

231

Flat 13, St Gabriels, 18A Wellington Road

BH2023/03432



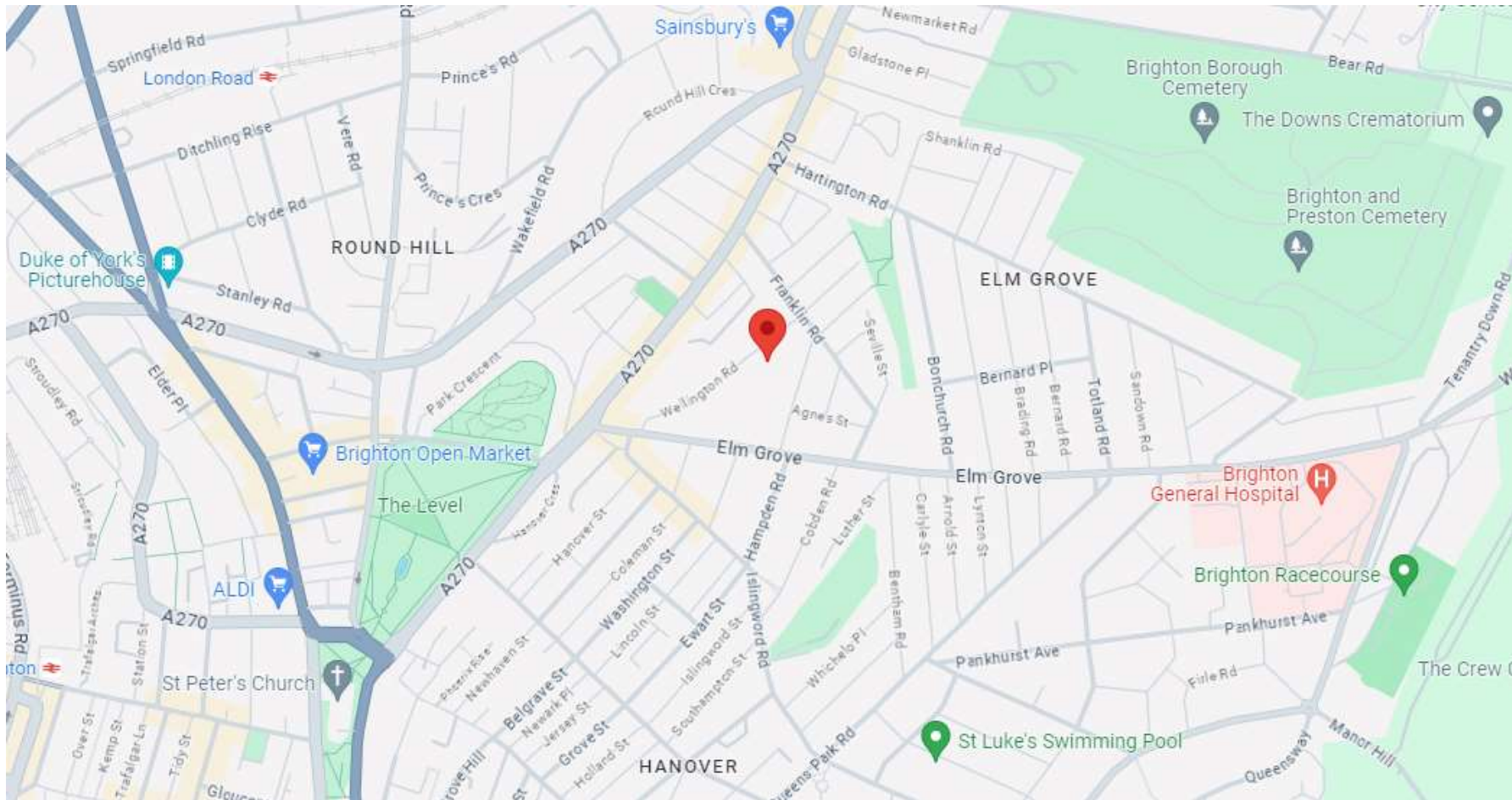
Brighton & Hove
City Council

Application Description

- Change of use from a studio flat (C3) to a three bedroom, 5 person, small house in multiple occupation (C4) with installation of one front dormer, one side dormer and two rear rooflights.



