

83  
**Flat 13, St Gabriels,  
18A Wellington Road**

**BH2023/03432**



**Brighton & Hove  
City Council**

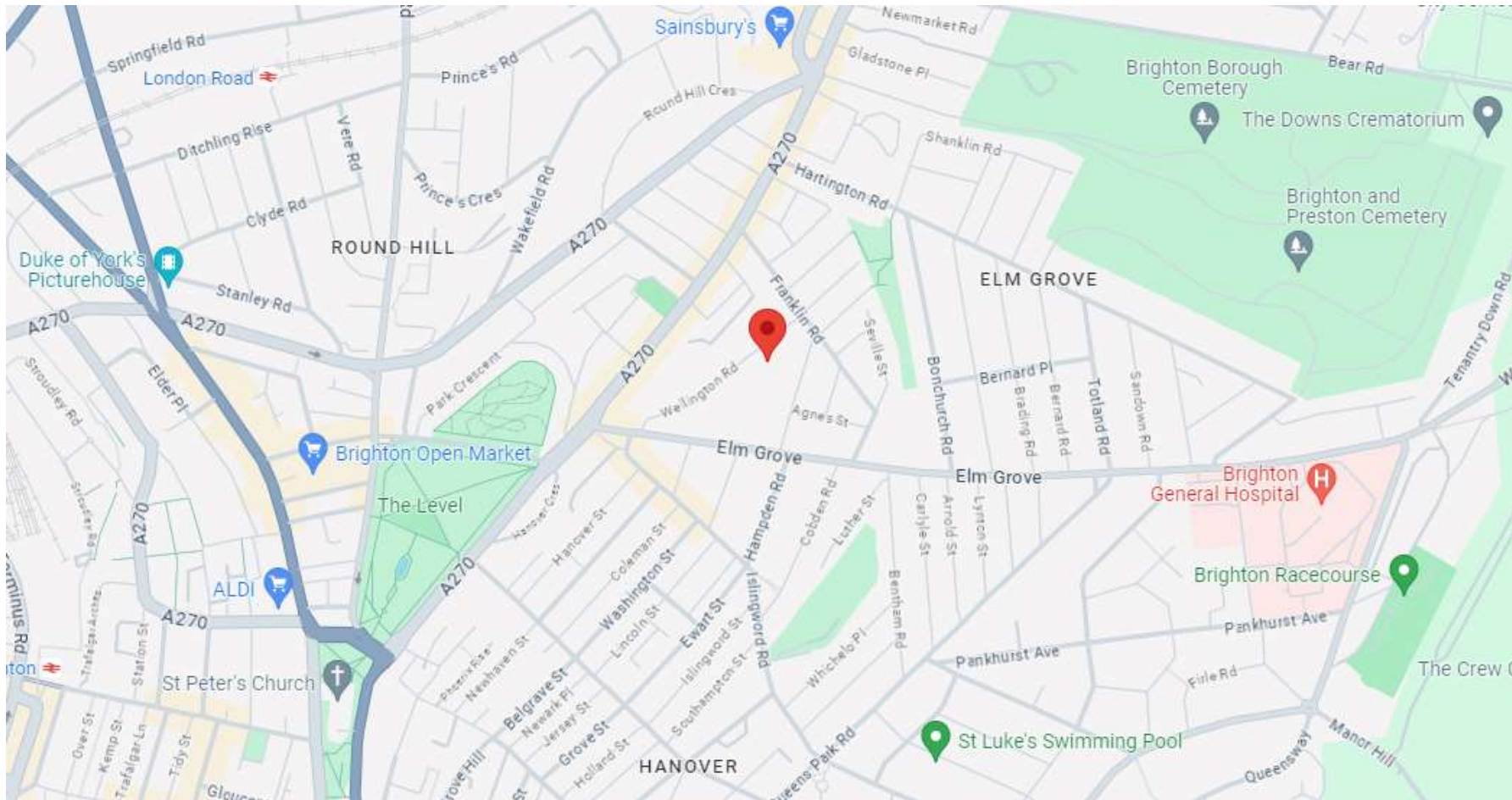
# Application Description

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- Change of use from a studio flat (C3) to a three bedroom, 5 person, small house in multiple occupation (C4) with installation of one front dormer, one side dormer and two rear rooflights.



# Map of application site



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# Existing Location Plan



# Aerial photo(s) of site



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# 3D Aerial photo of site



# Front Elevation (North west facing)



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# Front Elevations with Street

