

# **PLANNING COMMITTEE ADDENDUM**

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

**VIRTUAL VIA SKYPE**  
Presentation, application K

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# ADDENDUM

ITEM		Page
K	BH2020/00995- 90 Southall Avenue, Brighton -Full Planning <b>RECOMMENDATION – GRANT</b> <i>Ward Affected: Moulsecomb &amp; Bevendean</i> <b>Presentation, Application K</b>	1 - 18

# 90 Southall Avenue

**BH2020/00995**

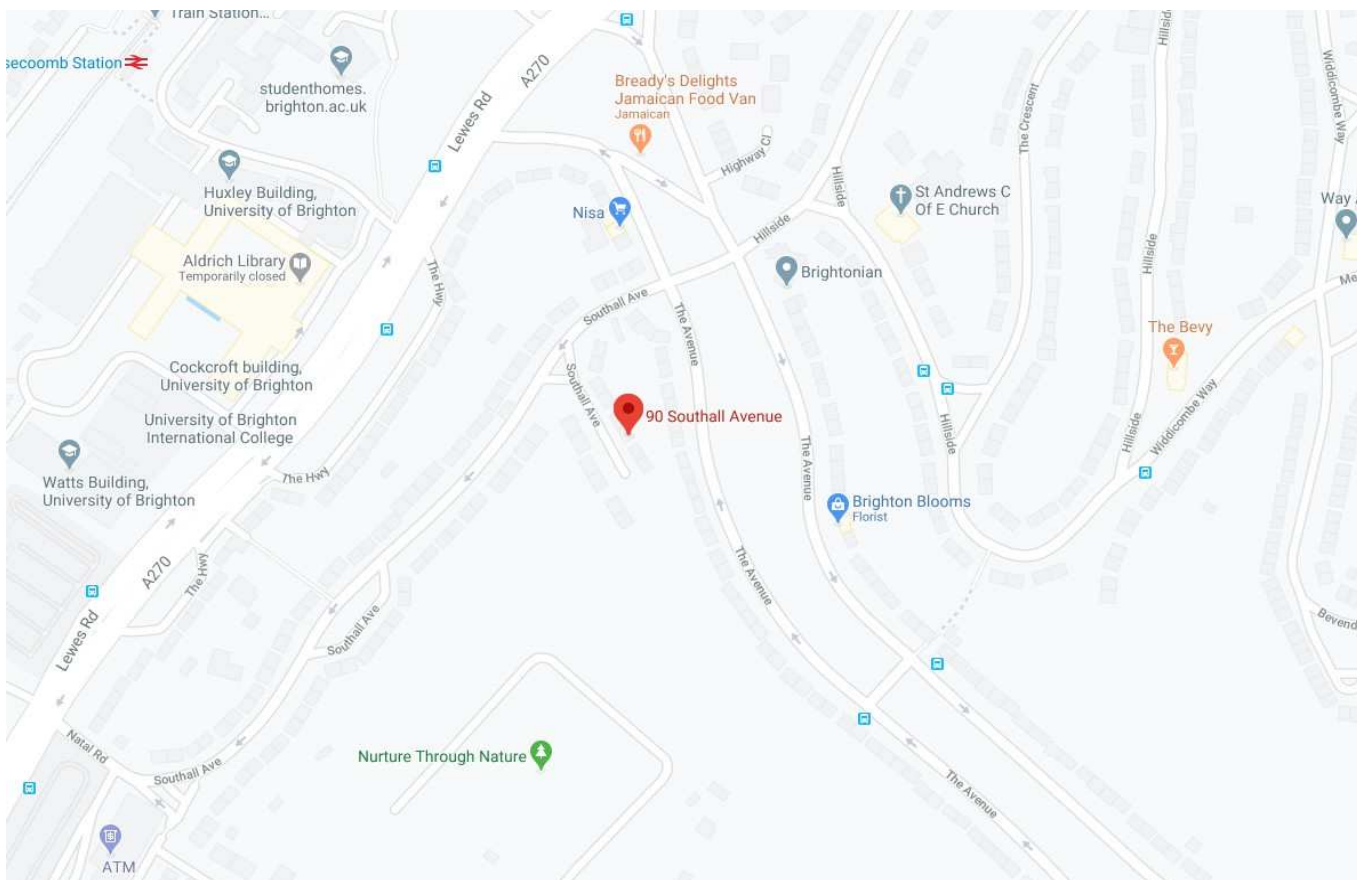


**Brighton & Hove  
City Council**

