

25 Freehold Terrace

BH2023/02170

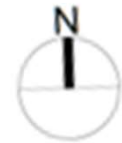
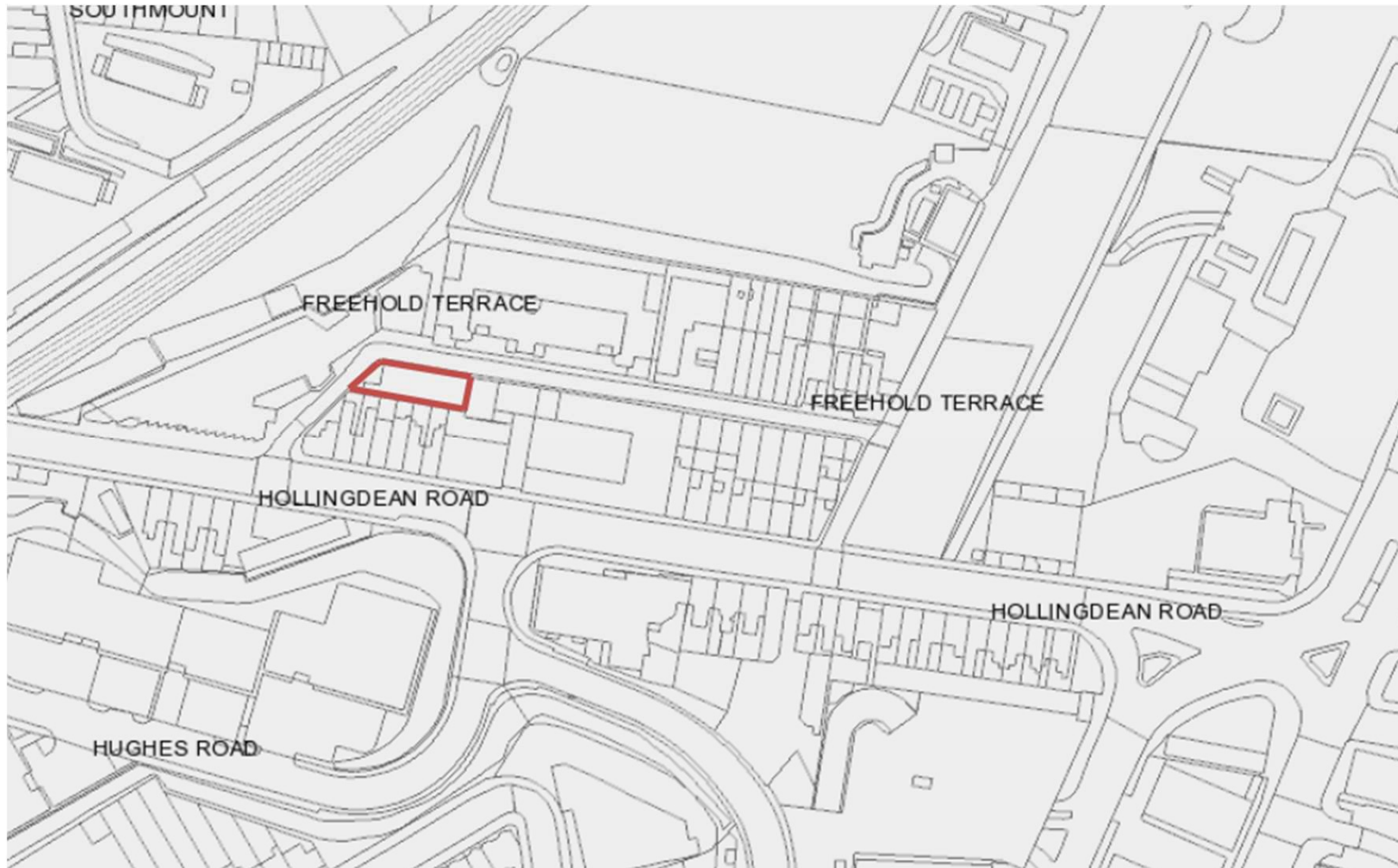


