

55 Auckland Drive

BH2022/01630



Brighton & Hove
City Council

Application Description

- Change of use from a dwellinghouse (C3) to a small house in multiple occupation (HMO)(C4). Proposed works to include the erection of a single-storey rear extension, and cycle and bin store to front.

Map of application site



Location Plan



Location plan 1:1250

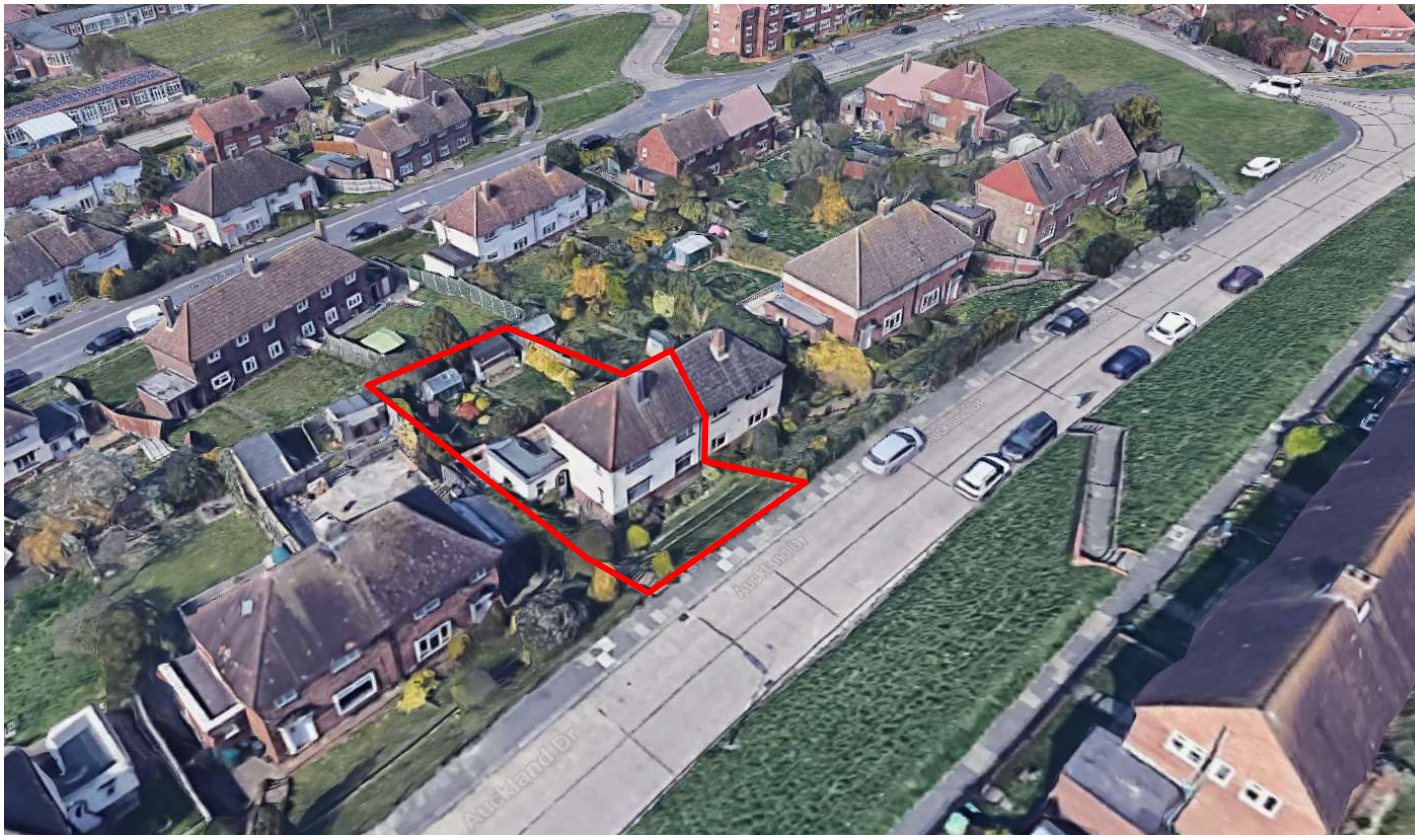


Aerial photo(s) of site



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3D Aerial photo of site



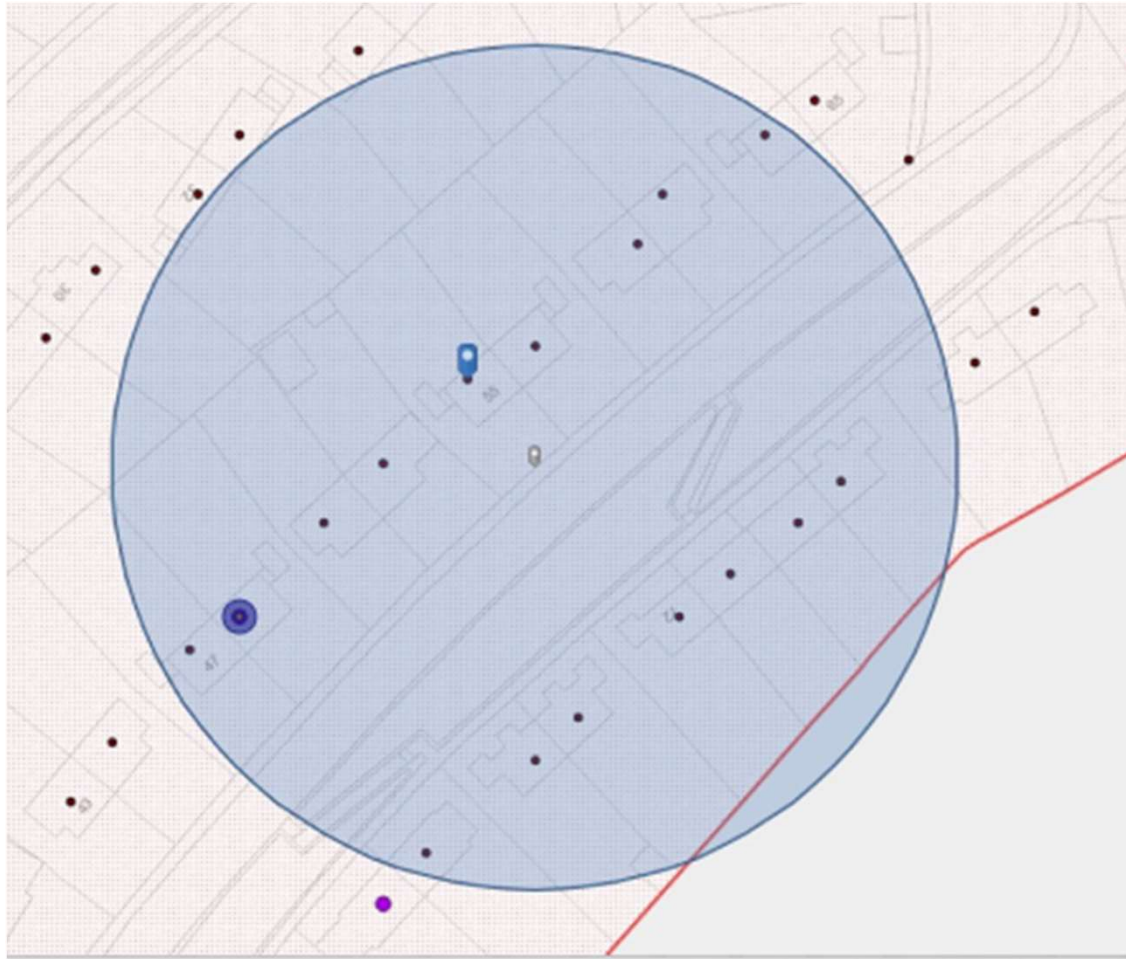
134

Street photo(s) of site



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HMO Map



HMO mapping:

