

55 Auckland Drive

BH2022/01630



Brighton & Hove
City Council

Application Description

- Change of use from a dwellinghouse (C3) to a small house in multiple occupation (HMO)(C4). Proposed works to include the erection of a single-storey rear extension, and cycle and bin store to front.
 - *Deferred from August Committee as Members required further detail on how a decision can be made without an assessment being made under HMO Policy DM7 of City Plan Part 2.*

Map of application site



Location Plan



Location plan 1:1250



06

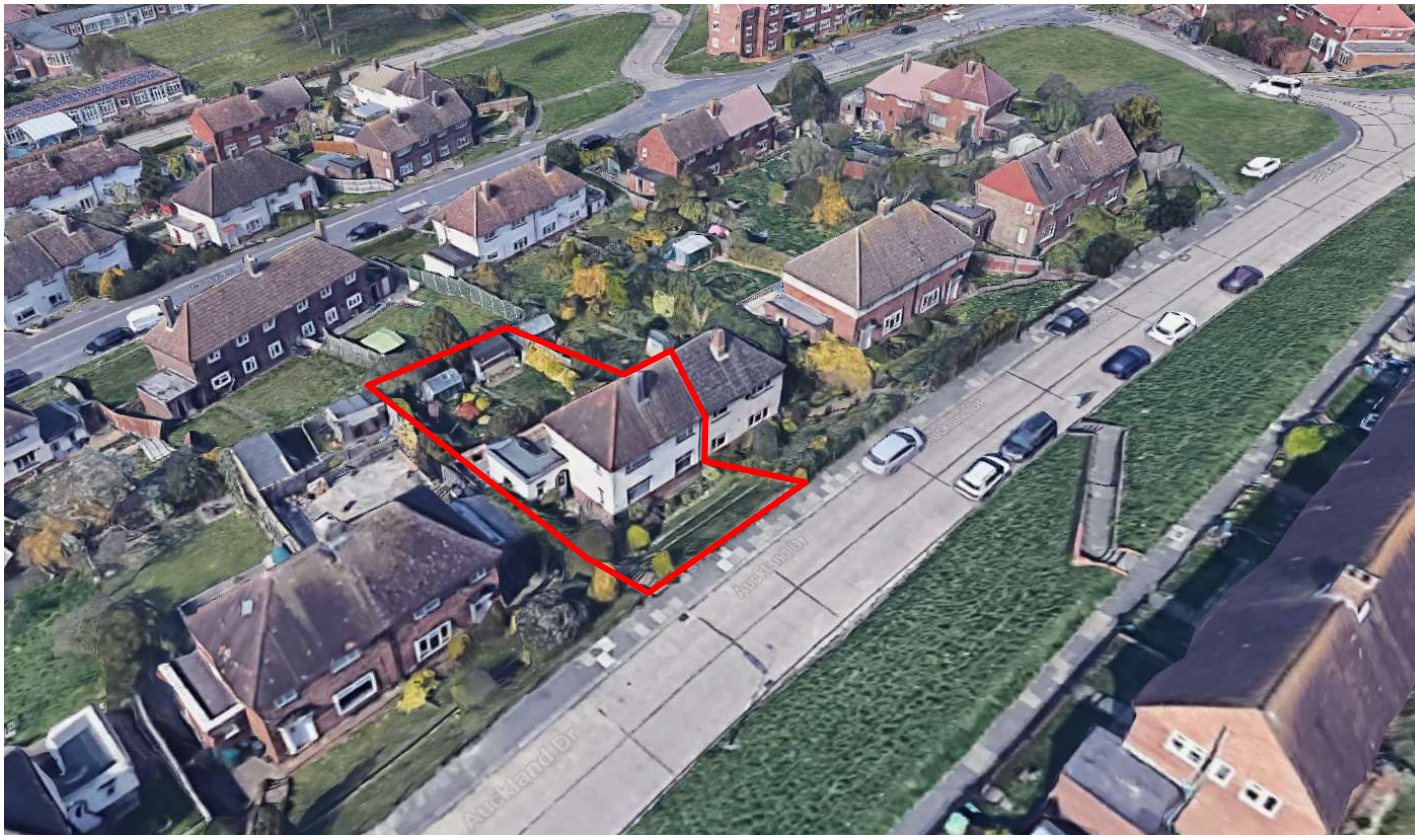
01

Aerial photo(s) of site



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3D Aerial photo of site



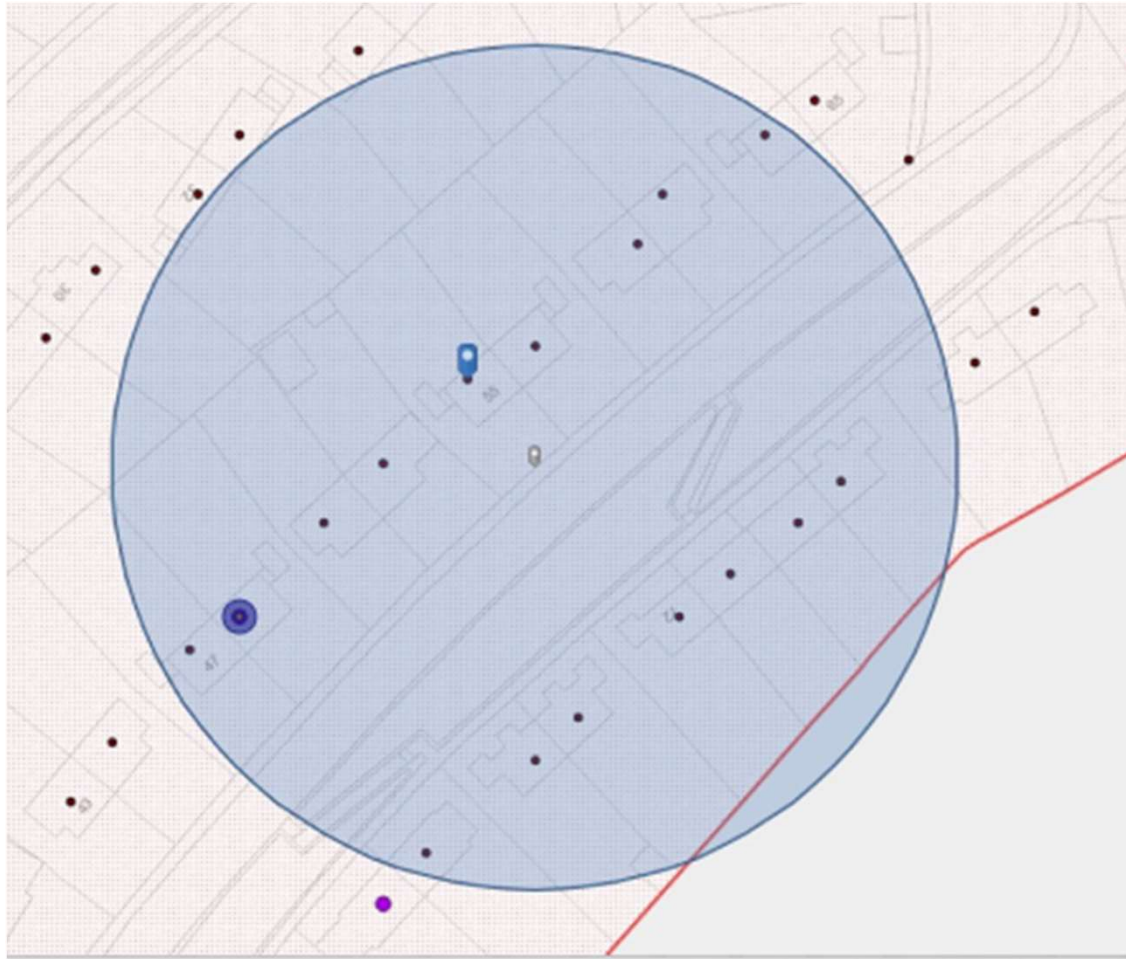
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Street photo(s) of site



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HMO Map



HMO mapping:

No of HMOs within
50m:2

No of dwellings: 24

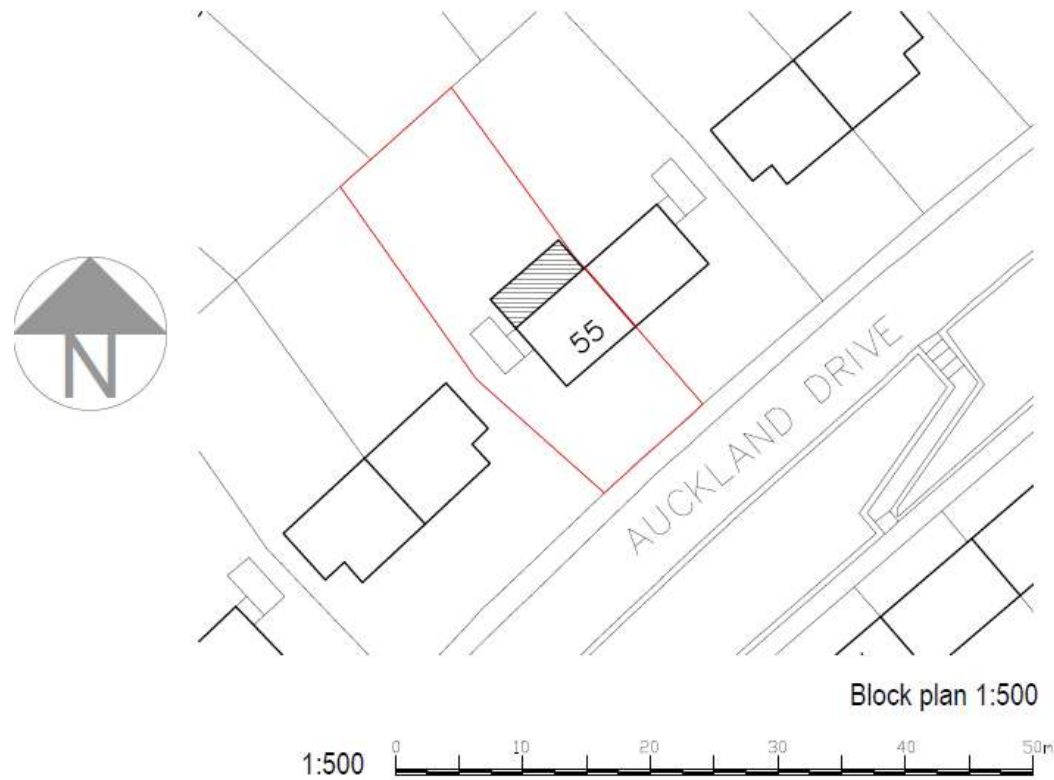
% of HMOs: 8.33%

The blue marker shown
is for the application site
which is excluded from
the HMO mapping.