# Application Description

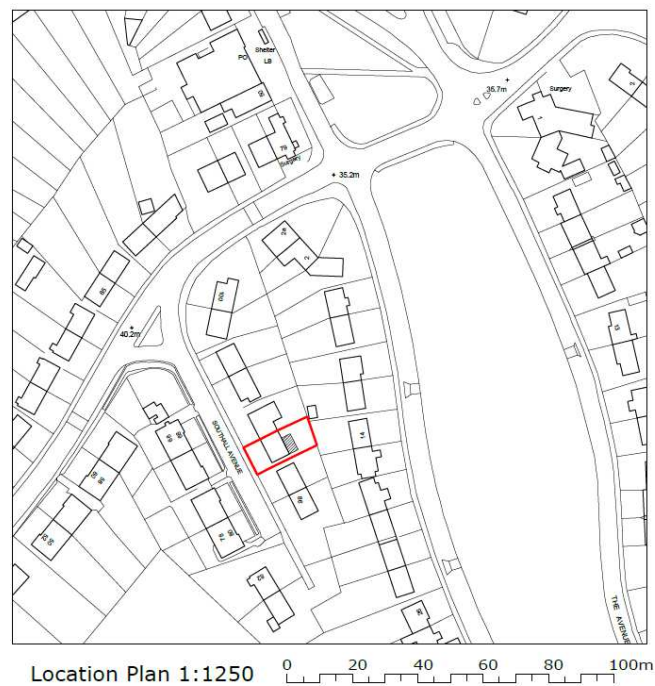
- Change of use from C3 residential dwelling to a C4 house in multiple occupation, including the addition of a single storey rear extension.

# Map of application site



# Location Plan

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# Aerial photo(s) of site





# 3D Aerial photo of site

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# Street photo of site

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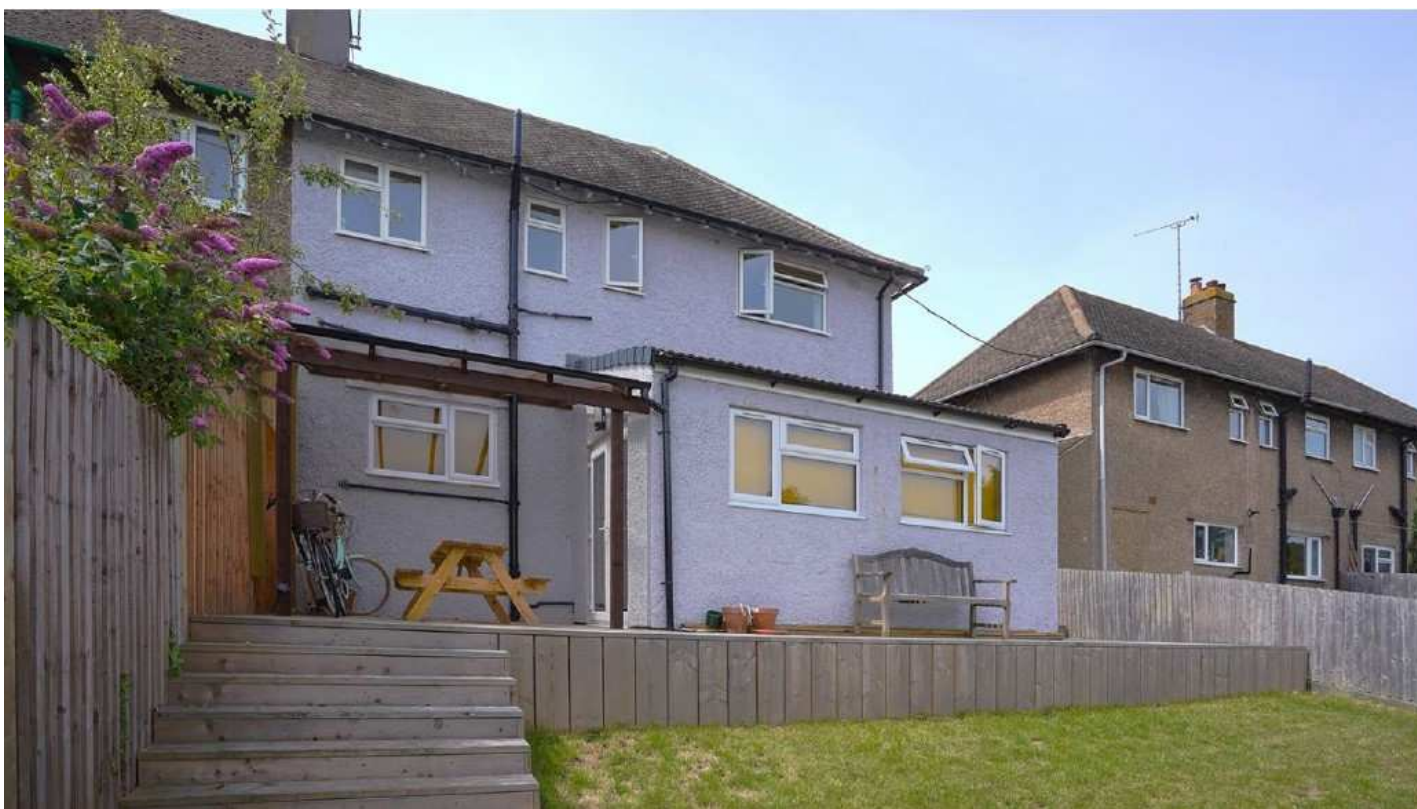


