

47 30 Bodiam Avenue

BH2023/03155



Brighton & Hove
City Council

Application Description

Change of use of existing dwellinghouse (C3) to form a six bedroom Small House in Multiple Occupation (C4), revised fenestration and the provision of bin store/cycle storage.



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Existing Location Plan



Location Plan 1:1250

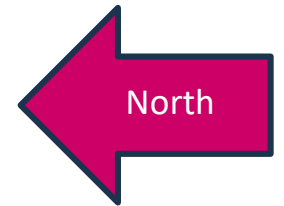


Aerial photo(s) of site



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3D Aerial photo of site



Street photo of site

No.30



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Rear (east) elevation photos



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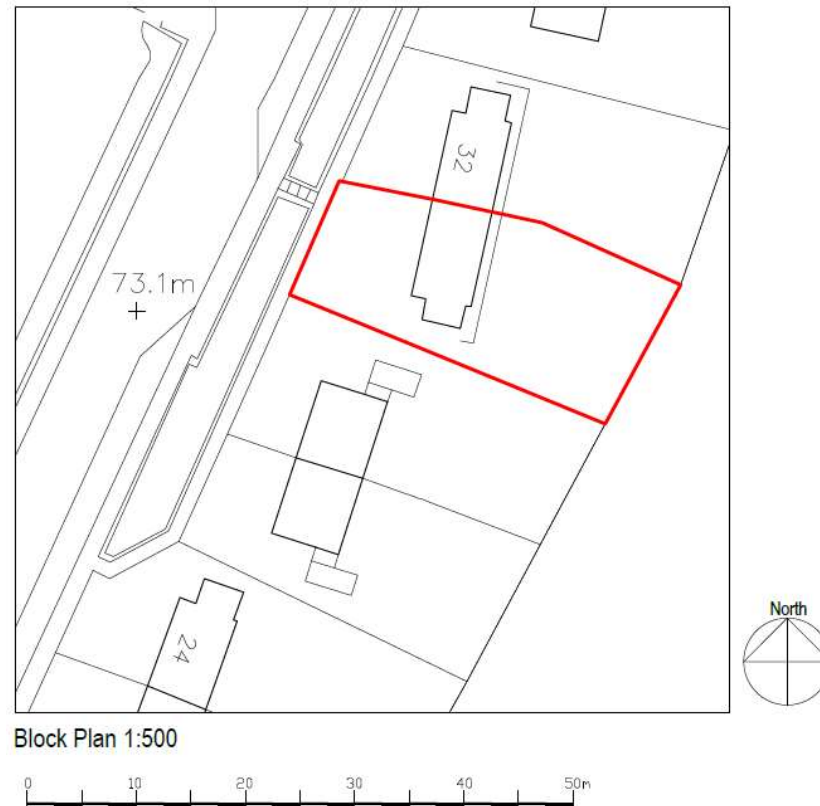
Front (west) elevation photos

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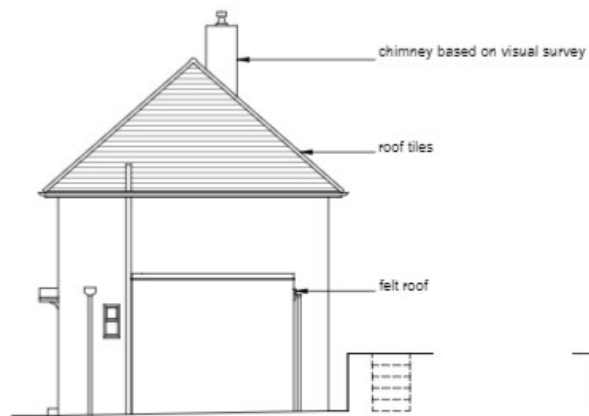
Existing Block Plan