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Proposed Block Plan



Rear Elevation



Existing Rear Elevation 1:100

Existing



Proposed Rear Elevation 1:100

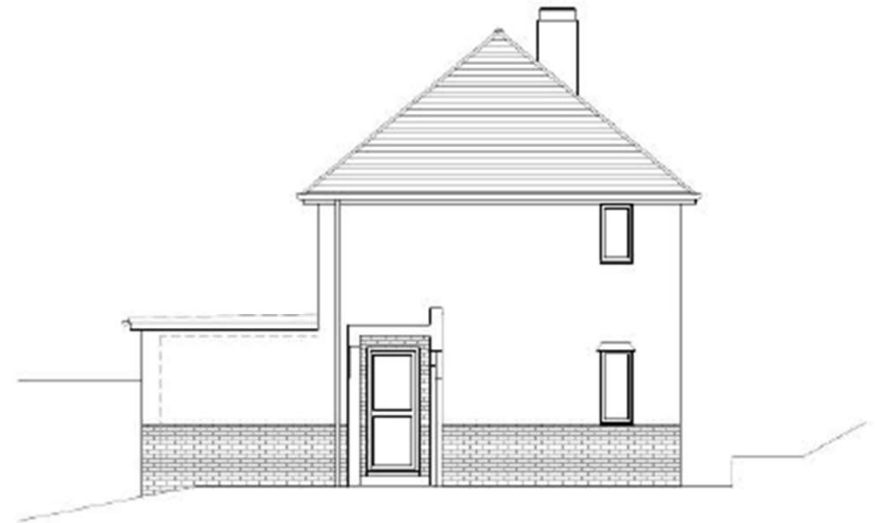
Proposed

Side Elevation



Existing Side Elevation 1:100

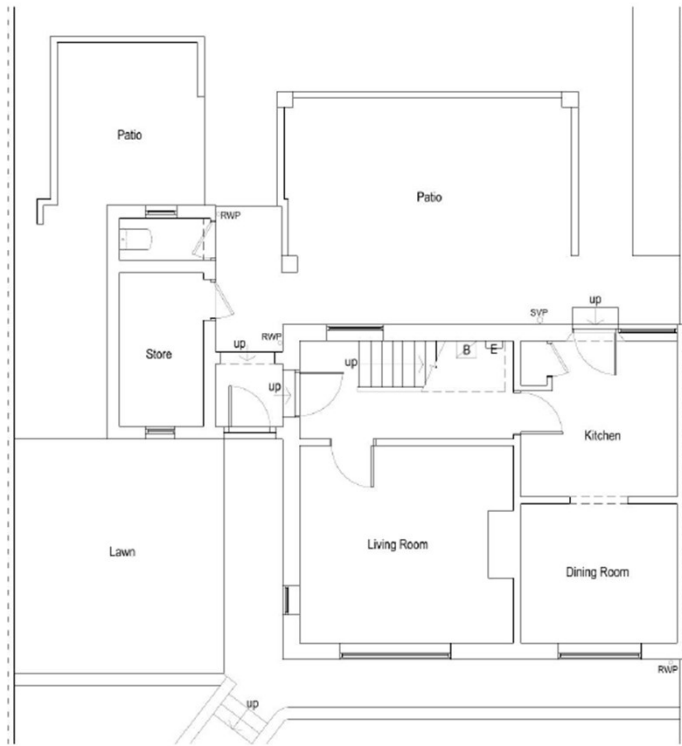
Existing



Proposed Side Elevation 1:100

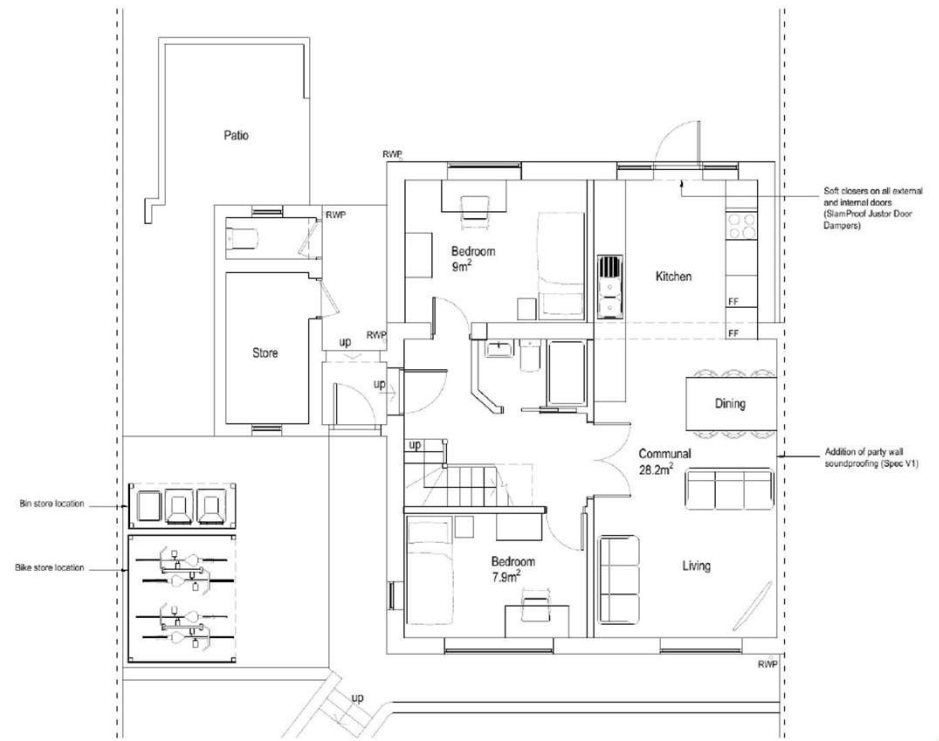
Proposed

Ground Floor Plan



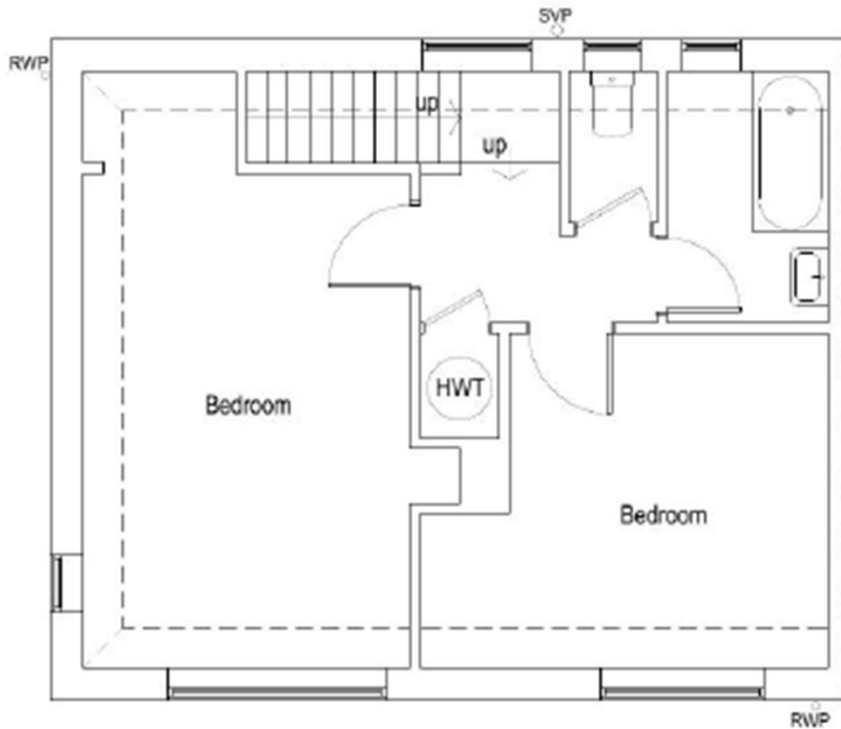