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City Council**

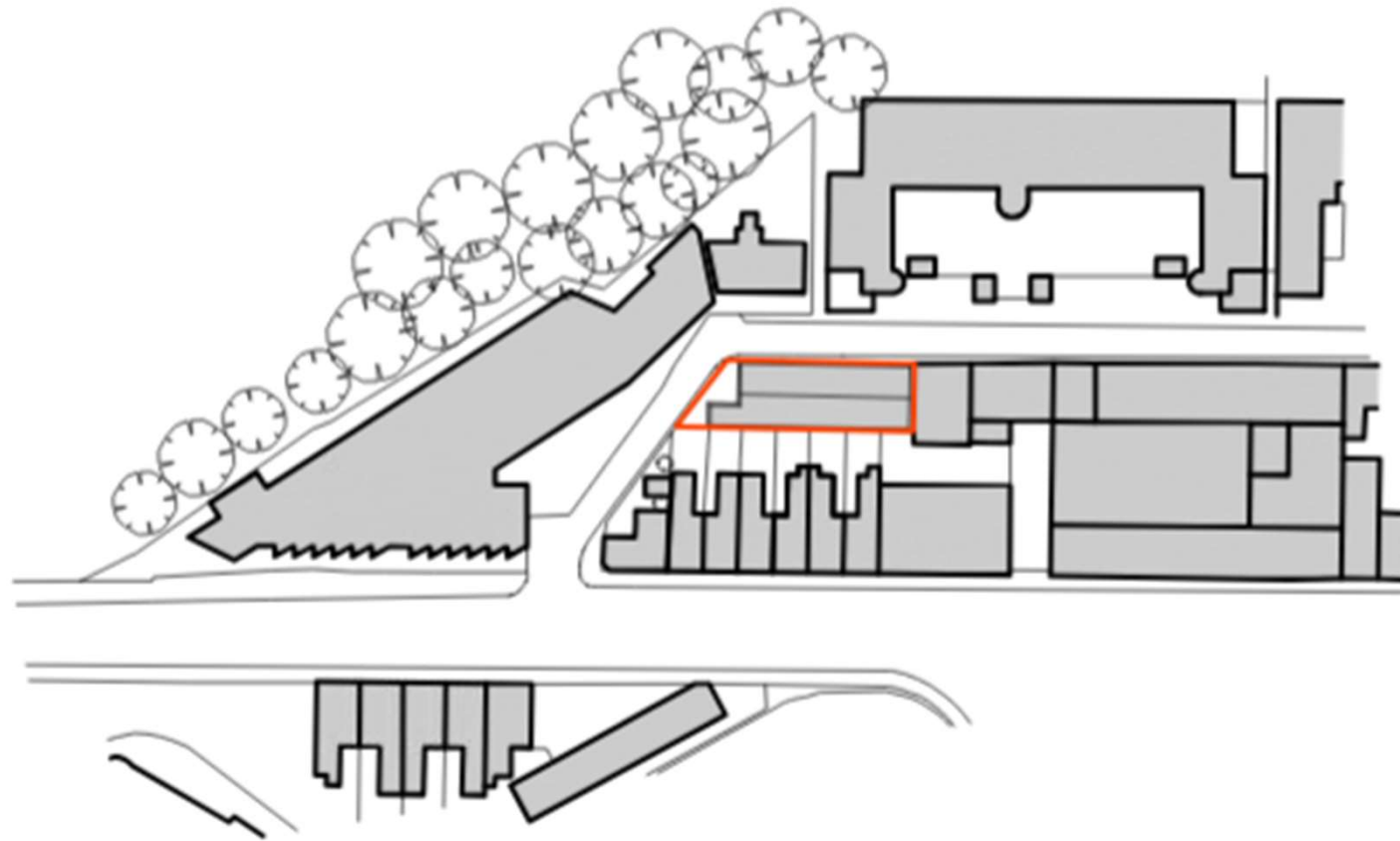
Application Description

- Change of use from light industrial (B1(c)) to two self-contained flats (C3) and two self-contained flats in multiple occupation (HMOs - C4) incorporating a second-floor extension with roof terrace, ground and first floor extensions and associated works.

