

136 Ladysmith Road

BH2020/01870

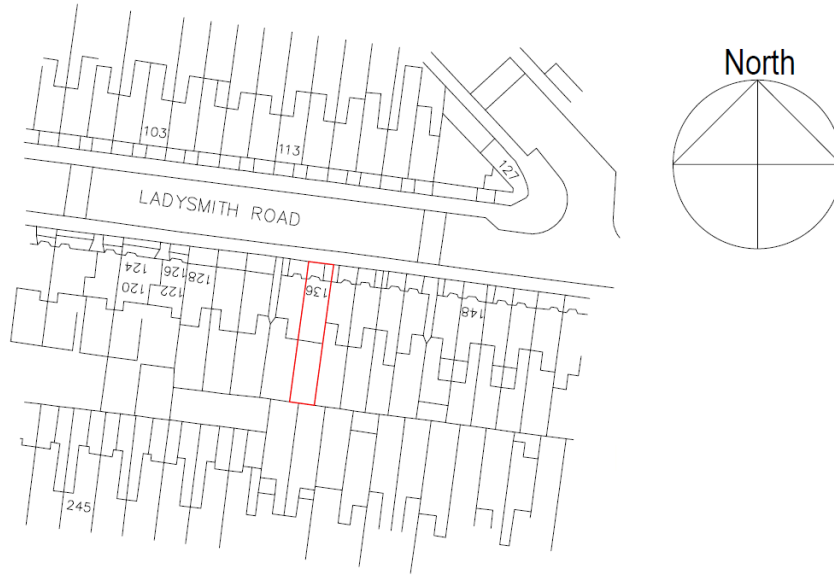


Brighton & Hove
City Council

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).