Map of application site



Brighton & Hove
City Council

Existing Location Plan



Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Front Elevation (North west facing)



Brighton & Hove
City Council

Front Elevations with Street

Looking East



Looking South



Brighton & Hove
City Council

Internal Photos - existing

239



Internal Photos - existing

240

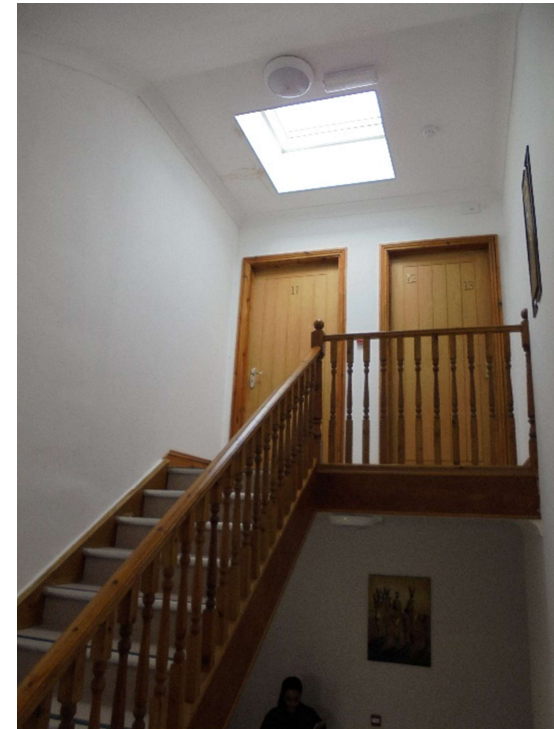
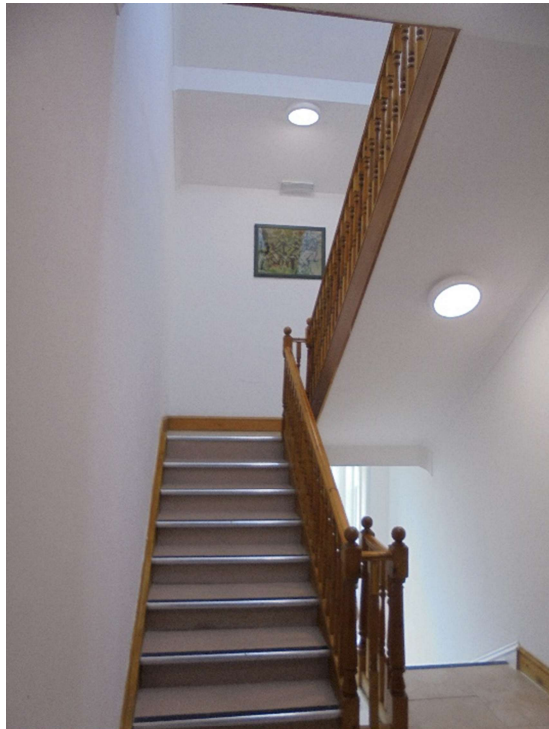