Map of application site



Existing Location Plan



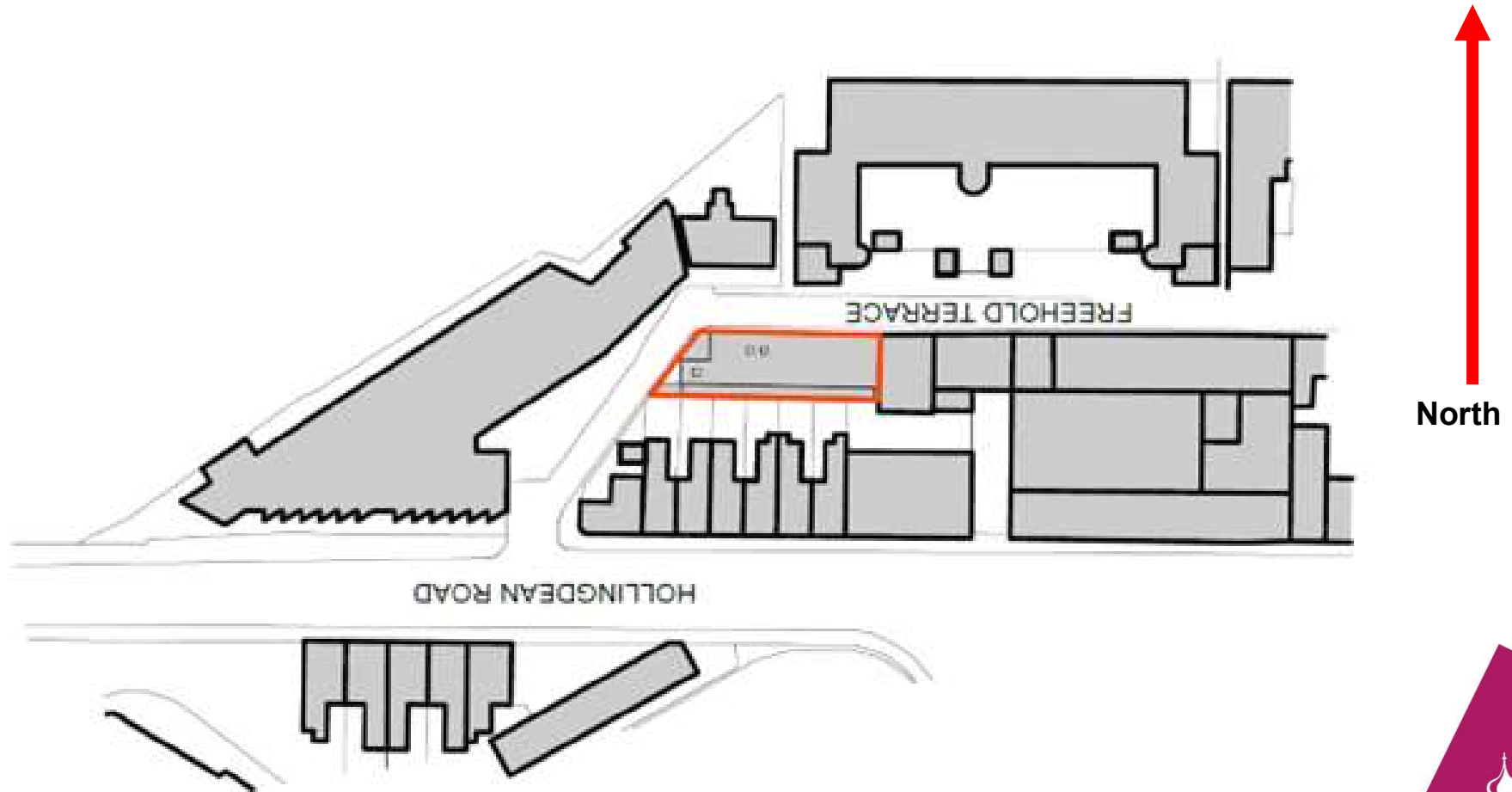
North

196

0673.EXG.001 REV A



Proposed Location Plan



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0673.PL.010 RL v 3



Aerial photo of site



North

3D Aerial photo of site



North

Street photo of site (front elevation)



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Photo of side/rear elevations



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Photo looking west on Freehold Terrace



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Split of uses/Number of units

- Two 1-bedroom flats on the ground floor.
- One 5-bedroom HMO (C4) on the first floor.
- One 3-bedroom HMO (C4) on the second floor.