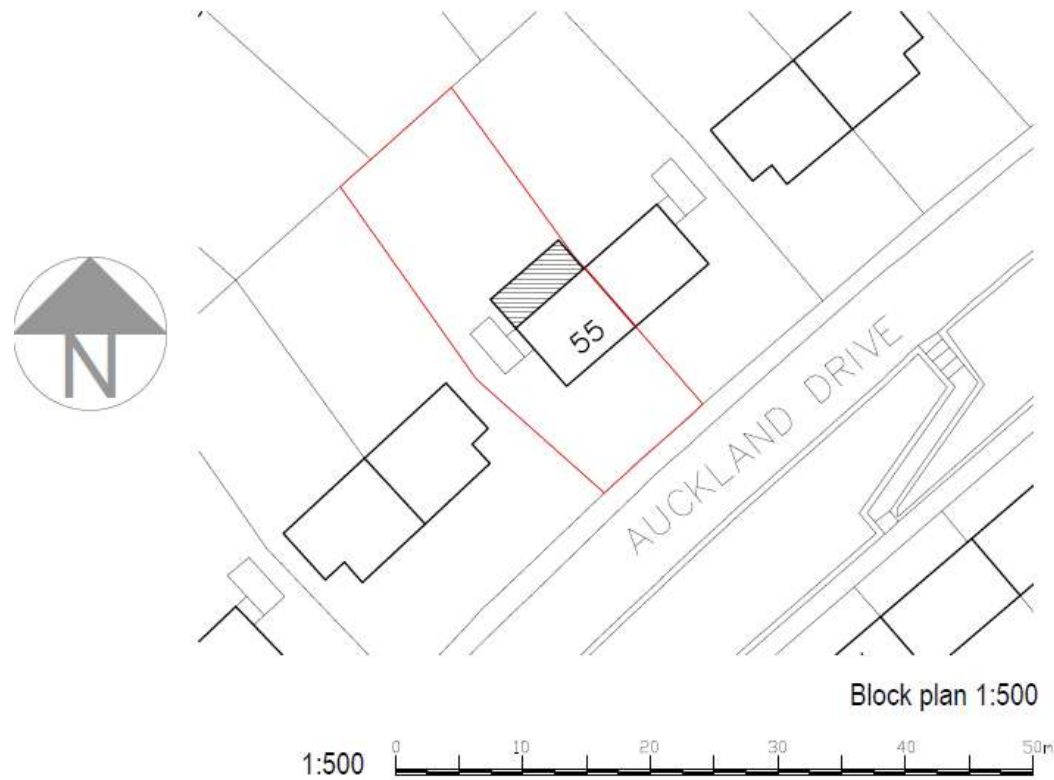
No of HMOs within
50m:2

No of dwellings: 24

% of HMOs: 8.33%

The blue marker shown
is for the application site
which is excluded from
the HMO mapping.

Proposed Block Plan



Rear Elevation

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Existing Rear Elevation 1:100

