

138 Edward Street

BH2021/01030



**Brighton & Hove
City Council**

Application Description

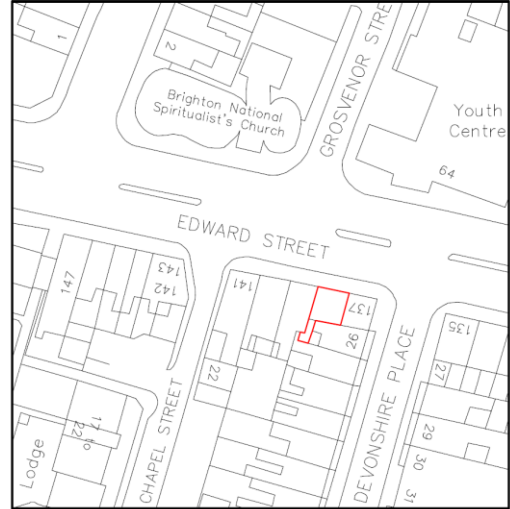
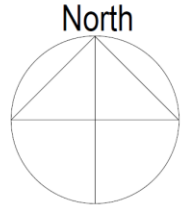
- (Part Retrospective) Change of use from retail at ground floor (E) and residential 3no bedroom maisonette (C3) to 4no bedroom house in multiple occupation (C4).

3D Aerial photo of site



Location Plan

4



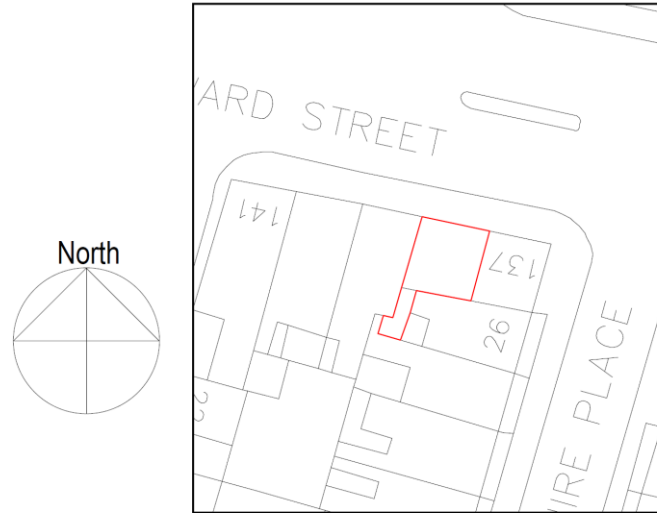
Location Plan 1:1250



01

Block Plan

5



Block Plan 1:500



HMO Mapping

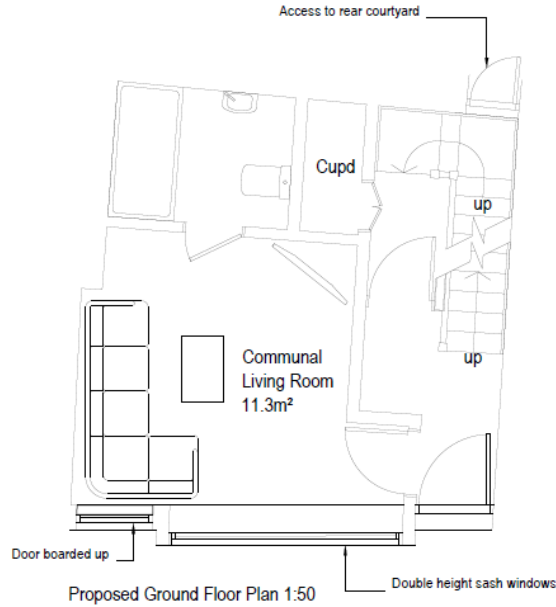
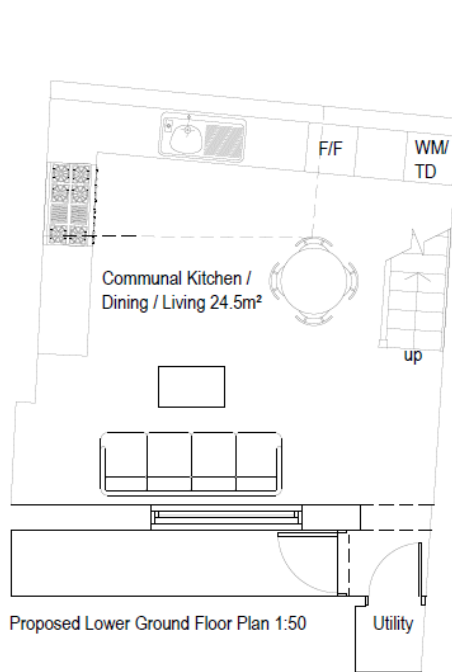