Existing Front Elevation



0673.EXG.002

Proposed Front Elevation

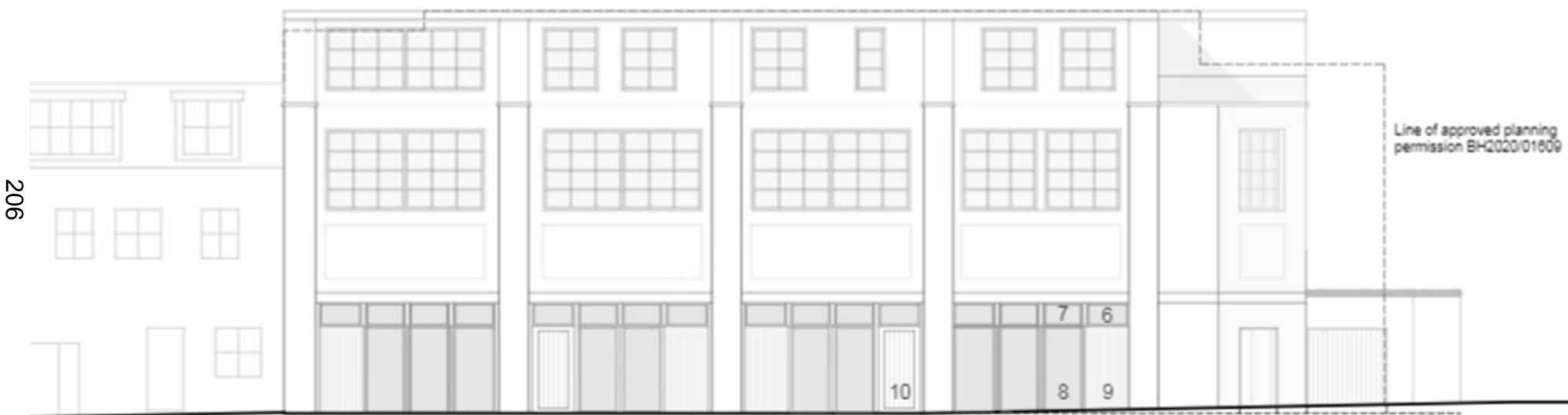
205



0673.PL.011 REV C



Proposed Front Elevation (ground floor shutters open)