Existing



Proposed Rear Elevation 1:100

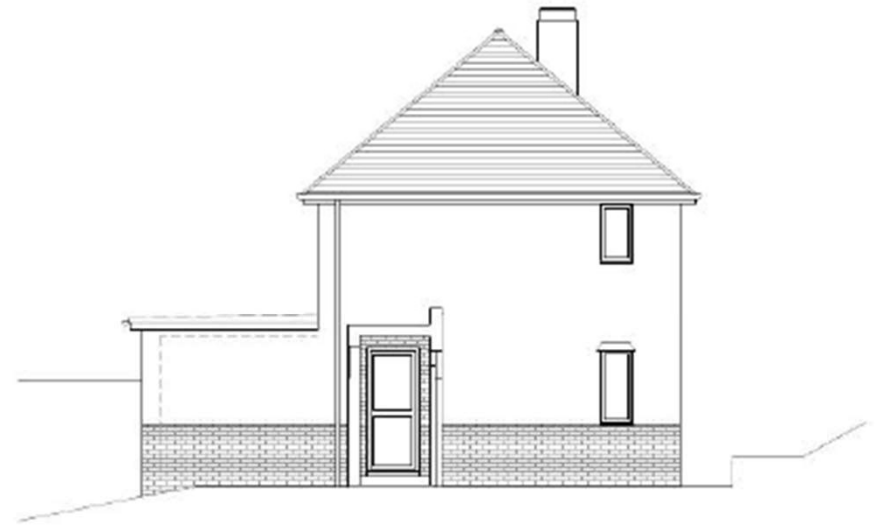
Proposed

Side Elevation



Existing Side Elevation 1:100

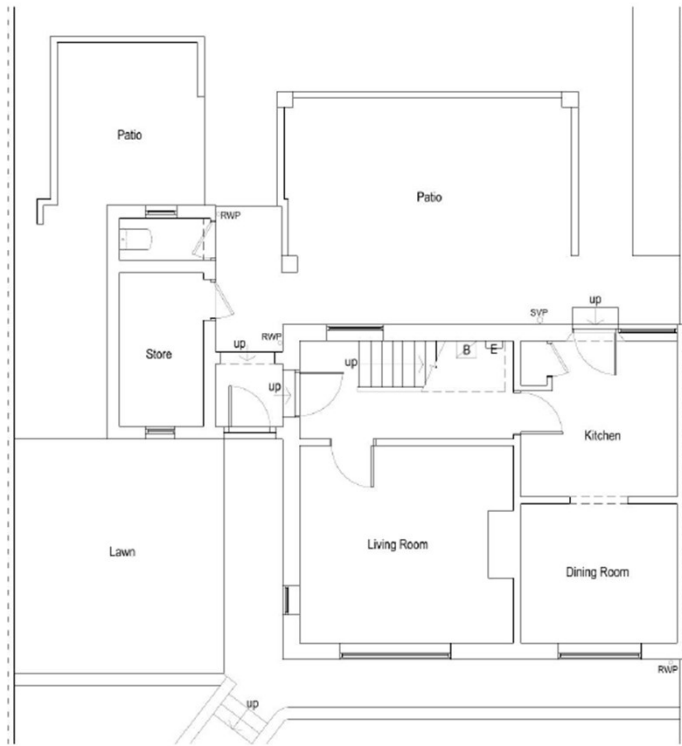
Existing



Proposed Side Elevation 1:100

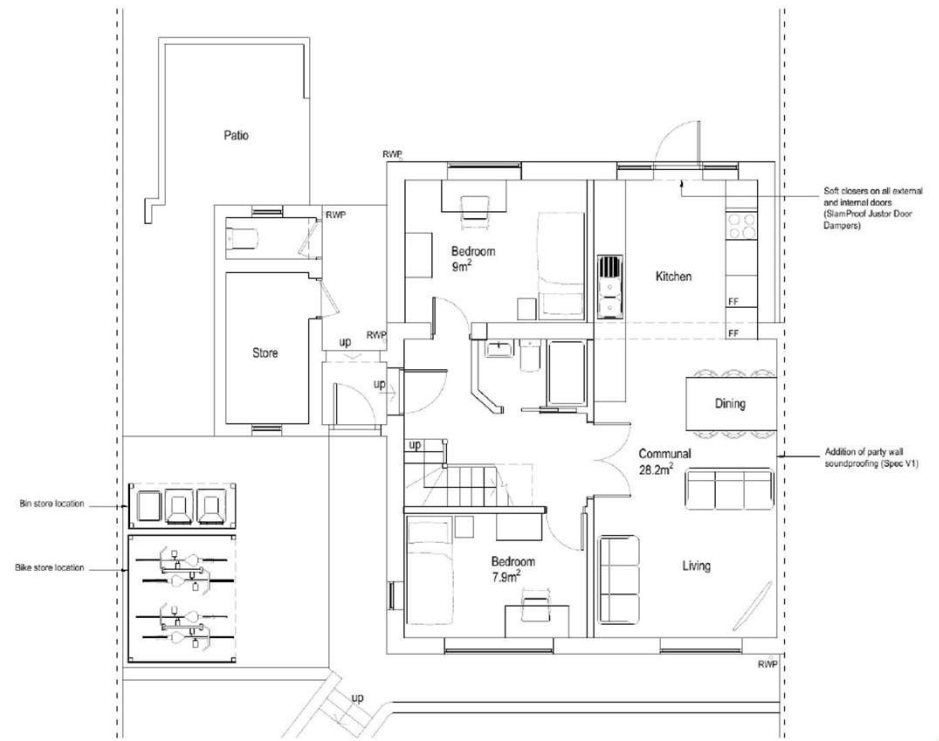
Proposed

