

26 Glebe Villas

BH2023/00481

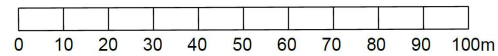


**Brighton & Hove
City Council**

Application Description

- Change of use from existing dwelling (planning use class C3) to dual use as either dwelling (C3) or a six bedroom small house in multiple occupation (HMO) (planning use class C4). External alterations including revised fenestration.

Location Plan



LOCATION PLAN 1:1250 @ A3

123

26P6/LP002

Aerial photo(s) of site



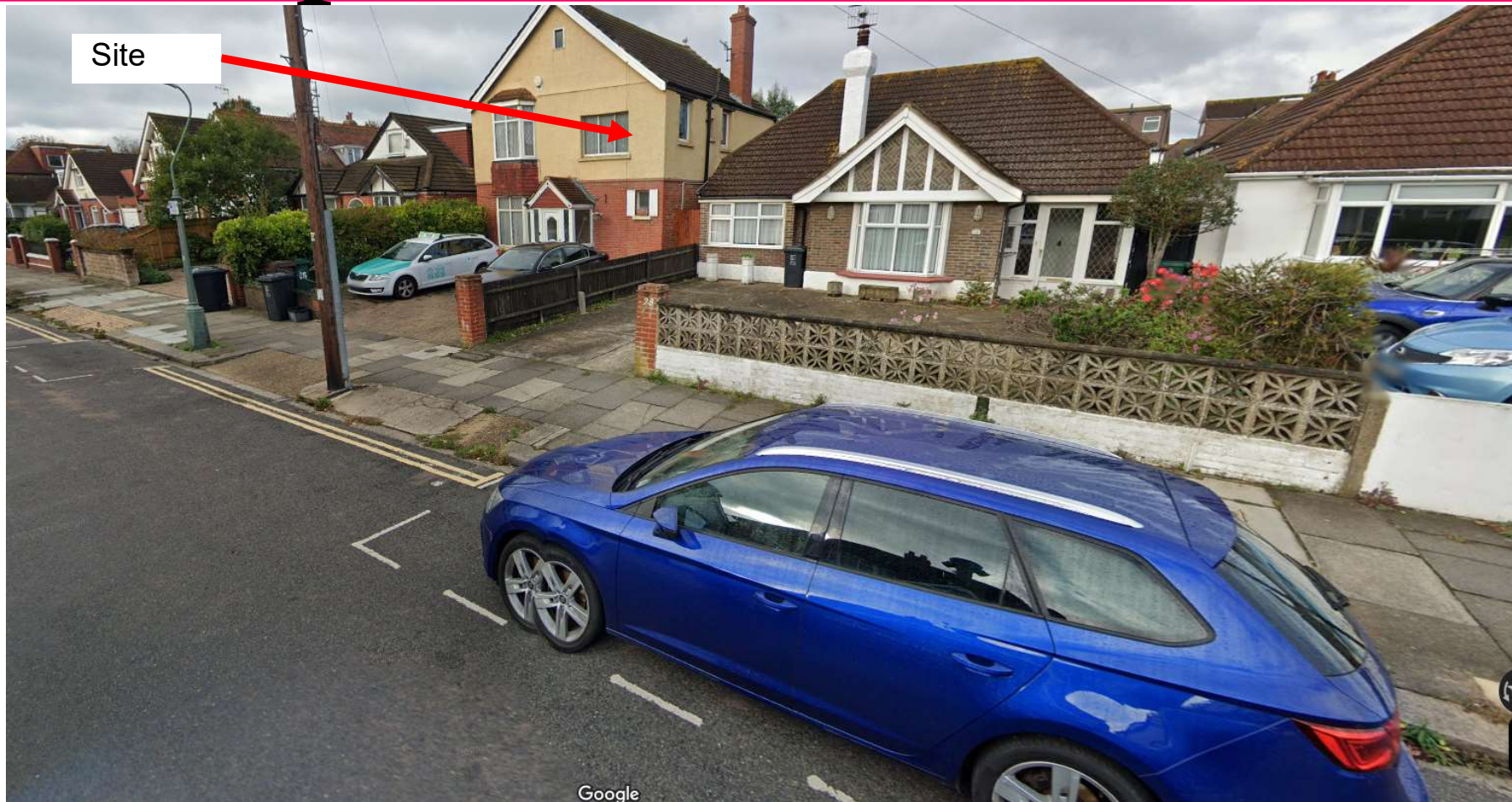
Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Site

Google



Brighton & Hove
City Council

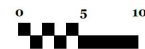
Other photo of site



Block Plan



BLOCK PLAN



128

26P6/LP002

Split of uses/Number of units

- A flexible C3 (dwelling) and C4 (Small House in Multiple Occupation) use is proposed.