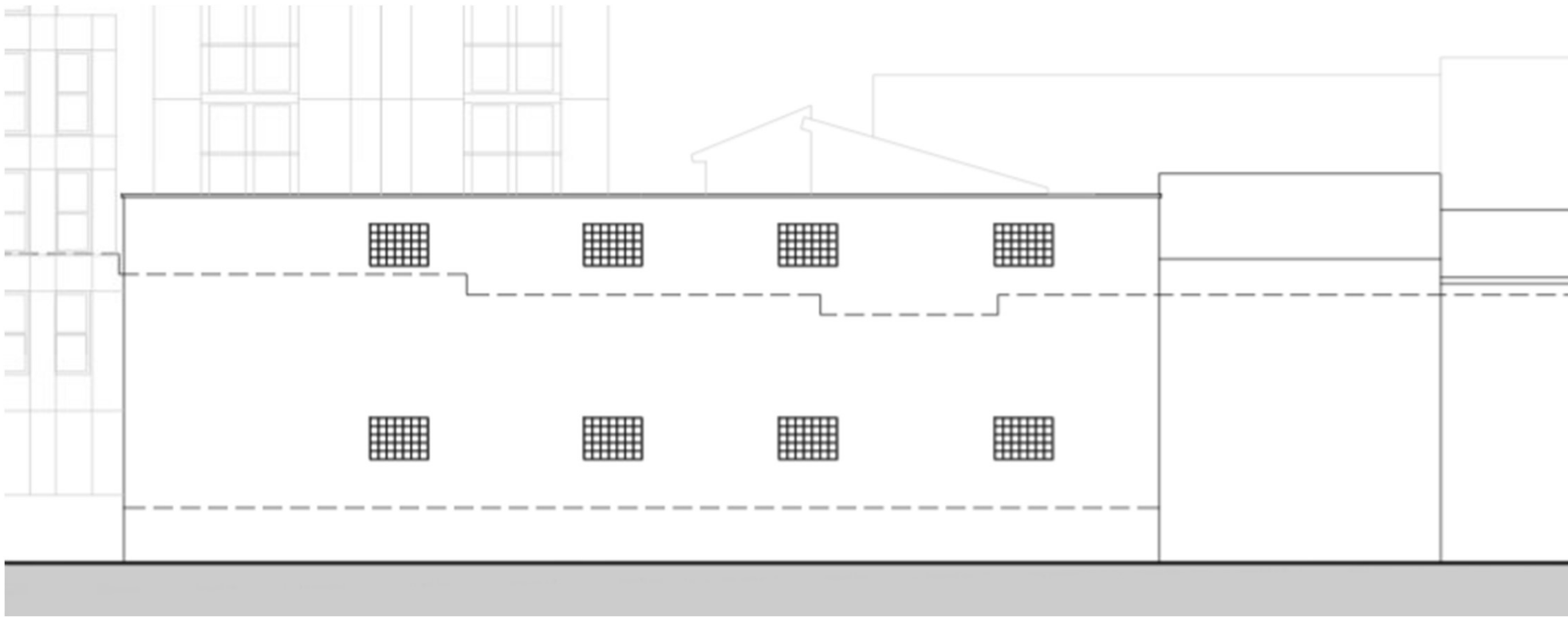


0673.PL.011 REV C

Approved Front Elevation for BH2020/01609 (extant)