Ground Floor Plan



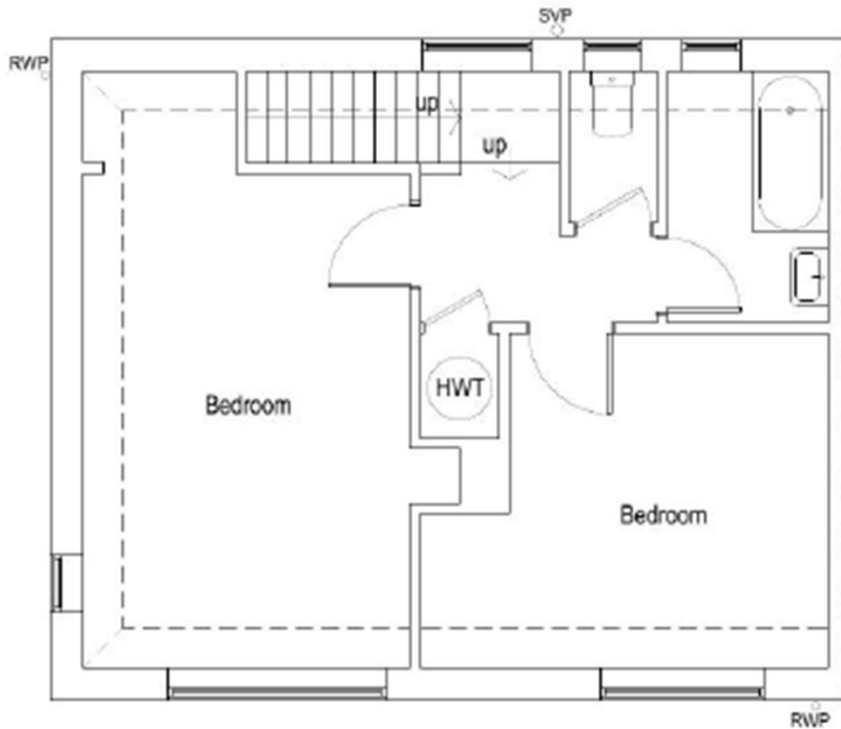
Existing Ground Floor Plan 1:50

Existing



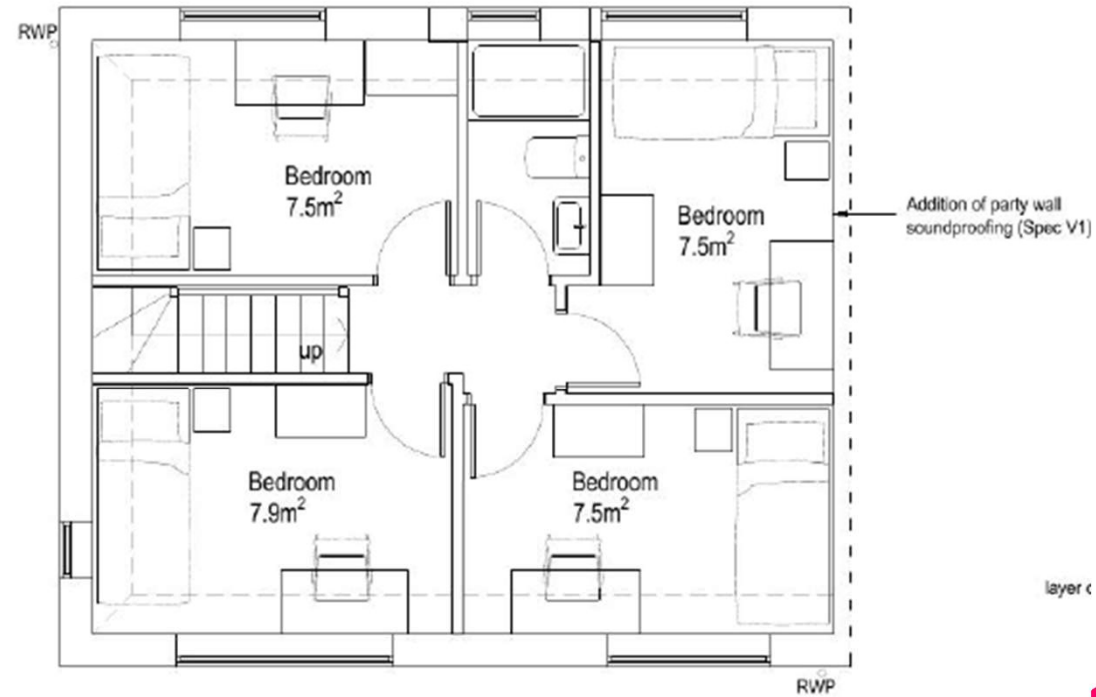
Proposed

First Floor Plan



Existing First Floor Plan 1:50

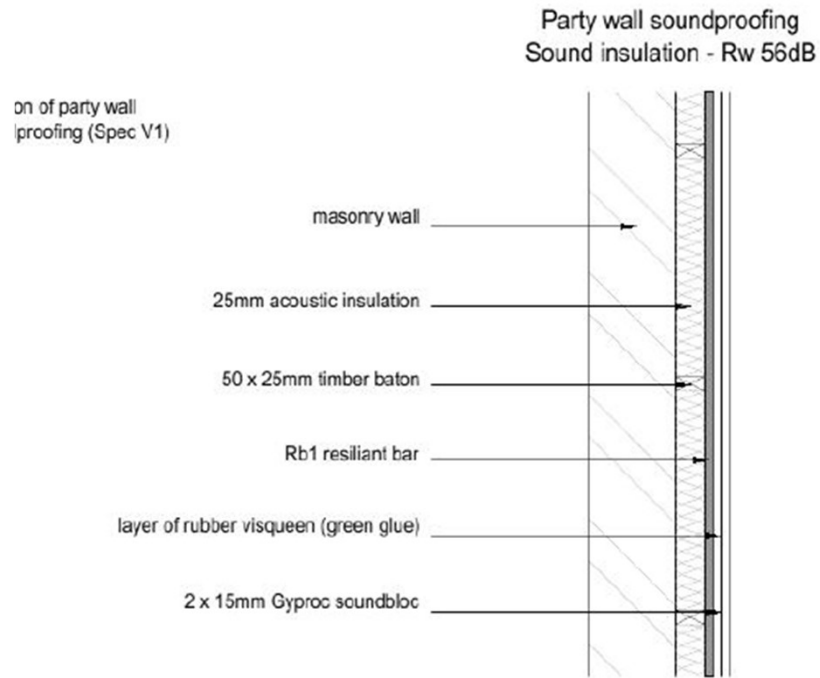
Existing



Proposed First Floor Plan 1:50