81 Properties

2 HMOs

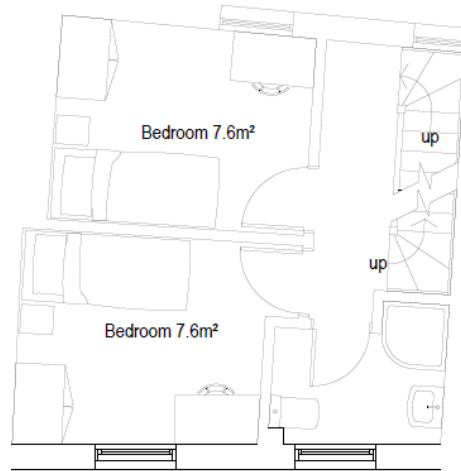
2.4%

Proposed Lower and Ground Floor

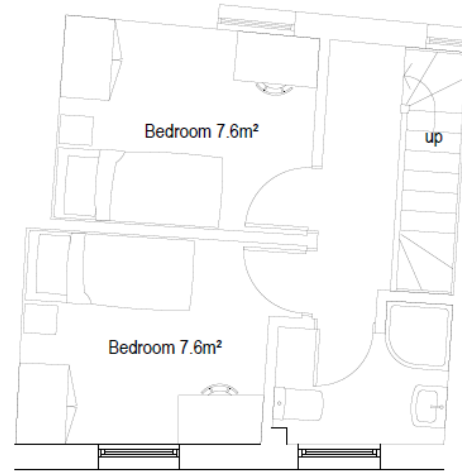


Proposed First and Second Floor

8



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50

Front Elevation

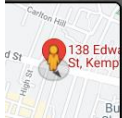


Street View West

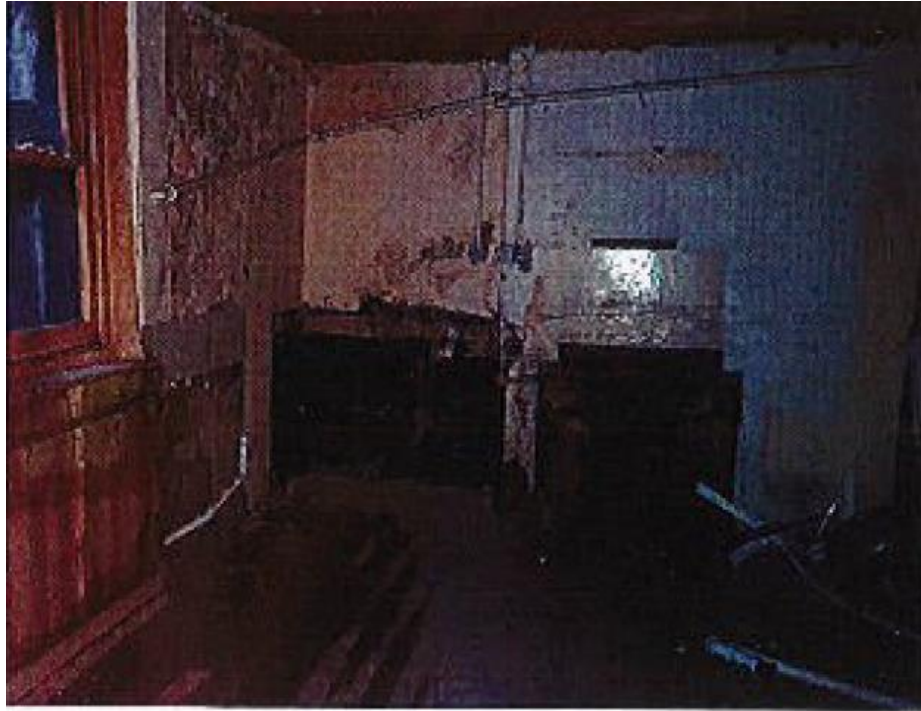


Google

Street View East



Interior Shop



Key Considerations in the Application

- Principle of development
- Standard of Accommodation
- Neighbour Amenity
- Transport

Conclusion and Planning Balance

- Complies with Policy CP21.
- No net loss of retail uses.
- Standard of Accommodation Acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: Approve