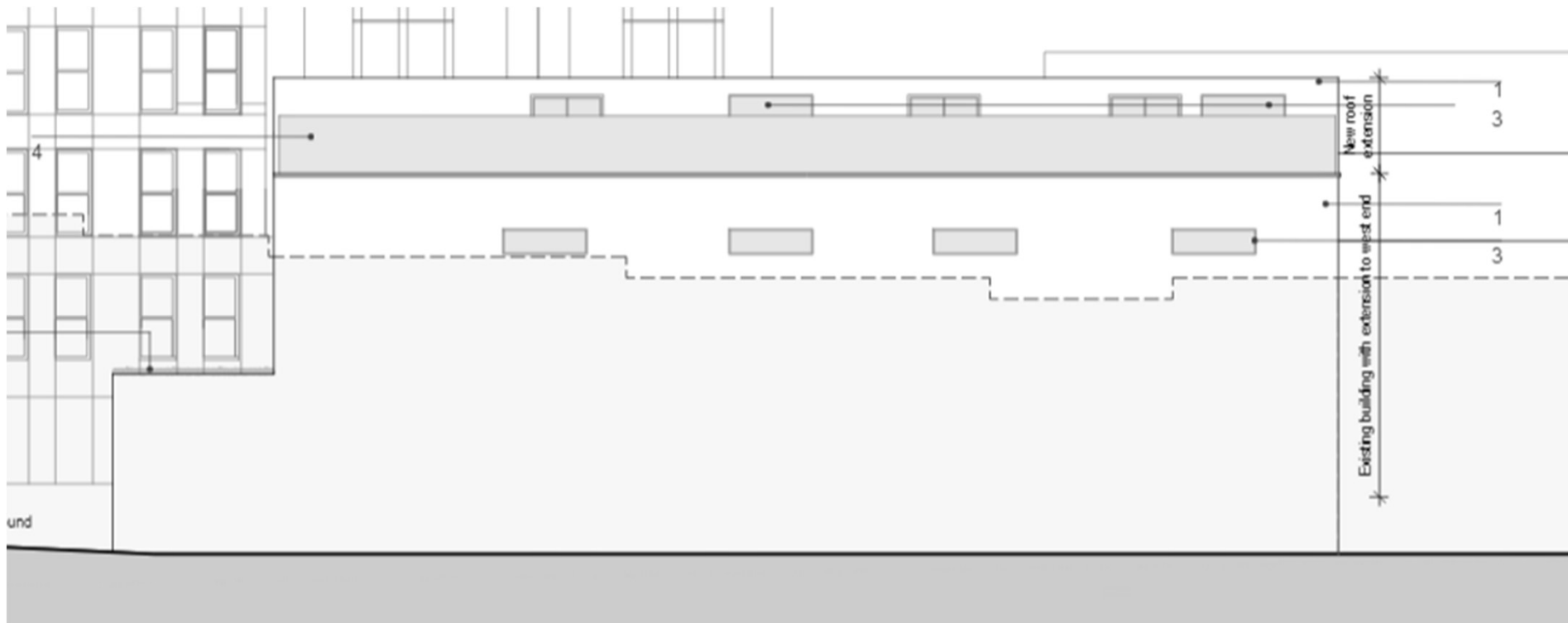


Existing Rear Elevation



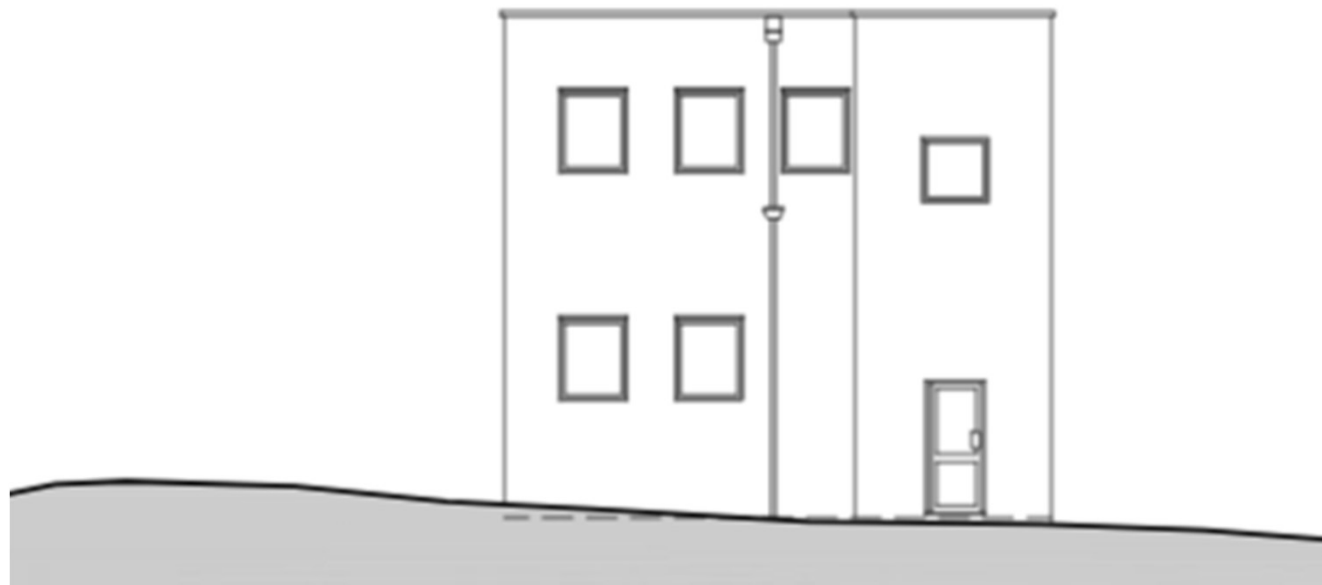
0673.EXG.002

Proposed Rear Elevation



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Existing Side Elevation



210

0673.EXG.003