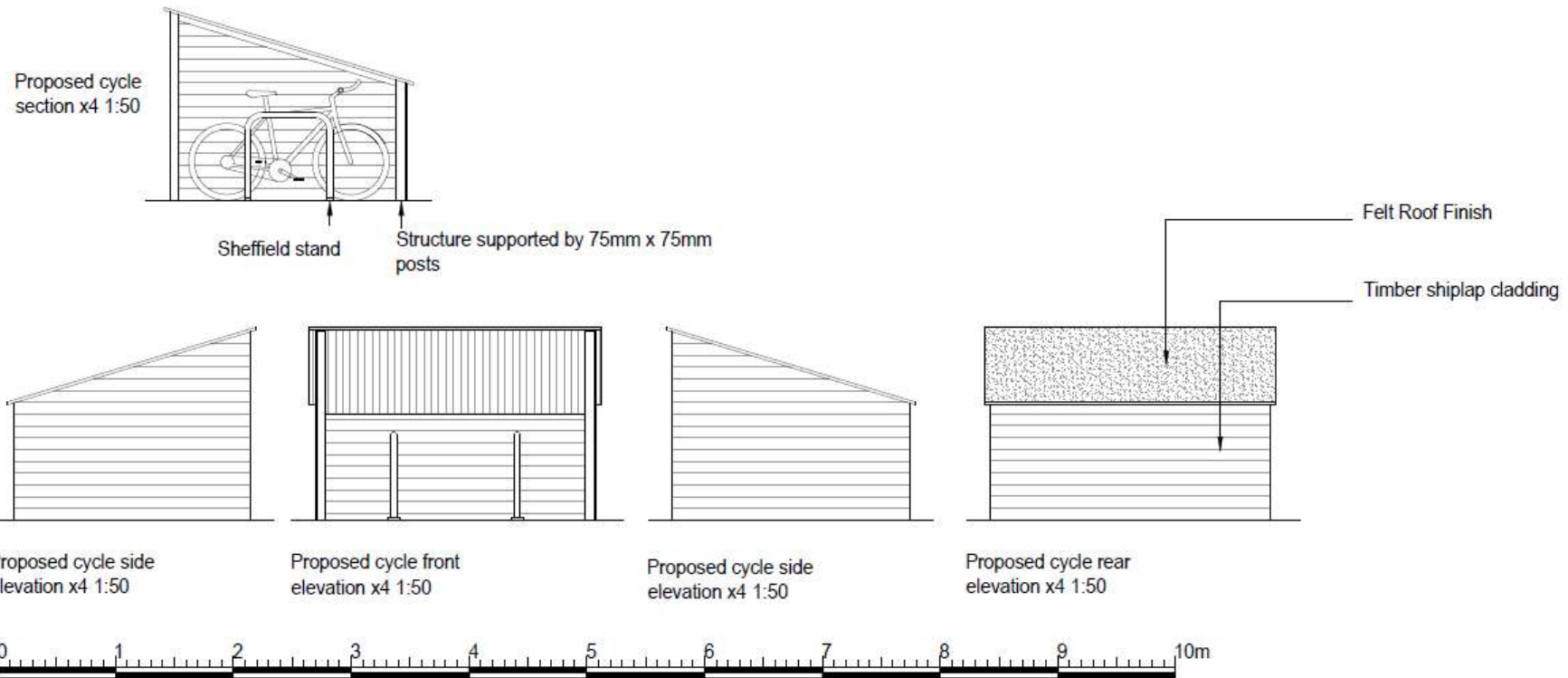
Proposed

Proposed Sound Insulation



Soundproof wall insulation specification Version 1 1:10

Cycle Elevations



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Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

- Recommend: **Approve**

