

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, THURSDAY, 17 SEPTEMBER 2020**

**VIRTUAL VIA SKYPE**  
Presentation Application G

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## ADDENDUM

ITEM		Page
G	BH2020/01870 -136 Ladysmith Road, Brighton - Full Planning <b>RECOMMENDATION – GRANT</b> <i>Ward Affected : Moulsecoomb &amp; Bevendean</i> <b>Presentation, Application G</b>	1 - 18

# **136 Ladysmith Road**

**BH2020/01870**

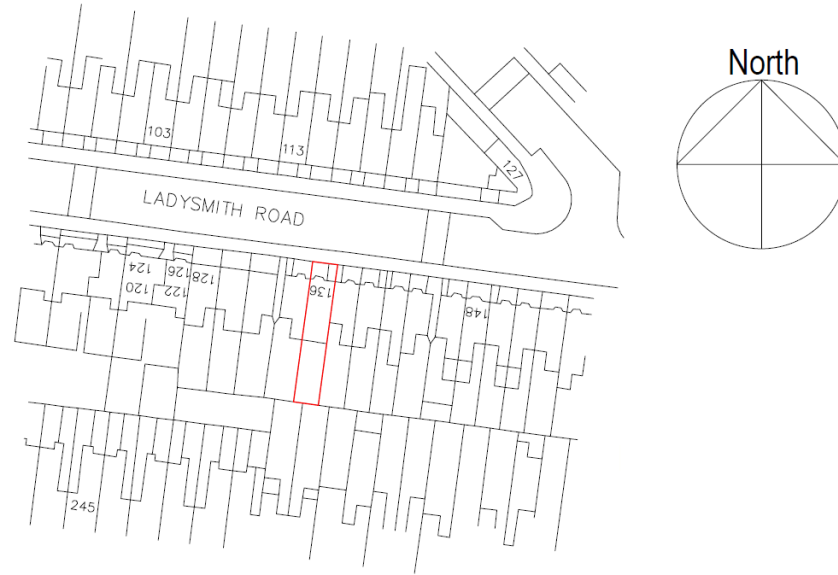


**Brighton & Hove  
City Council**

# Application Description

- This proposal is to convert a 3 bedroom house (C3) into a 3 bedroom small HMO (C4).
- The application site lies within the Article 4 Direction area which restricts the permitted development right of dwelling houses (C3) changing use to become small HMOs (C4).

