

41 Upper North Street

BH2023/01414



Brighton & Hove
City Council

Application Description

Change of use from existing single dwelling house (C3) to 5no bedroom small house in multiple occupation (C4) including alterations to existing first floor rear terrace and addition of bike store (Part-retrospective).

Aerial photo(s) of site



3D Aerial photo of site

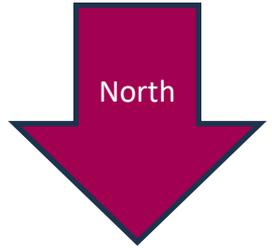


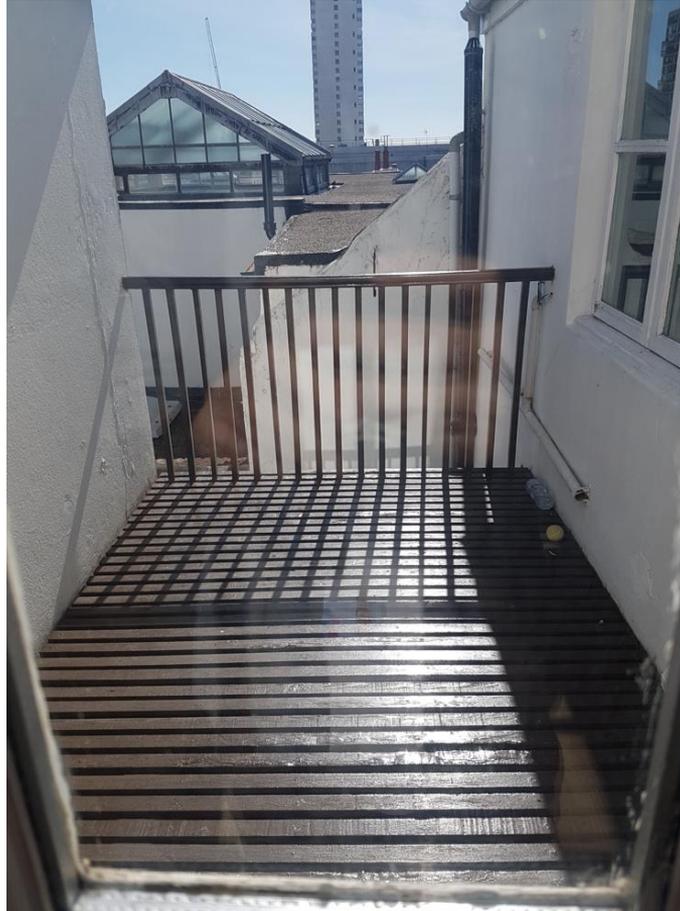
Photo of site

Rear amenity space.



Other photo(s) of site

Existing first floor rear terrace



Existing Elevations

61



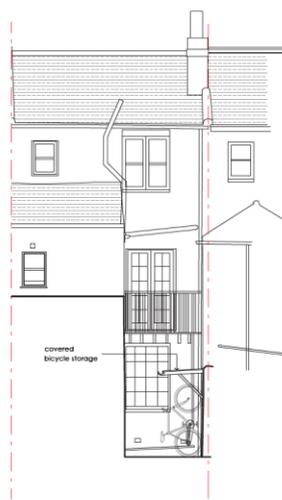
02 Existing Rear Elevation
241 Scale: 1:100

03 Existing Front Elevation
241 Scale: 1:100



Proposed Elevations

62



05 Proposed Rear Elevation
241 Scale: 1:100



06 Proposed Front Elevation (unchanged)
241 Scale: 1:100



Representations

Upon receipt of the application, the proposals were advertised in May 2023. **Seven (7)** letters of objection were received, raising the following points:

- Harm to Conservation Area
- Poor design
- Poor outdoor space for residents
- Inadequate cycle store
- Fire safety concerns
- Overdevelopment
- Loss of property value
- Noise and disturbance
- No. 39 Upper North Street already a 'party house'

Following receipt of amended plans, the application was readvertised in August 2023. **Four (4)** letters of objection were received, with no new points raised other than those identified above.

Key Considerations in the Application

- Principle of change of use
- Standard of accommodation provided
- Impact upon amenity
- Transport

Conclusion and Planning Balance

- Change of use to HMO complies with policies CP21 and DM7
- The internal layout 'as existing' would not be supported, however the proposed amended layout is considered to provide an acceptable standard of accommodation with appropriately sized bedrooms and communal areas. The proposed relocation of the communal space to the ground floor would avoid overlooking into the bedrooms from the courtyard area.
- Occupation by 5 persons unlikely to result in significant additional disturbance for neighbours, compared to current lawful use as a dwellinghouse
- Cycle parking is proposed within the rear courtyard. Whilst not ideal in terms of convenience or accessibility the site is constrained for alternative locations.
- Approval is therefore recommended, subject to conditions.