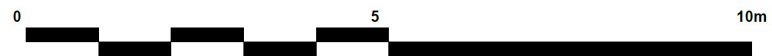


Existing Elevations



FRONT ELEVATION

BACK ELEVATION

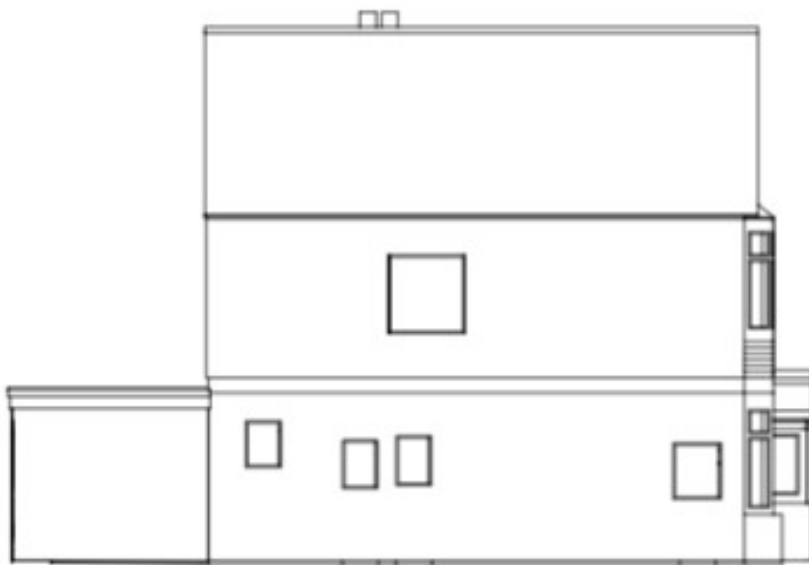


130

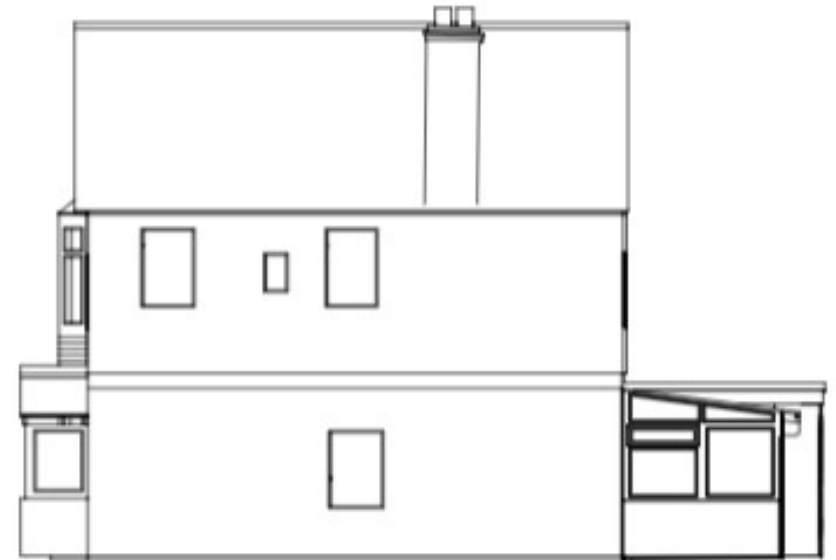
26E/EL001

Existing Side Elevations

131



LEFT ELEVATION



RIGHT ELEVATION

26E/EL001

Proposed Elevations



FRONT ELEVATION

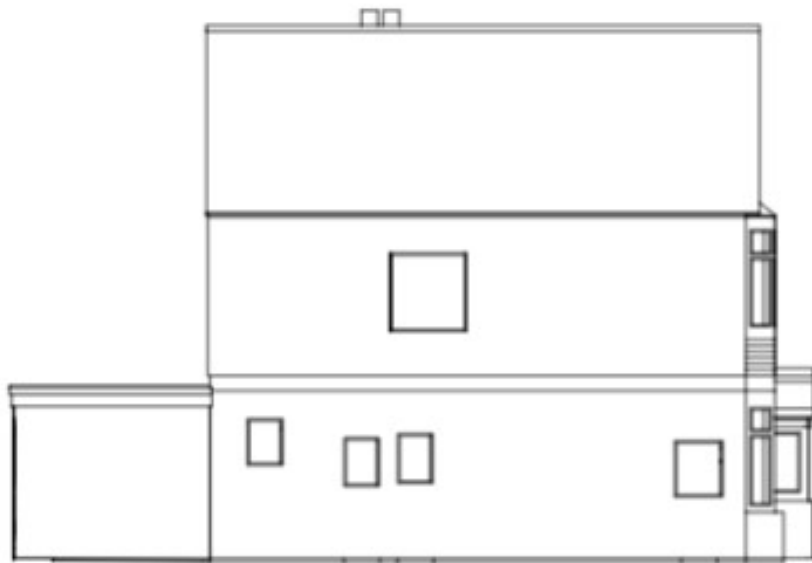
BACK ELEVATION



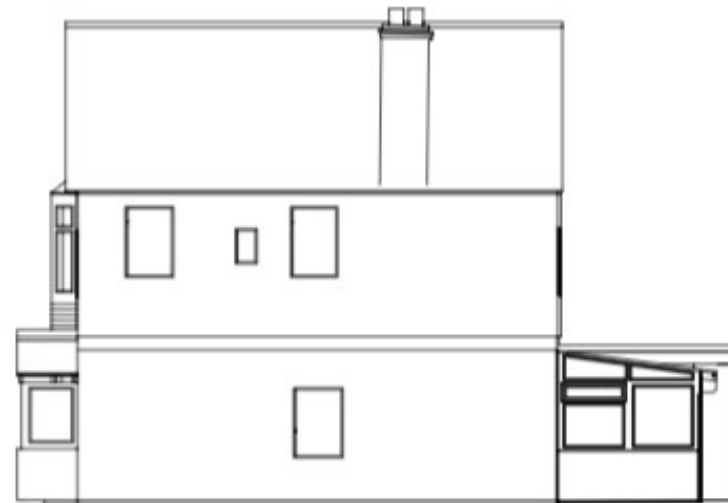
132

26P6/EL001

Proposed Side Elevations



LEFT ELEVATION



RIGHT ELEVATION

133

26P6/EL001

Key Considerations in the Application

- Design and Appearance.
- Impact on Amenity.



Conclusion and Planning Balance

- Only one HMO within 50m and fewer than 20% in wider neighbourhood so meets criteria in Policy DM7 of City Plan Part Two and Policy CP21 of City Plan Part One supporting mixed neighbourhoods.
- Minor changes to fenestration proposed which are acceptable in design terms.
- Impact on amenity of neighbouring residents considered acceptable.

Recommend Approval