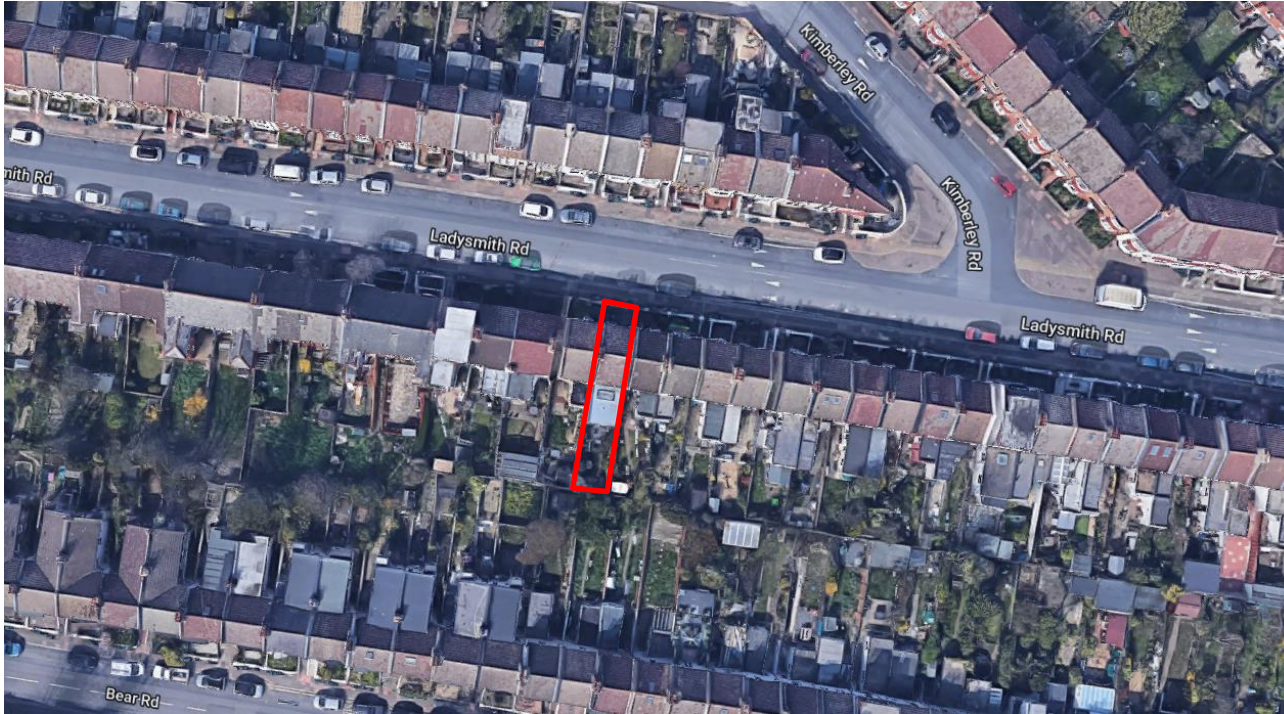
Existing Location Plan



Location plan 1:1250



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Other photo(s) of site



Living Room

Other photo(s) of site



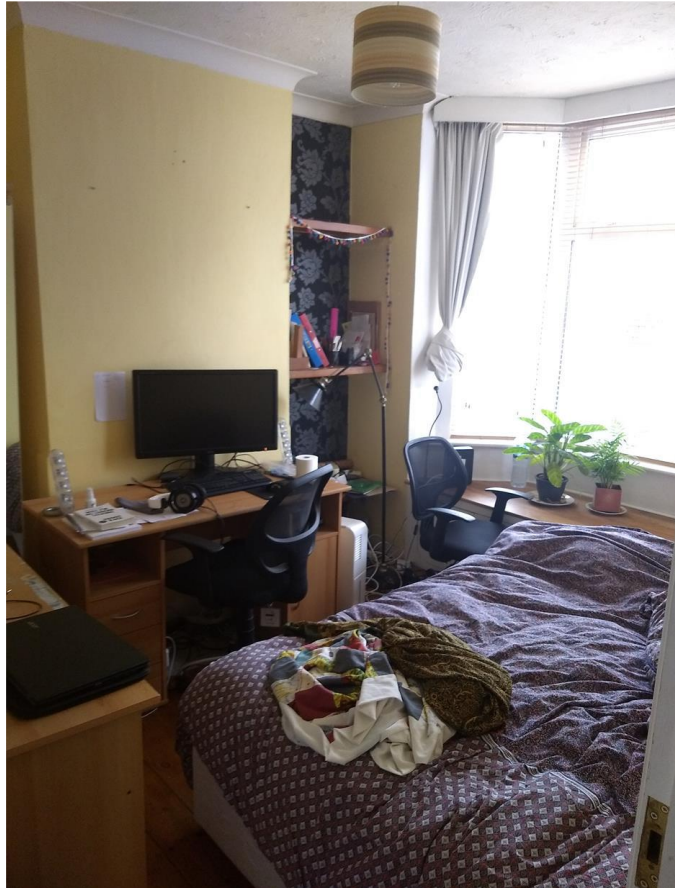
Kitchen

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

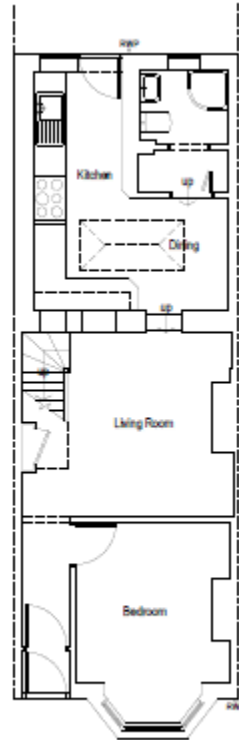
13



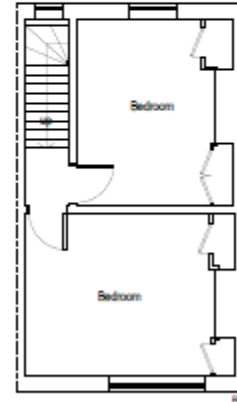
Rear garden



Existing Floor Plan

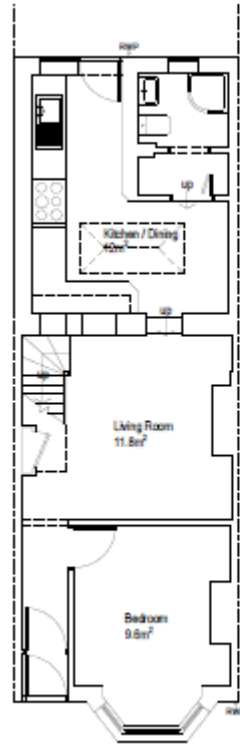


Existing Ground Floor Plan 1:50

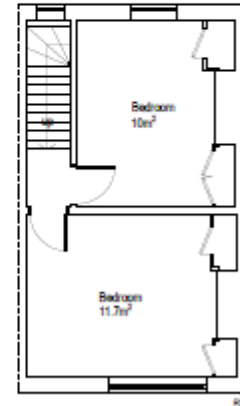


Existing First Floor Plan 1:50

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

- 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.**