Existing Ground Floor Plan 1:50

Existing



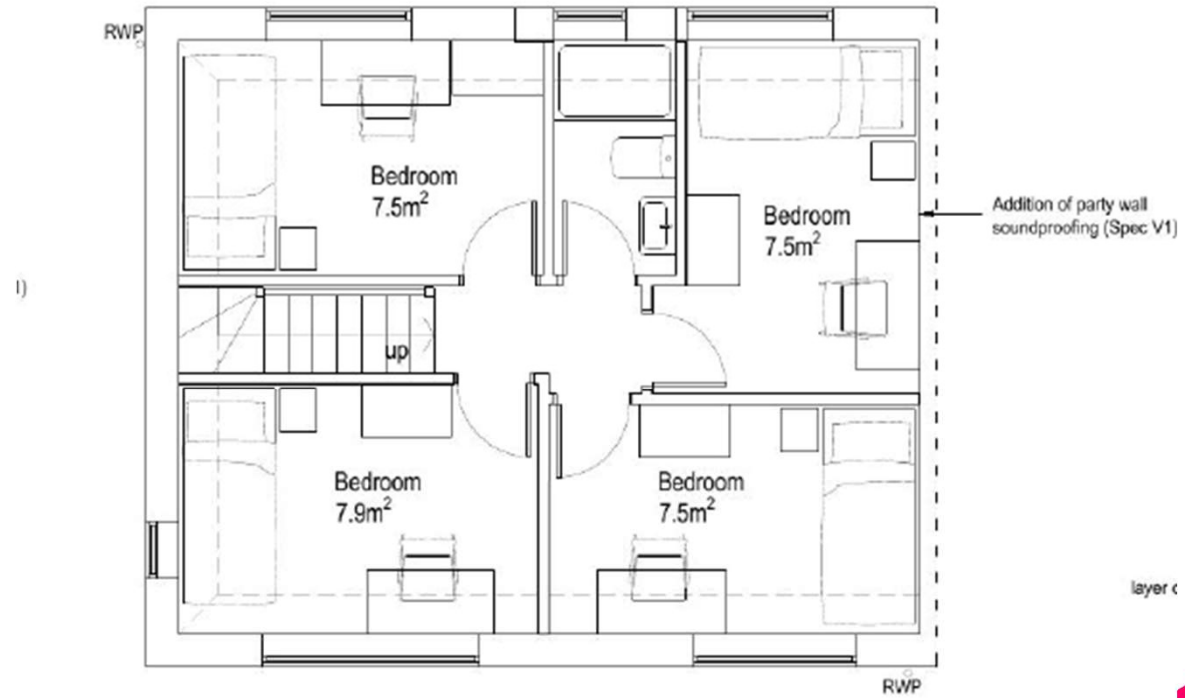
Proposed

First Floor Plan



Existing First Floor Plan 1:50

Existing



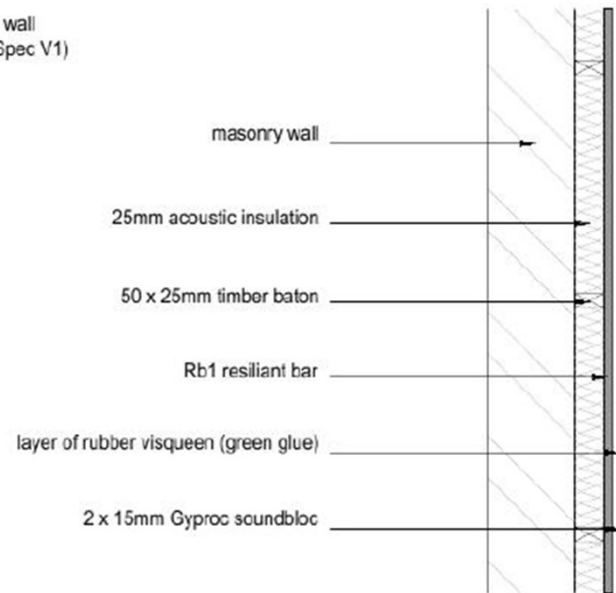
Proposed First Floor Plan 1:50

Proposed

Proposed Sound Insulation

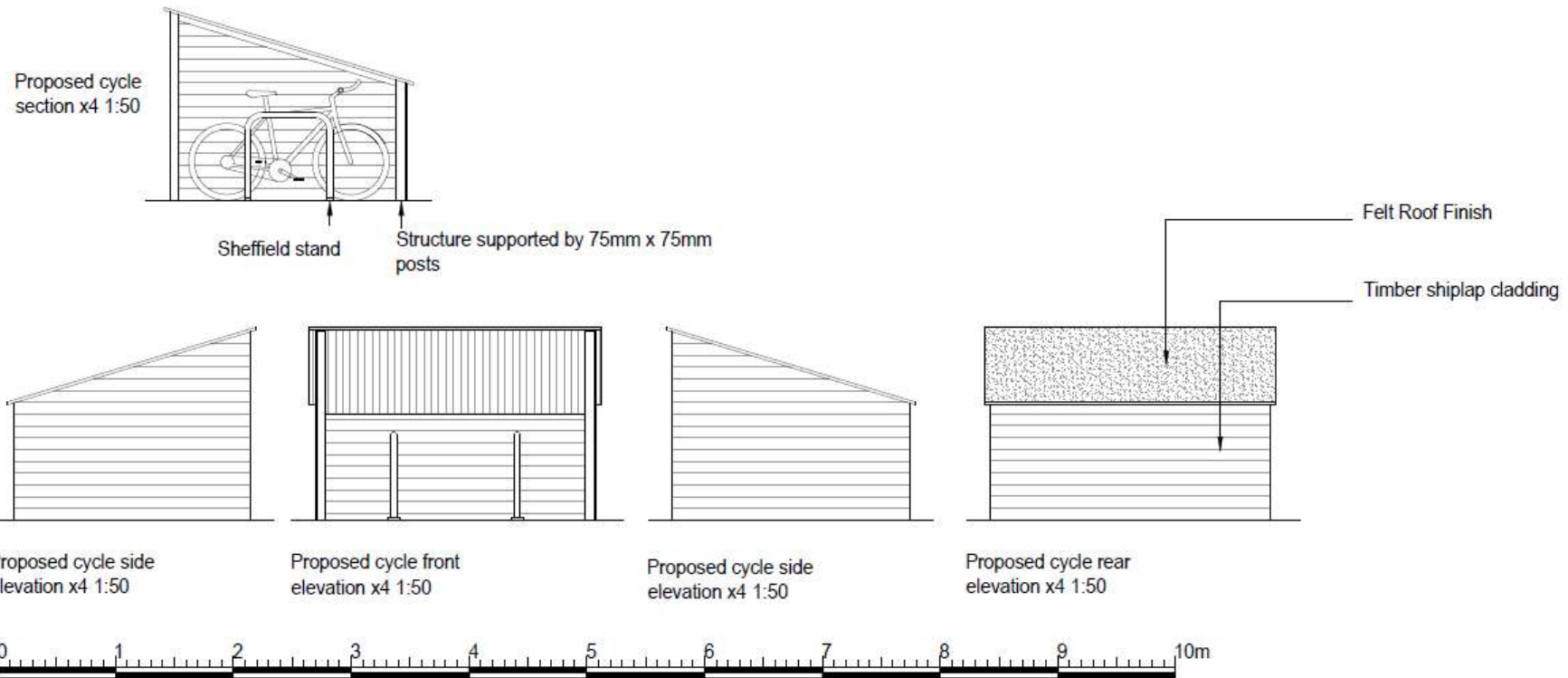
Party wall soundproofing
Sound insulation - Rw 56dB

on of party wall
proofing (Spec V1)



Soundproof wall insulation specification Version 1 1:10

Cycle Elevations



101

02

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)
- Complies with criteria in Policy DM7 of City Plan Part 2, with exception of criterion 2(a) for which compliance could not be demonstrated due to mapping not being in place. Not reasonable to require compliance for applications submitted prior to mapping being available.
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable
- Recommend: **Approve**