# Rear Elevation

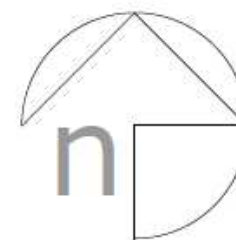
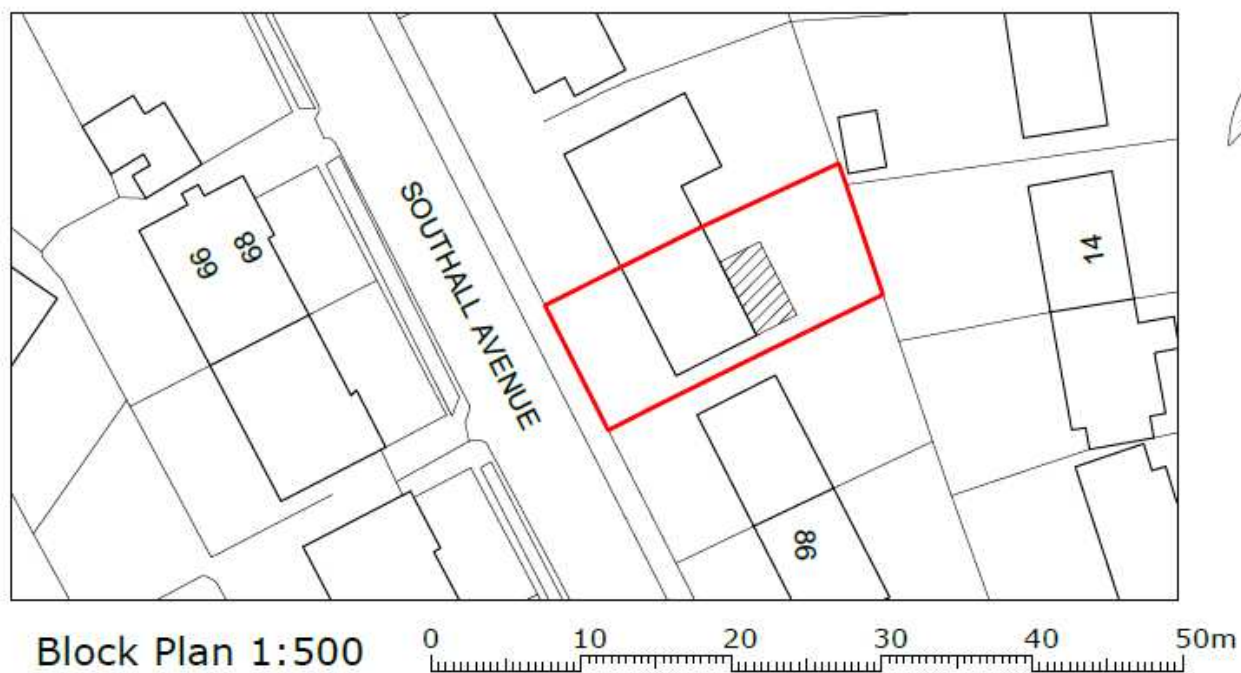




# Rear of neighbouring property



# Existing Block Plan



# Proposed Block Plan

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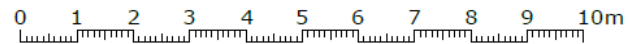
TA 1266 /01A