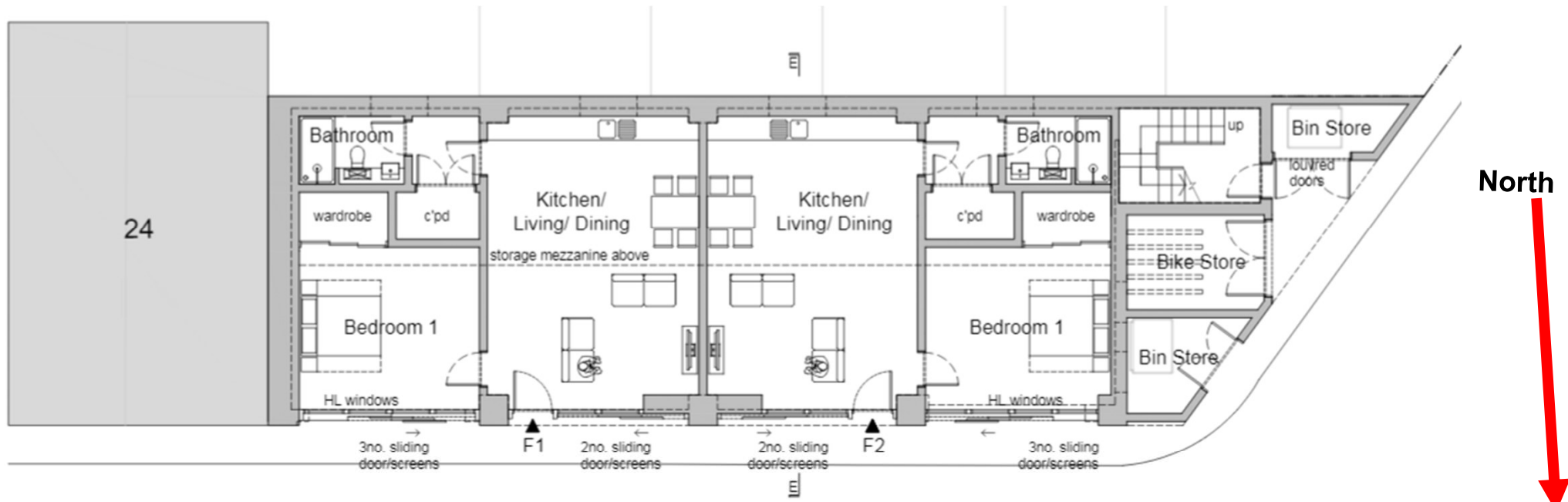
Proposed Side Elevation



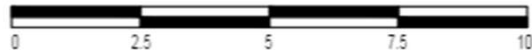
211

0673.PL.012 REV B

Proposed Ground Floor Plan



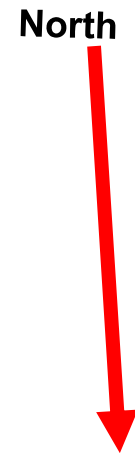
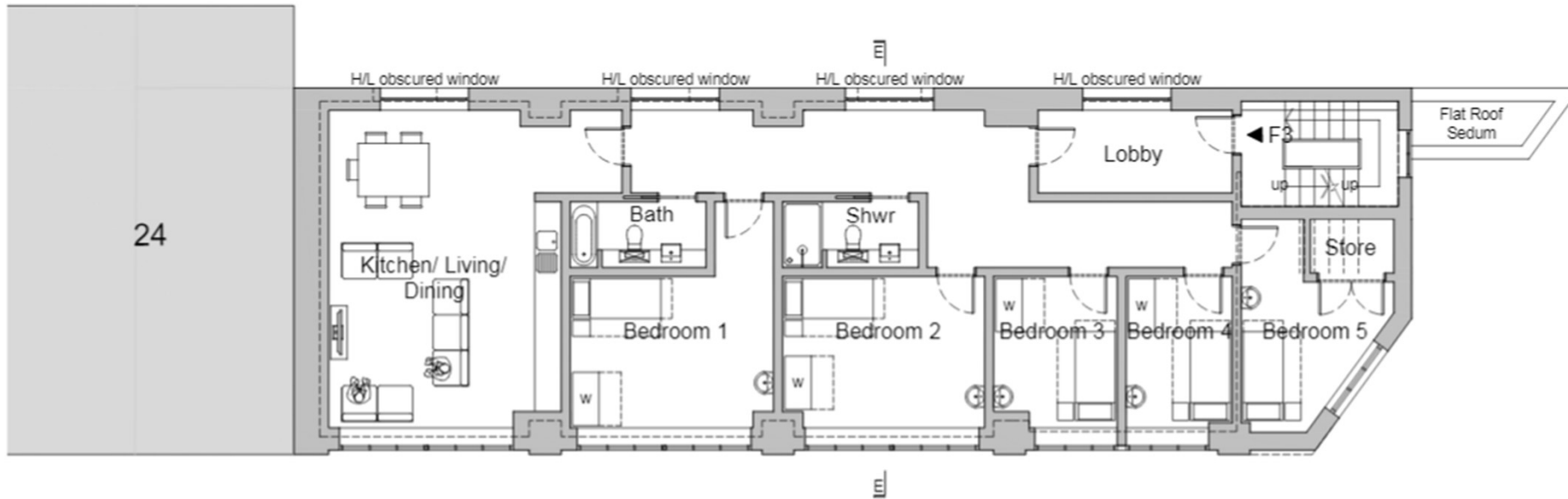
Ground Floor Plan 1:100