Internal Photos - existing



Brighton & Hove
City Council

Internal Photos - existing



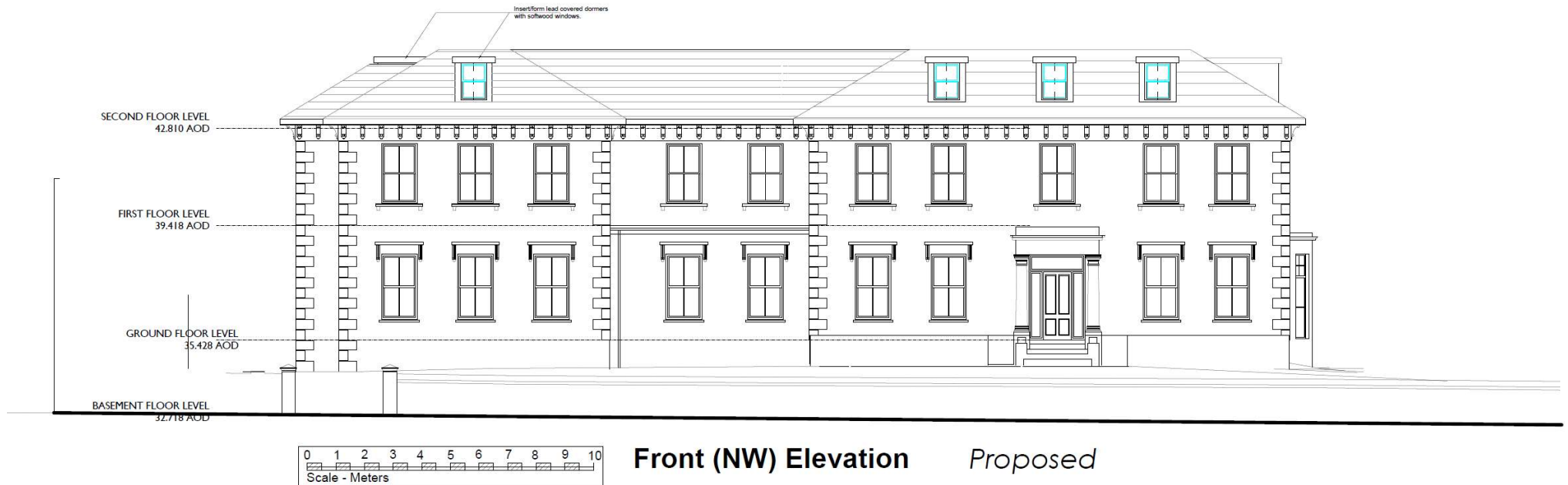
Existing Front Elevation



243

25

Proposed Front Elevation



244

25

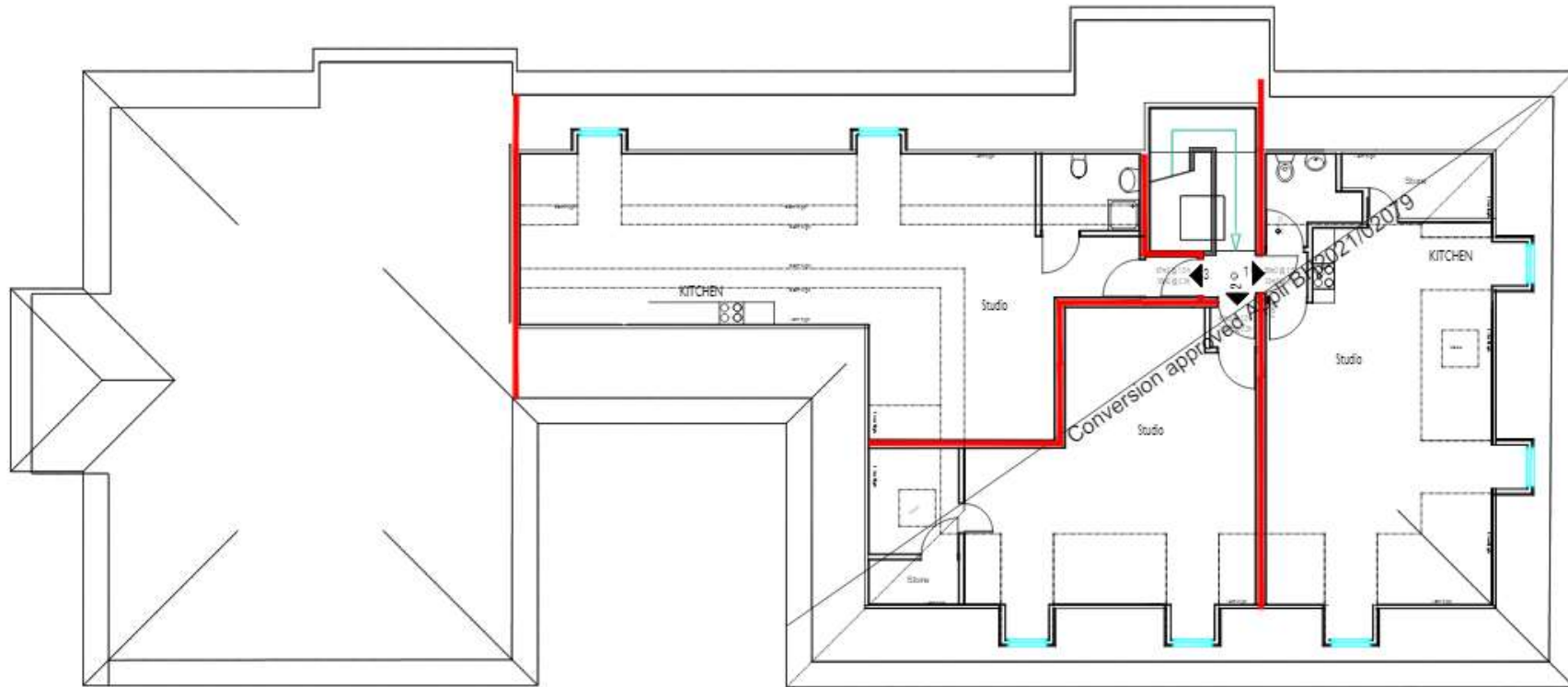
Existing Rear Elevation



Proposed Rear Elevation



Existing Floor Plan

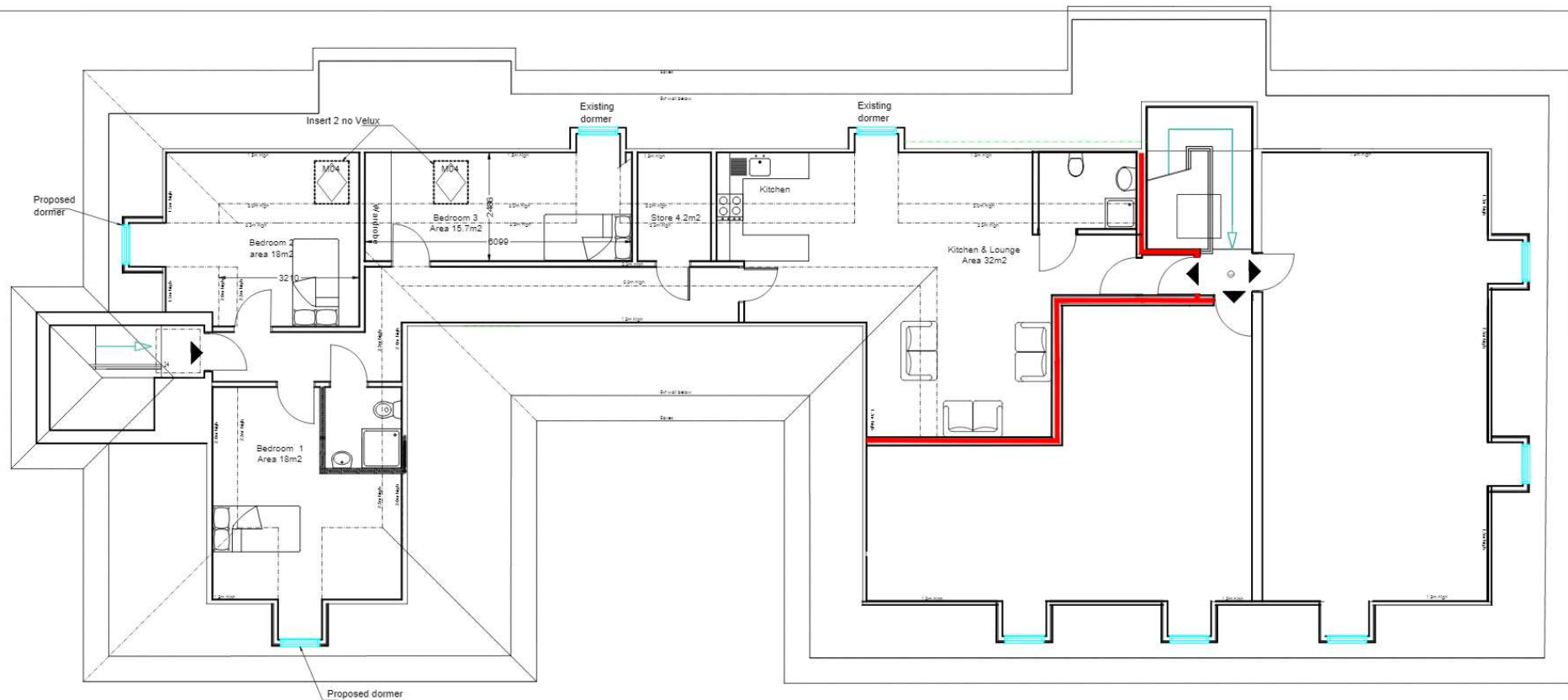


247

24 C

Proposed Floor Plan

248



24C

Representations

6 **Objections** raising the following issues:

- Adverse effect on/not in keeping with listed building
- Detrimental effect on property value
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Too close to the boundary
- Traffic/highways issues

6 **Supports** raising the following issues:

- Good design
- No detrimental effects on neighbourhood

Key Considerations in the Application

- Appearance of the Locally Listed Building
- HMO density in relation to DM7 and CP21
- Impact on amenity for surrounding residents of block from proposed small HMO (C4)
- Impacts on amenity for future residents of the proposed small HMO (C4)

Conclusion and Planning Balance

- Meets Policy requirements of DM7 and CP21 for HMO density and layout – HMO use is below 10% for dwellings within 50metres and 20% for dwellings in the wider neighbourhood.
- Amenity impacts from the proposed development are acceptable to surrounding and future residents – subject to conditions re occupancy, layout and sound insulation.
- External changes to the Locally Listed building are acceptable – with front dormer bringing back some balance to the front elevation, and the side dormer and rear rooflights not causing visual harm.

Recommendation: **Approve with conditions**

