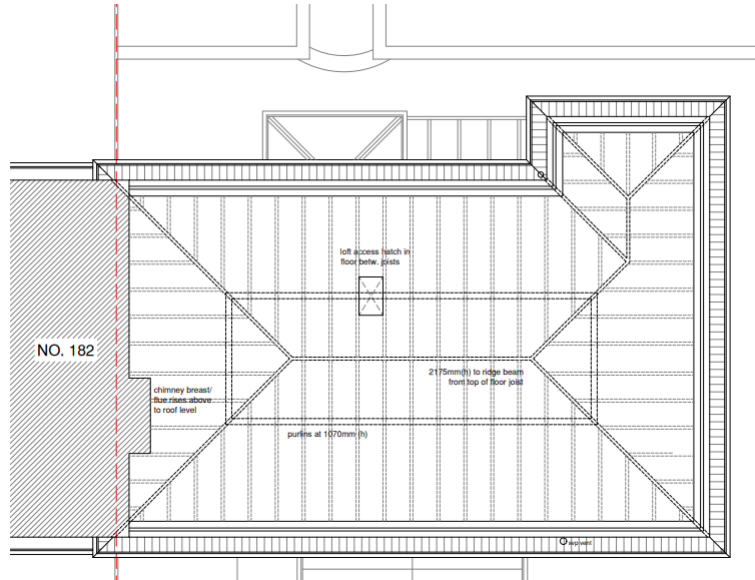


Proposed



Loft Plan

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Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

Recommend: **Approve**