scale in metres 1:100

0673.PL.010 REV C

Proposed First Floor Plan



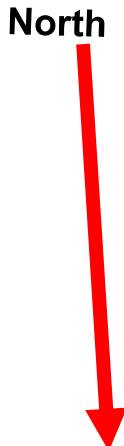
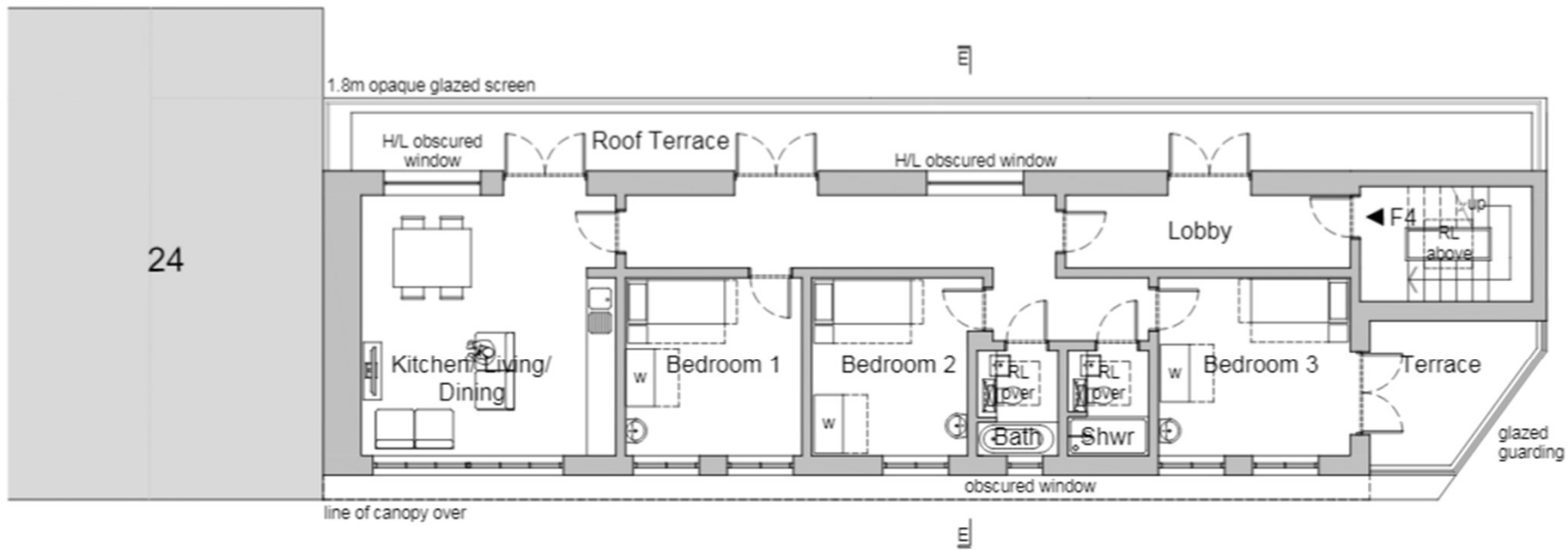
First Floor Plan 1:100



0673.PL.010 REV C



Proposed Second Floor Plan



Second Floor Plan 1:100



0673.PL.010 REV C



Representations

Seven (7) letters objecting to the proposed development for the following reasons:

- Overlooking/ loss of privacy
- Overshadowing and loss of light
- Increased parking stress
- Pollution from traffic
- Noise during construction
- There is already enough student accommodation in the area
- Inappropriate design
- Increased litter
- Impact on mobility and getting around the area

Key Considerations in the Application

- Principle of the change of use
- The design of the extensions and alterations
- The impact on the amenity of occupiers of neighbouring properties
- The standard of accommodation for future occupiers
- Sustainability
- Transport implications, including cycle parking
- Biodiversity

Conclusion and Planning Balance

- Concentration of HMOs is less than 10% (9.1%) within 50m of the site and less than 20% (7.8%) in the wider neighbourhood area although it is noted that there is a 192-bed student residence opposite the site.
- Principle of the change of use is acceptable, particularly noting extant permission to replace the building with a 10-bedroom HMO (BH2020/01609).
- Appropriate design, materials and detailing.
- Height and bulk would be comparable to extant permission BH2020/01609.
- Impact on neighbouring properties acceptable.
- Acceptable living conditions - would comply with the Nationally Described Space Standards.
- Cycle parking, swift bricks/boxes and bee bricks secured by condition, along with EPC rating 'C' and water efficiency standard of not more than 110 litres per person per day.
- Would provide two additional flats and two additional HMOs for the city, without significant harm which would weigh against approving the proposed development.

Recommend: Approve