Looking East



Looking South



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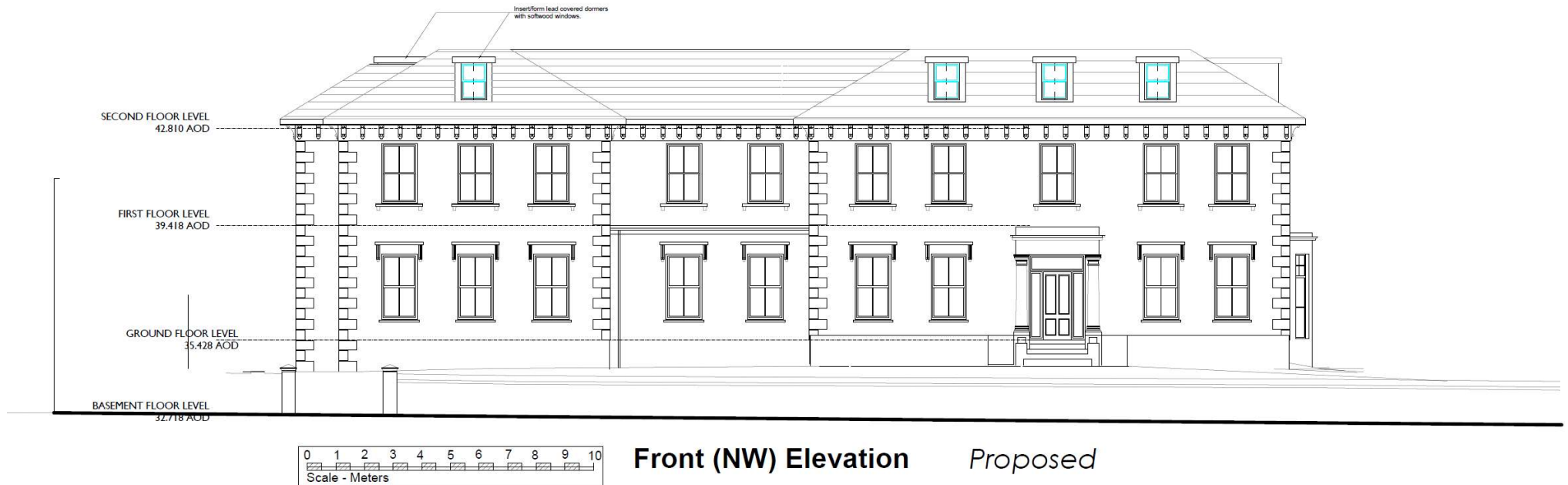
# Existing Front Elevation



