

# 18 Rosebery Avenue

**BH2023/02174**



**Brighton & Hove  
City Council**

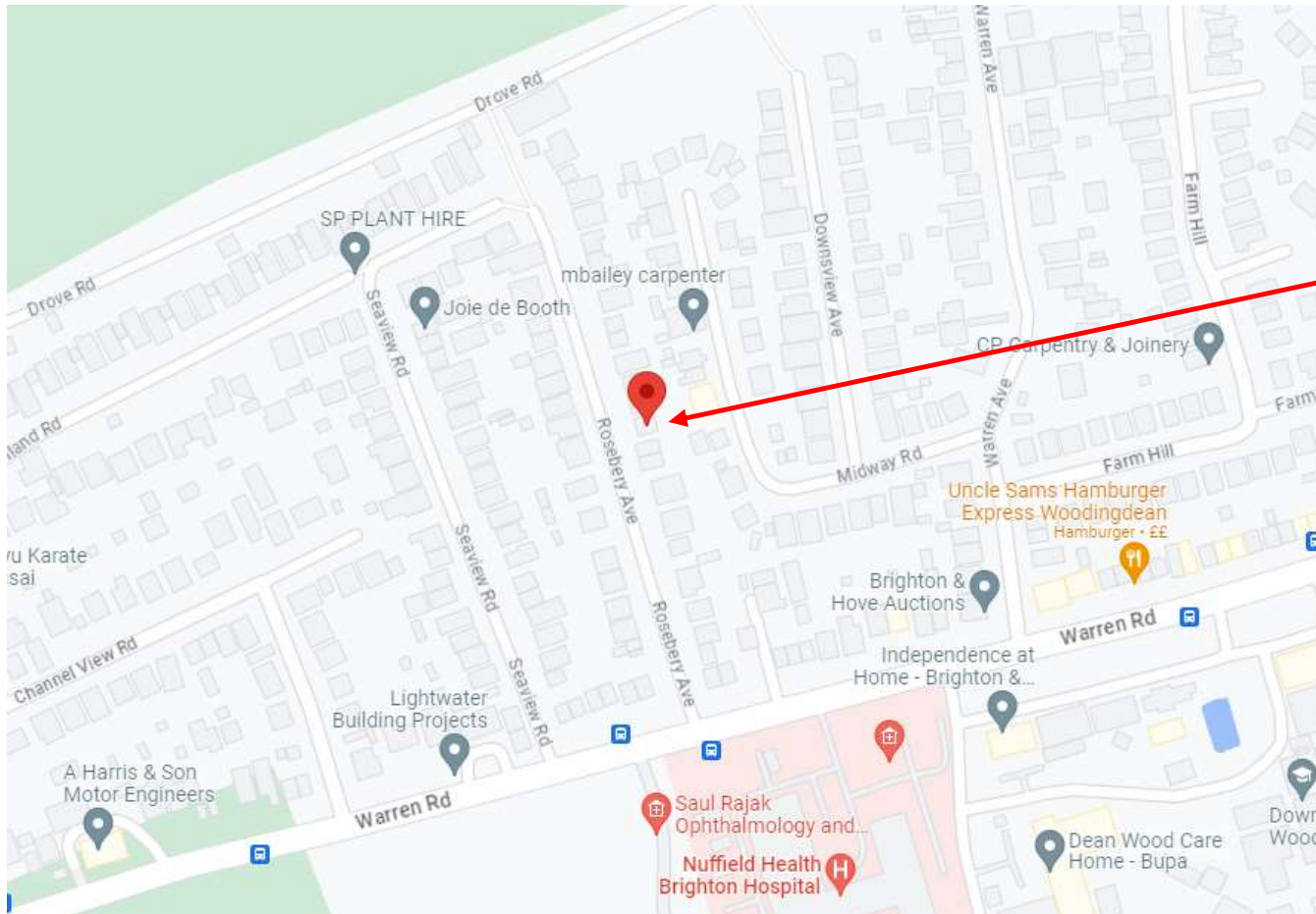
# Application Description

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Change of use from single dwellinghouse (C3) to small house in multiple occupation (C4) and provision of cycle storage.