Existing Elevations



Existing Front Elevation 1:100



Existing Side Elevation 1:100



Existing Rear Elevation 1:100

Proposed Elevations





Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



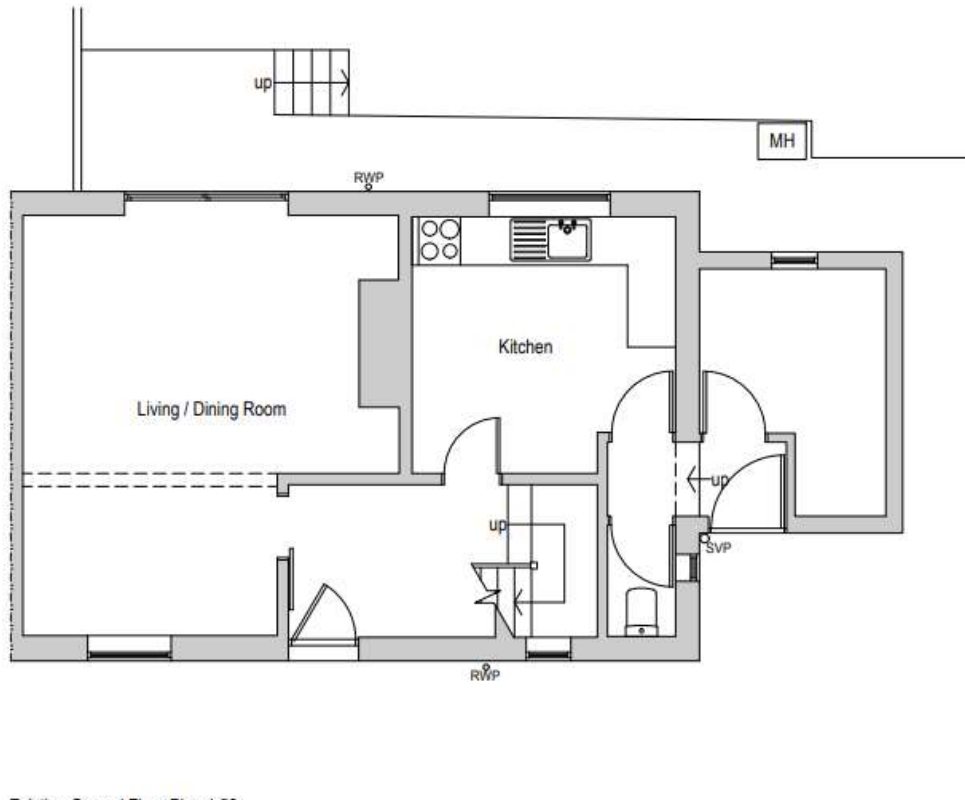
Proposed Rear Elevation 1:100

-  Proposed / replacement uPVC windows
-  Proposed / replacement uPVC doors
- EW Indicates window to be suitable for egress

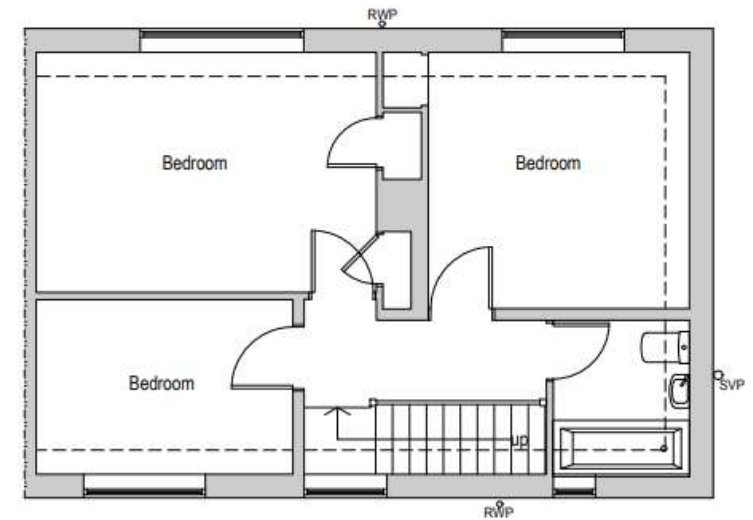


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Existing Floor Plans



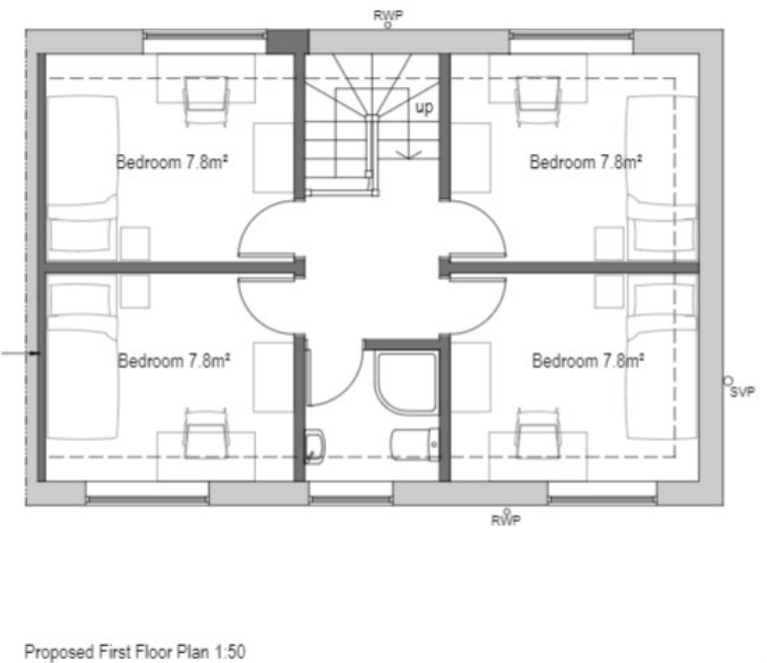
Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

Proposed Floor Plans

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02 A

Representations

Twenty three (23) objections received, raising the following material planning considerations:

- Additional traffic.
- Overdevelopment/too close to boundary.
- Noise.
- Poor design including windows.
- Traffic, highways and parking.
- Change to the character of the area.
- Concerns about anti-social behaviour.
- Poor standard of accommodation.
- The neighbourhood concentration map is incorrect in relation to concentration of HMOs in area.

Councillor's comments: a copy of the representation from Councillor Taylor is attached to the Committee Report.

Full details of consultation responses can be found on the planning register online.

Key Considerations in the Application

- Design and appearance.
- Impact on amenity.
- Compliance with Policies CP21 and DM7 relating to HMOs.

Conclusion and Planning Balance

- Less than 20% of dwellings in wider neighbourhood are HMOs, and no HMOs within a 50m radius so meets criteria in Policy DM7 of City Plan Part Two and Policy CP21 of City Plan Part One supporting mixed neighbourhoods.
- Minor changes to fenestration proposed which are acceptable in design terms.
- Impact on amenity of neighbouring residents considered acceptable.

Recommend Approval