91

25

# Proposed Front Elevation



92

25

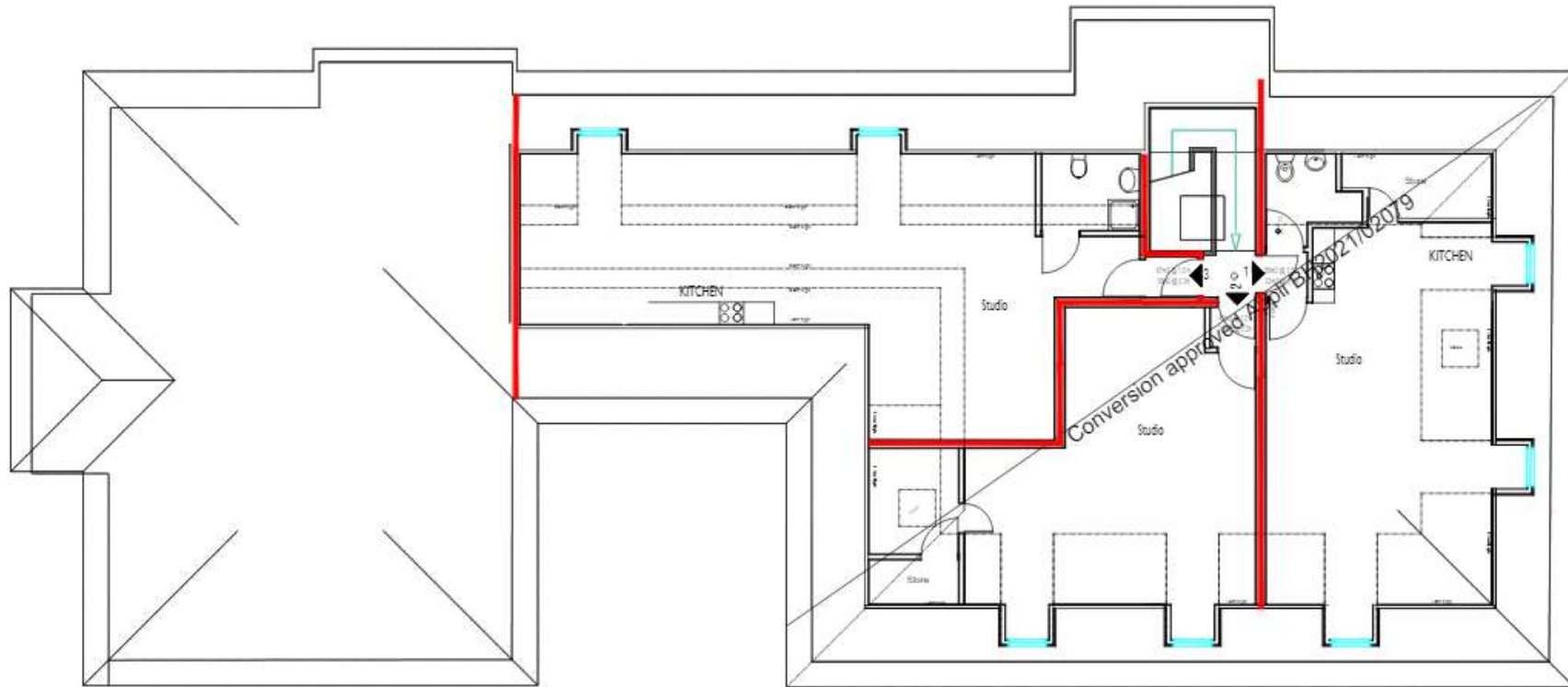
# Existing Rear Elevation



# Proposed Rear Elevation



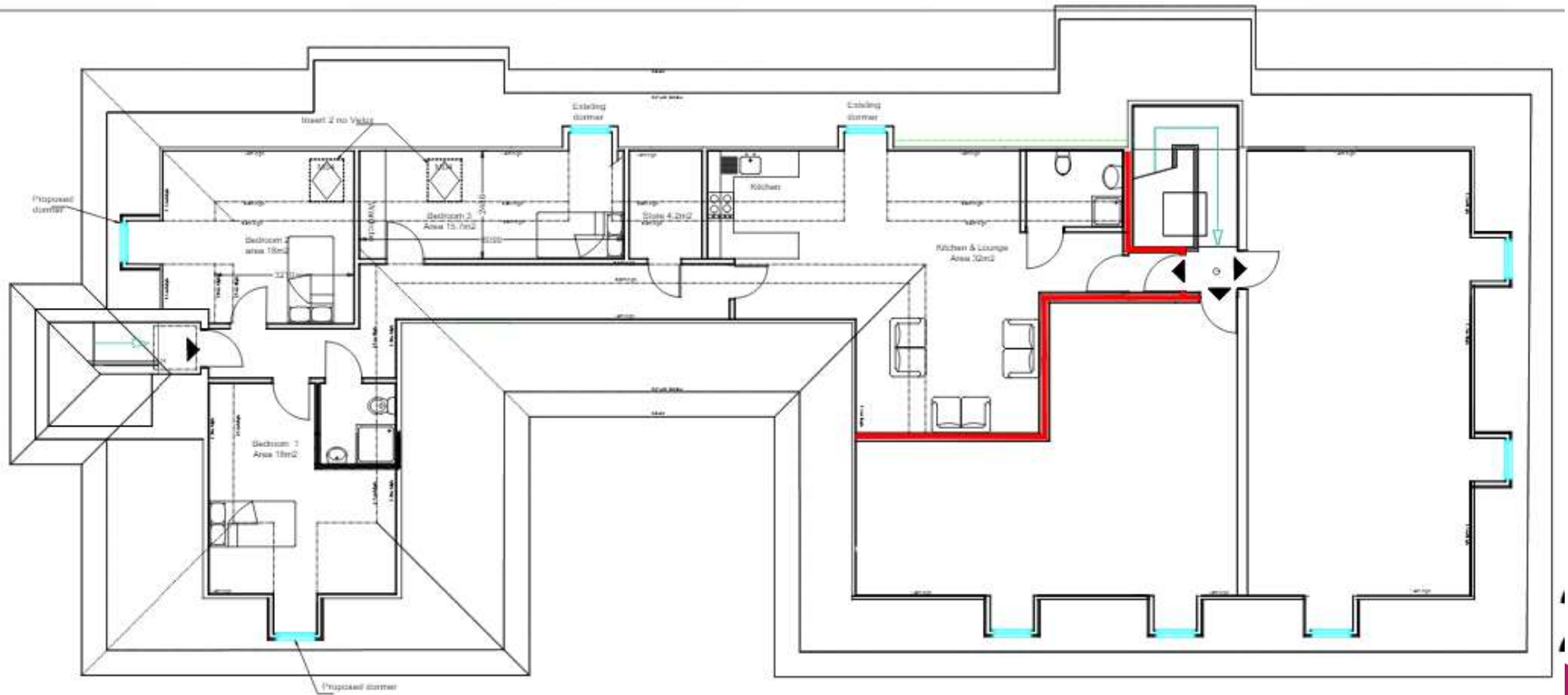
# Existing Floor Plan



95

24 C

# Proposed Floor Plan



96

ID

# Representations

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## 6 **Objections** raising the following issues:

- Adverse effect on/not in keeping with listed building
- Detrimental effect on property value
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Too close to the boundary
- Traffic/highways issues

## 6 **Supports** raising the following issues:

- Good design
- No detrimental effects on neighbourhood

# **Key Considerations in the Application**

- Appearance of the Locally Listed Building
- HMO density in relation to DM7 and CP21
- Impact on amenity for surrounding residents of block from proposed small HMO (C4)
- Impacts on amenity for future residents of the proposed small HMO (C4)



# Conclusion and Planning Balance

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- Meets Policy requirements of DM7 and CP21 for HMO density and layout – HMO use is below 10% for dwellings within 50metres and 20% for dwellings in the wider neighbourhood.
- Amenity impacts from the proposed development are acceptable to surrounding and future residents – subject to conditions re occupancy, layout and sound insulation.
- External changes to the Locally Listed building are acceptable – with front dormer bringing back some balance to the front elevation, and the side dormer and rear rooflights not causing visual harm.

Recommendation: **Approve with conditions**

