

90 Southall Avenue

BH2020/00995

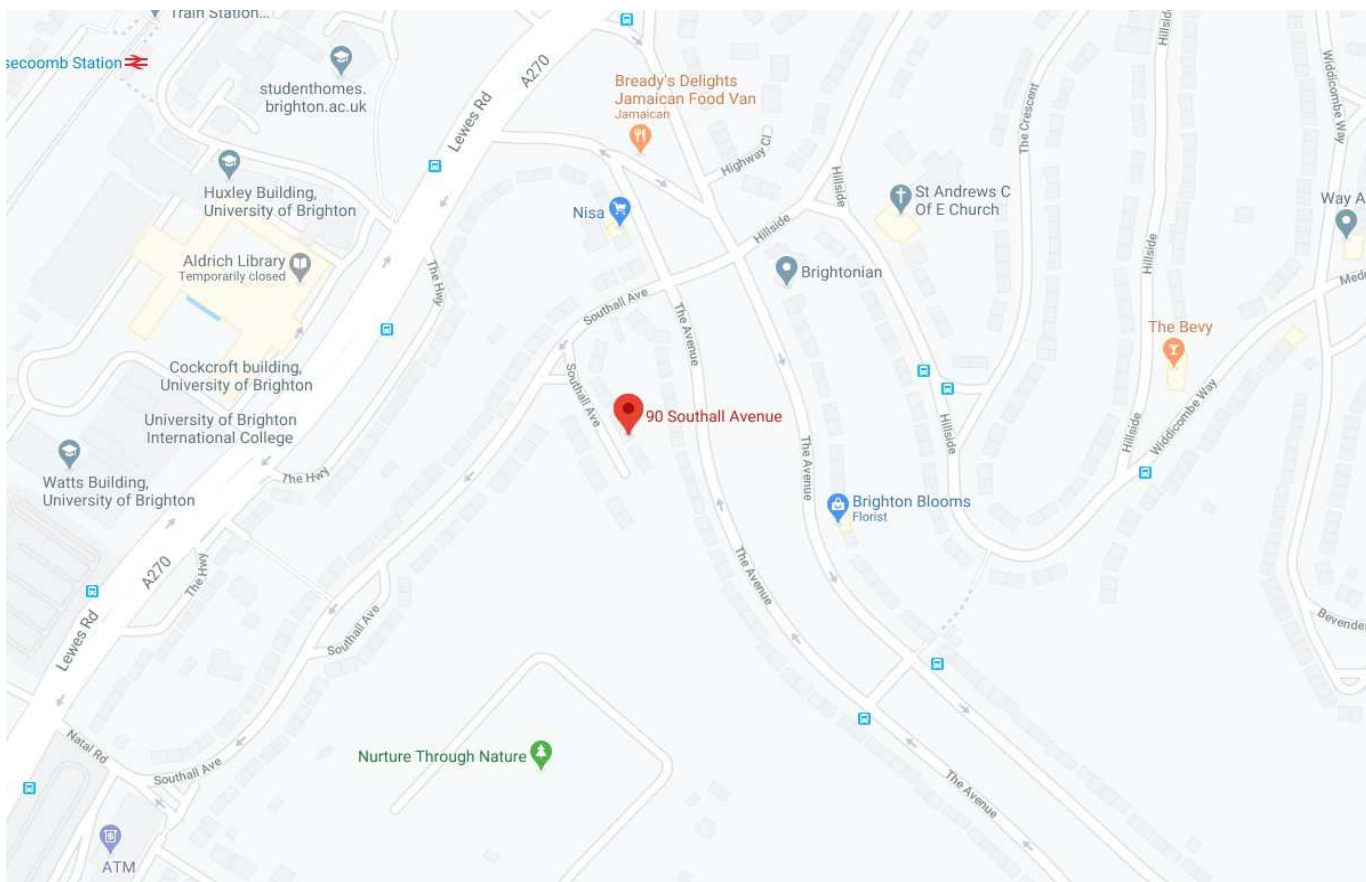


**Brighton & Hove
City Council**

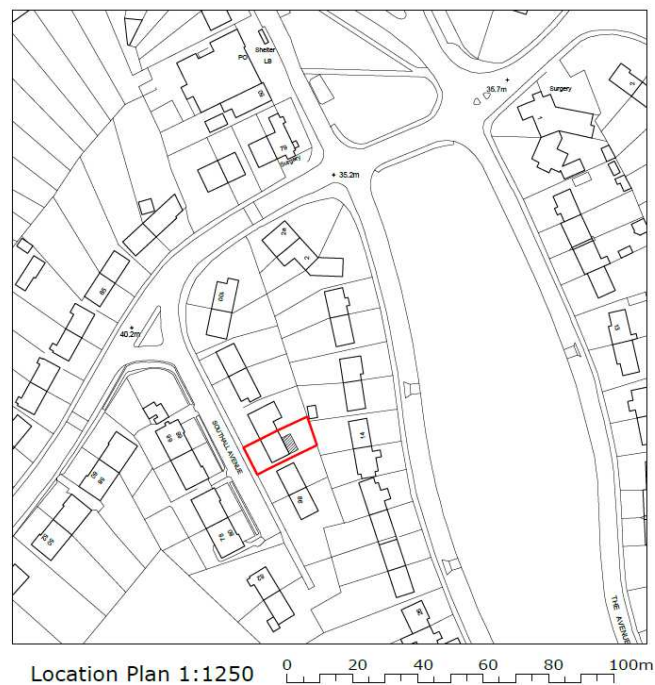
Application Description

- 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