# Proposed Front Elevation

Front elevation unchanged



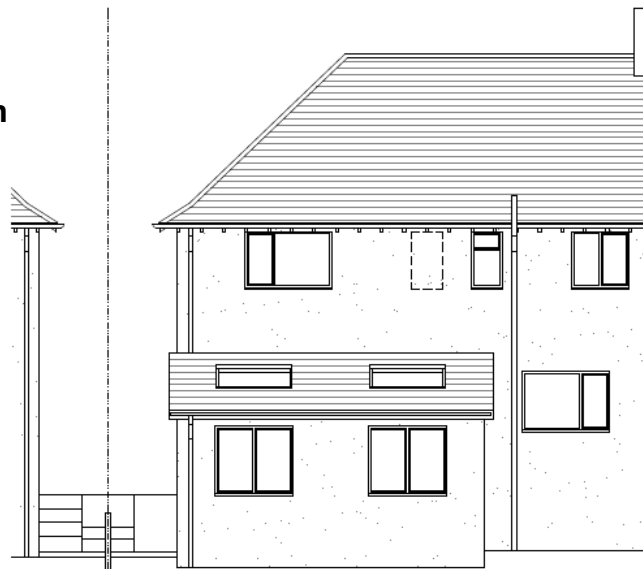
proposed front elevation 1:100





# Proposed Rear Elevation

- Addition of single storey rear extension
- Removal of first floor window



proposed rear elevation 1:100

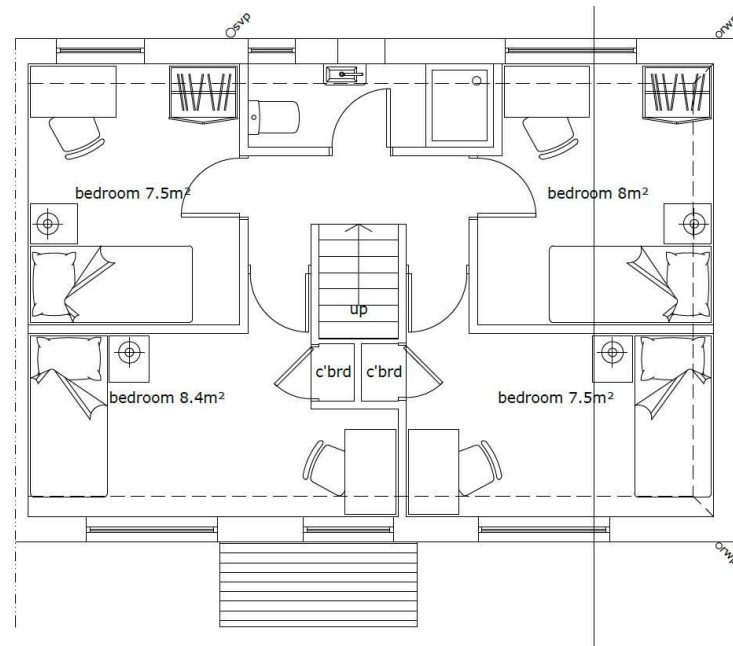
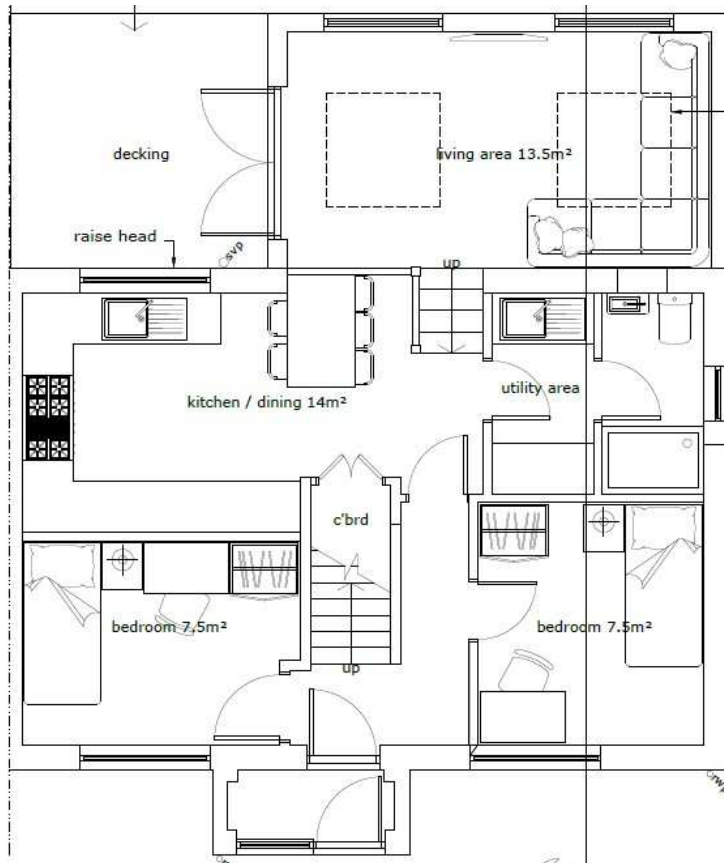
0 1 2 3 4 5 6 7 8 9 10m

# Proposed Site Section(s)

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# Proposed Floor Plans



# Other HMOs within 50m of site

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NB – 98 Southall Avenue does not contribute to the calculation under policy CP21 as it is managed under headlease terms by the University of Brighton and therefore is not classified as a House in Multiple Occupation

# Key Considerations in the Application

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- Principle of proposed change of use
- Standard of accommodation
- Impact on the amenity of neighbours
- Design of rear extension
- Transport impacts

# Conclusion and Planning Balance

- Not more than 10% of properties in 50m of site are already HMOs (excludes a property managed by the University of Brighton)
- Adequate space in bedrooms and communal areas for six people occupying
- Extension acceptable design – could in other circumstances have been built under permitted development rights
- Impacts on amenity through noise, overlooking and occupation are considered acceptable.
- No significant transport implications