# Map of application site



Application Site

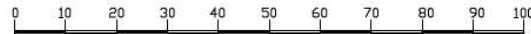
# Existing Location Plan



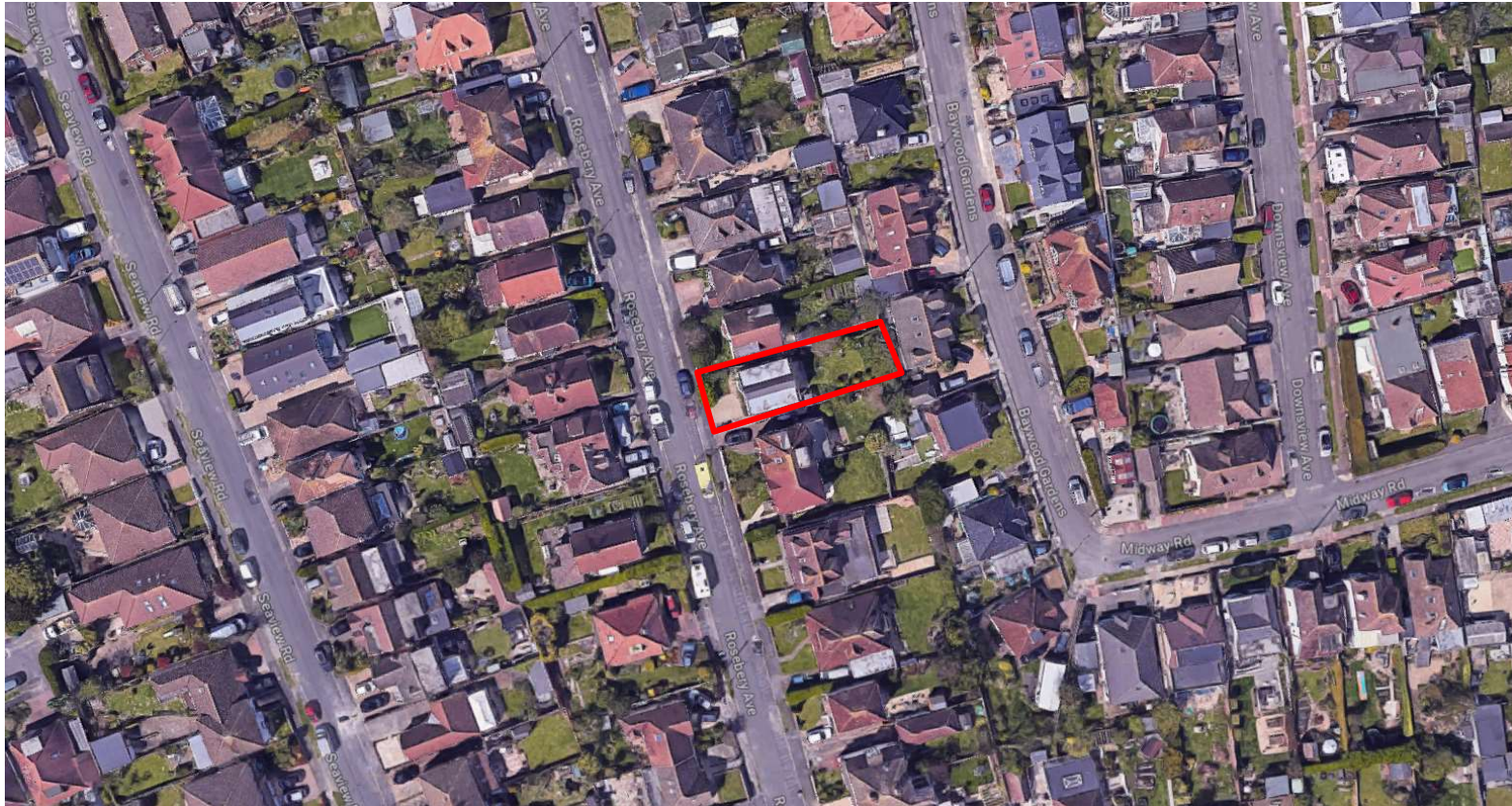
Location plan 1:1250



1:1250



# Aerial photo of site



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# 3D Aerial photo of site

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# Street photo of site

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# Other photo(s) of site



170

ID



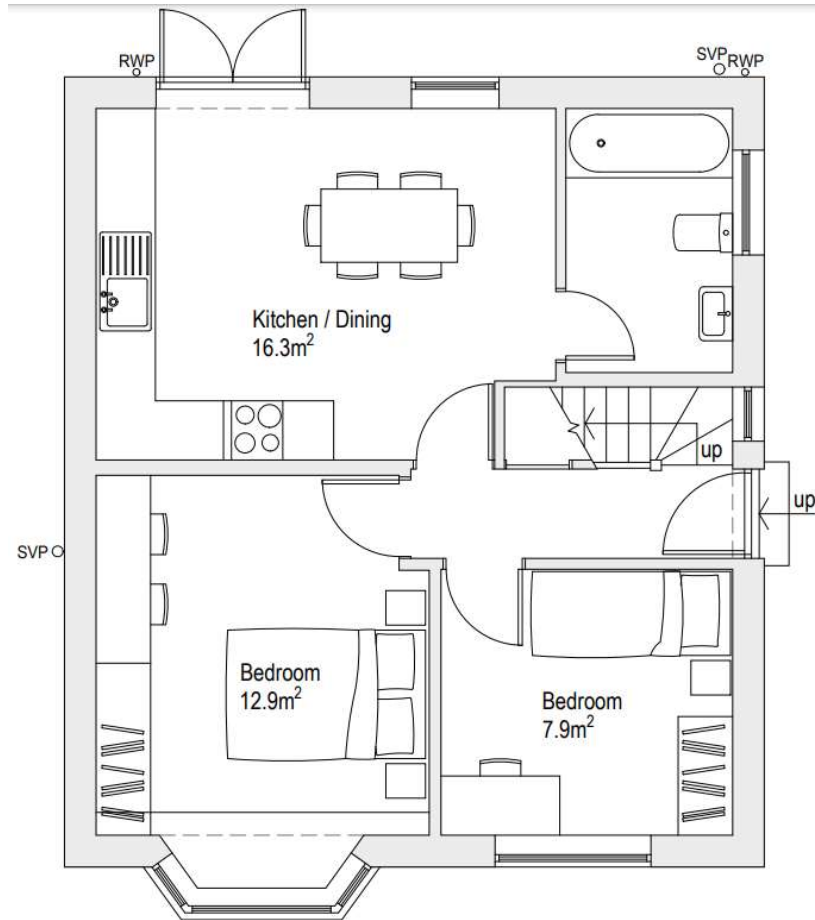
# Existing Block Plan



Block plan 1:500

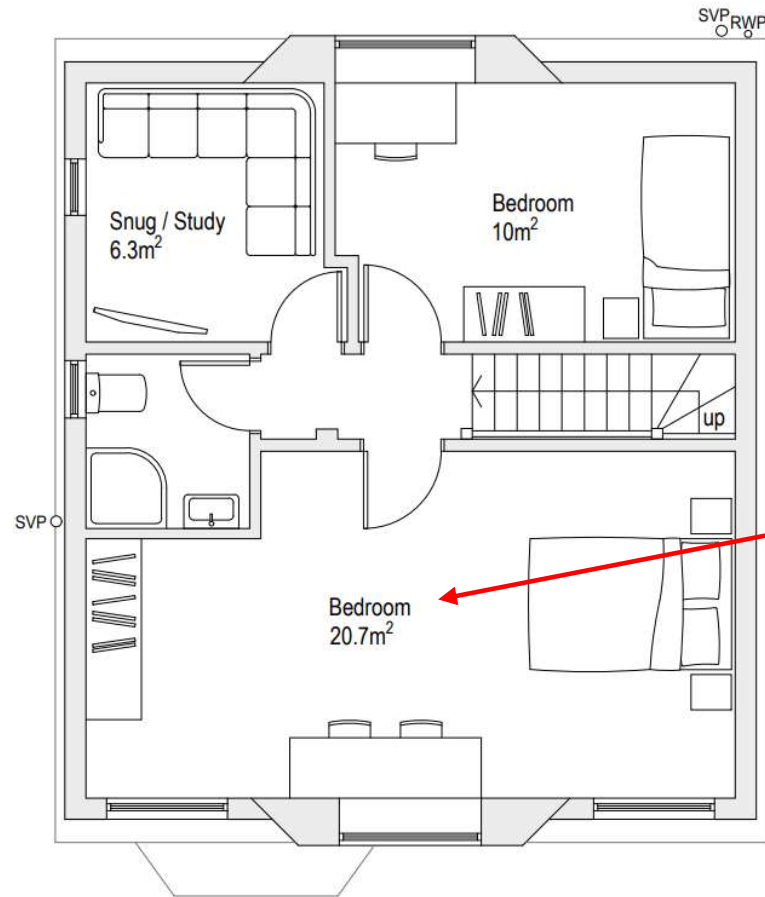


# Proposed Ground Floor Plan



Proposed Ground Floor Plan 1:50

# Proposed First Floor Plan



Proposed double occupancy bedroom

Proposed First Floor Plan 1:50

# Representations

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## Eight (8) Objections:

- Increased noise and disturbance;
- Overdevelopment;
- Previous use as a holiday let was a poor experience for residents – poorly managed/maintained;
- Increased traffic and parking pressures;
- Proposed bicycle store is built against a low boundary wall;
- Would not maintain a balanced community – loss of family dwelling;
- Loss of privacy;
- Number 20 would be sandwiched between HMOs;
- Health and safety issues, including fire risk;
- Poor design of the internal layout as the bathroom is accessed off the kitchen, poor communal spaces;
- Application prioritises profit.

# **Key Considerations in the Application**

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- Principle of the change of use
- Proposed standard of accommodation
- Impacts on neighbouring amenity
- Transport matters

# Conclusion and Planning Balance

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- The proposed change of use would comply with the thresholds and spatial criteria set out in policies CP21 and DM7 of the development plan, therefore a small HMO can be supported.
- Standard of accommodation acceptable for maximum occupation of five persons, would be secured by condition along with layout.
- Small HMO not considered to have so significant an impact on amenity as to warrant refusal of the application.
- Transport impacts considered acceptable; cycle parking and a new crossover for the existing driveway secured by condition.

Recommend: **Approval.**