Aerial photo(s) of site



3D Aerial photo of site



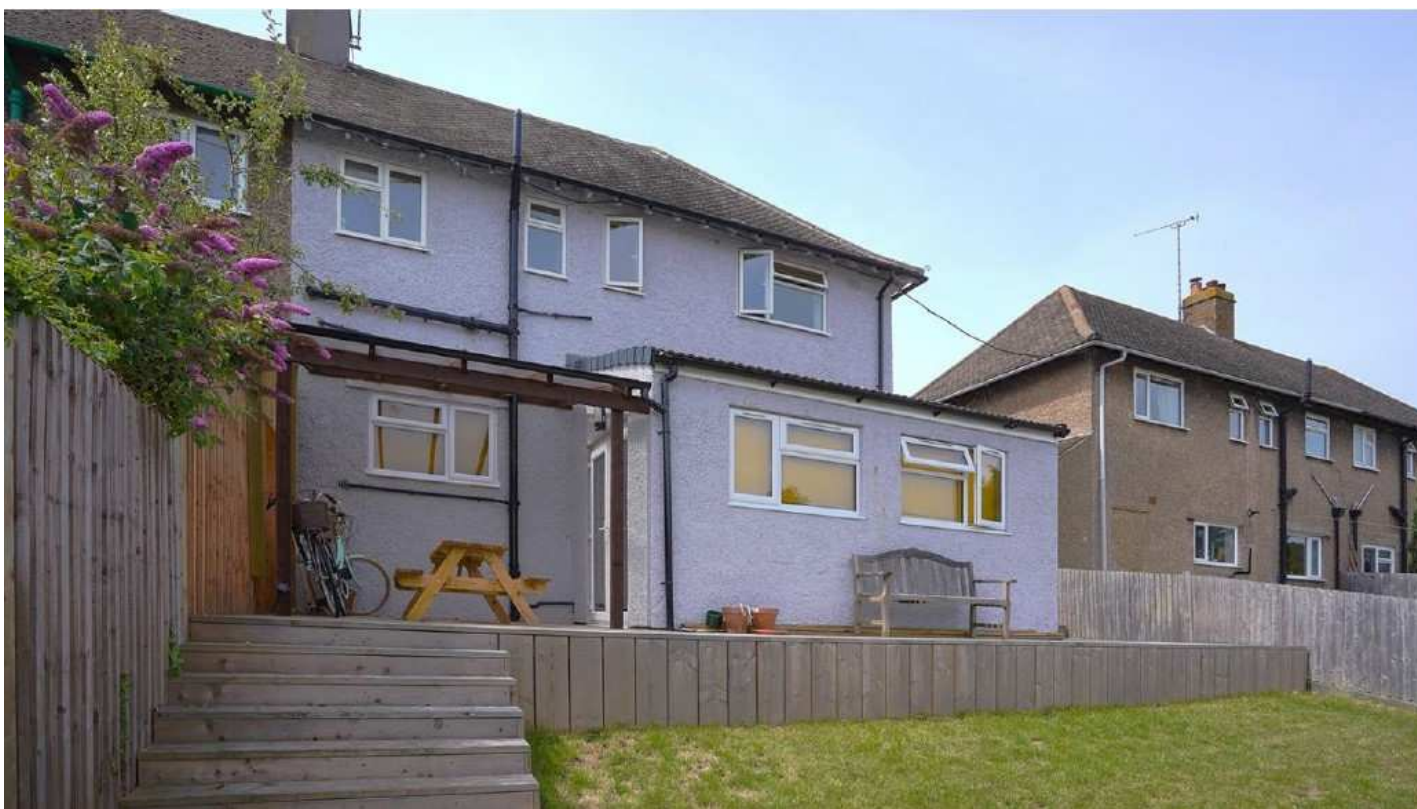
Street photo of site



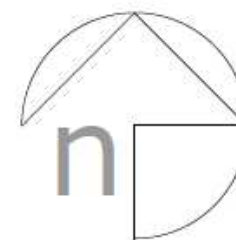
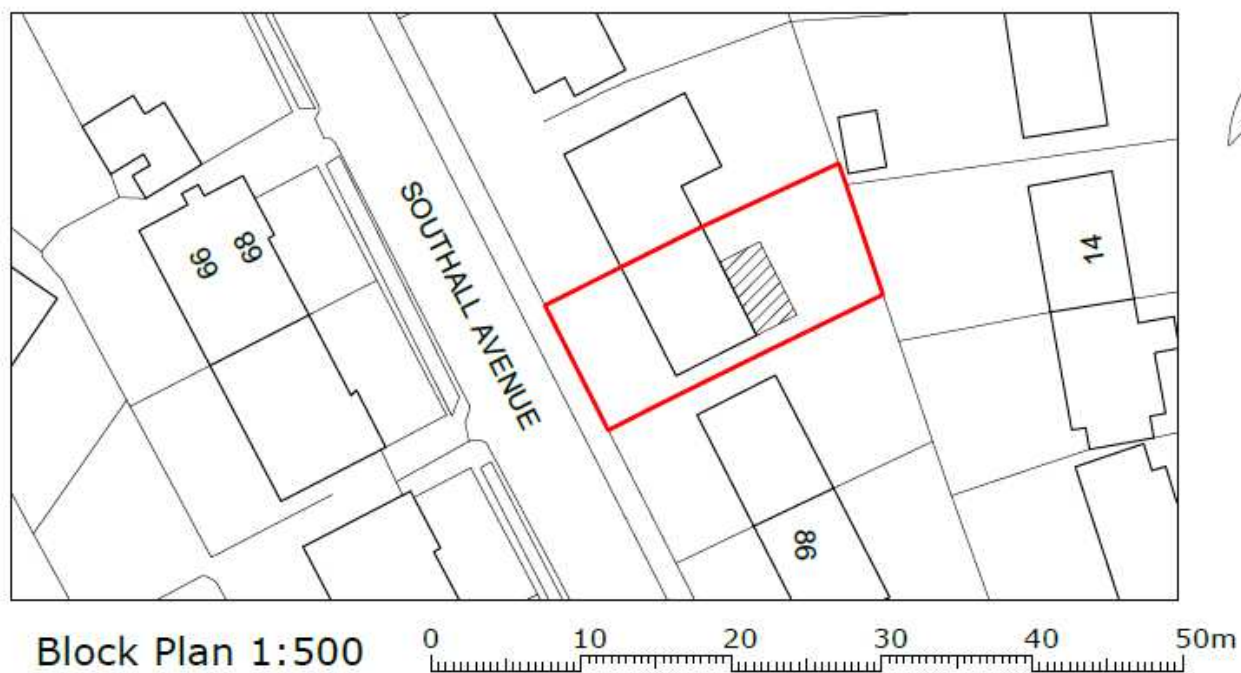
Rear Elevation



Rear of neighbouring property



Existing Block Plan



Proposed Block Plan



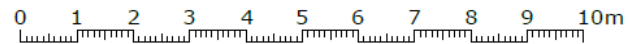
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Proposed Front Elevation