# Existing Location Plan



Location plan 1:1250



# Aerial photo(s) of site



Brighton & Hove  
City Council

# 3D Aerial photo of site

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# Street photo(s) of site



# Other photo(s) of site



Living Room

# Other photo(s) of site



Kitchen

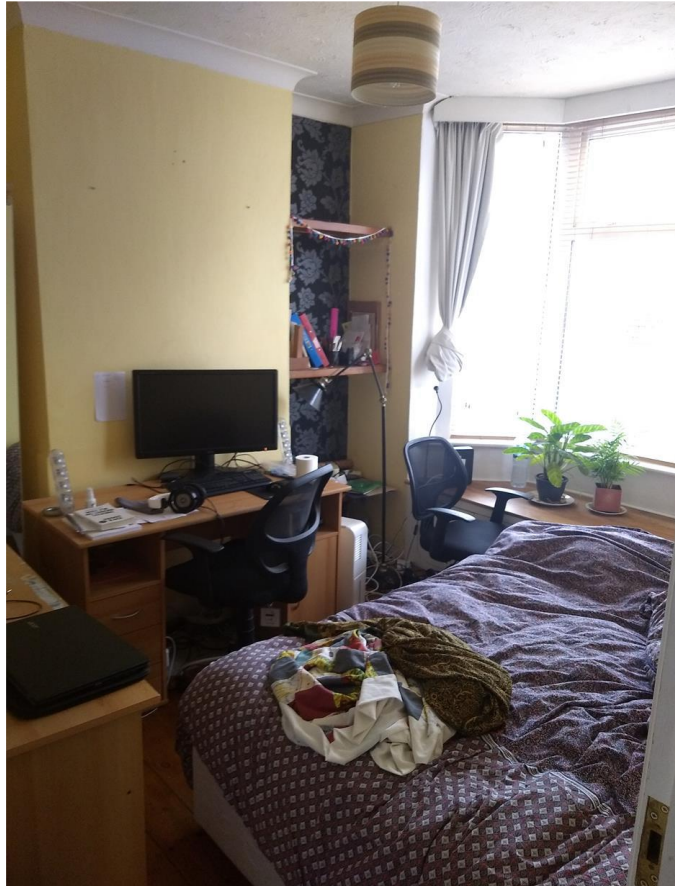
# Other photo(s) of site



Dining Area (with doorway to bathroom)



# Other photo(s) of site



Ground Floor Bedroom

# Other photo(s) of site



First Floor Rear Bedroom

# Other photo(s) of site

12



First Floor Front Bedroom

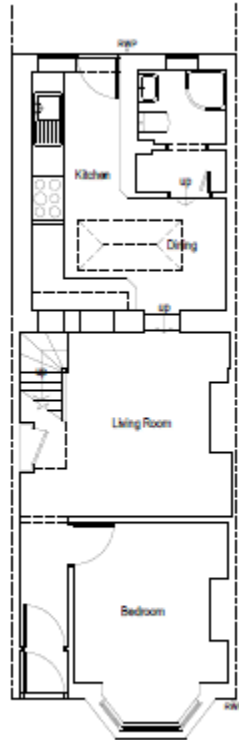
# Other photo(s) of site



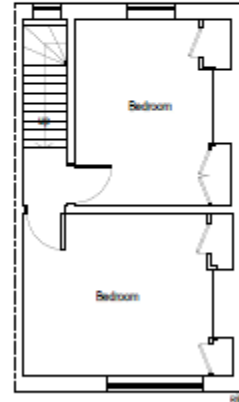
Rear garden



# Existing Floor Plan

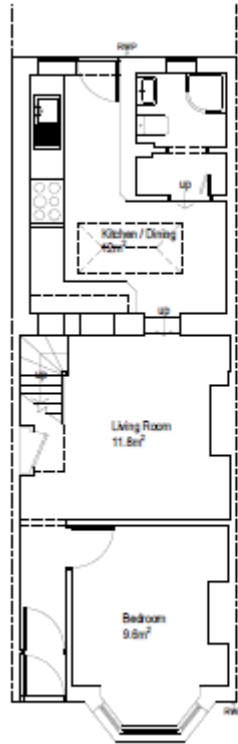


Existing Ground Floor Plan 1:50

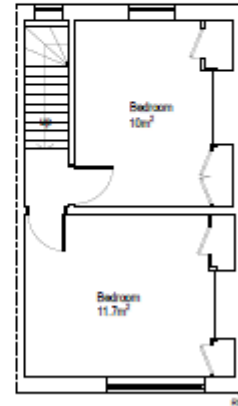


Existing First Floor Plan 1:50

# Proposed Floor Plan



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

# CP21 mapping



No. of HMOs: 6  
No. of dwellings: 75  
CP21 %: 8%

# Key Considerations in the Application

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- Principle of the Change of Use
- Standard of accommodation
- Neighbour Amenity
- Transport matters

# Conclusion and Planning Balance

- **Principle of the Change of Use**
  - 6 of 75 neighbouring properties within 50m are HMOs (8%)
  - This is in accordance with CP21 limit of 10%
- **Standard of accommodation**
  - Each bedroom can comfortably fit a bed, desk, chair and storage furniture. All bedrooms would have circulation space, natural light and acceptable outlook.
  - The communal space is considered of sufficient size for 3 occupants.
- **Neighbour Amenity**
  - Similar level of occupation as existing use, so no significant harm to neighbour amenity.
- **Transport matters**
  - The development is acceptable in relation to transport matter. There is not expected to be a significant impact on the local highway network or parking as a result of this development.
- **The proposed development is considered acceptable and in accordance with Development Plan Policies.**