Front elevation unchanged

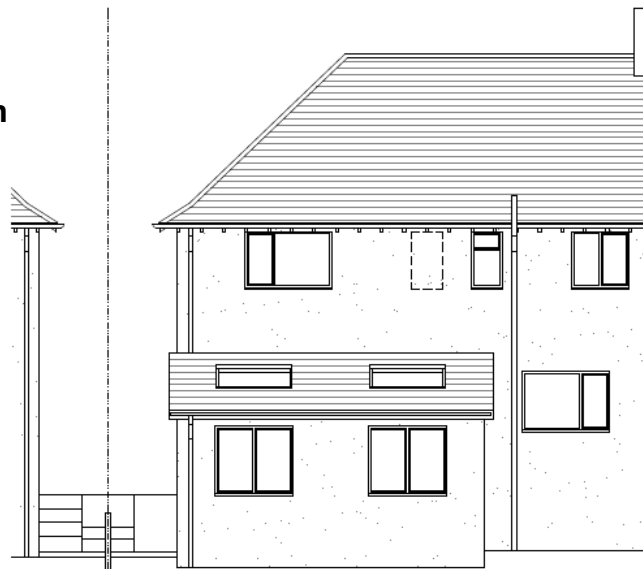


proposed front elevation 1:100



Proposed Rear Elevation

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



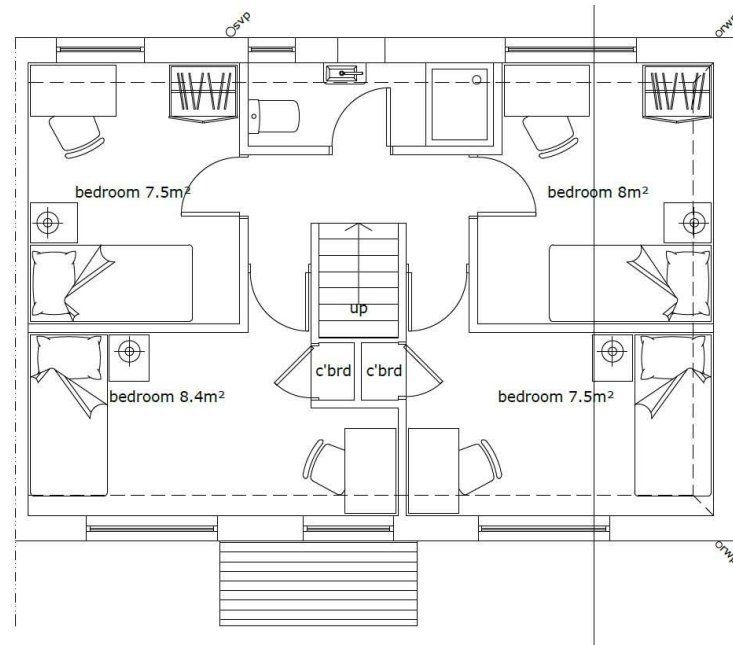
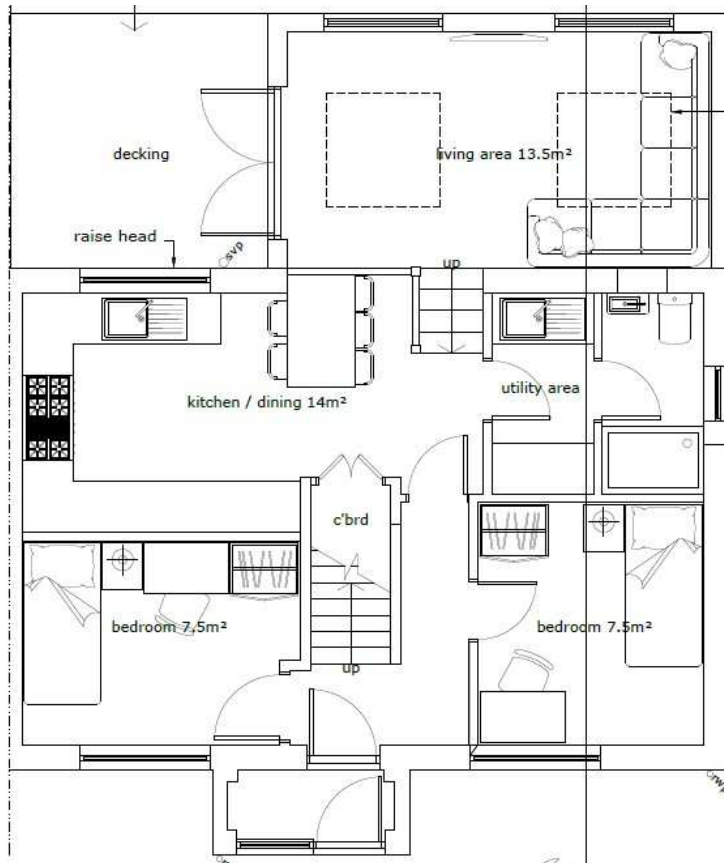
proposed rear elevation 1:100

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

Proposed Site Section(s)



Proposed Floor Plans



Other HMOs within 50m of site



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

- 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