

18-20 Caburn Road

BH2024/00443



**Brighton & Hove
City Council**

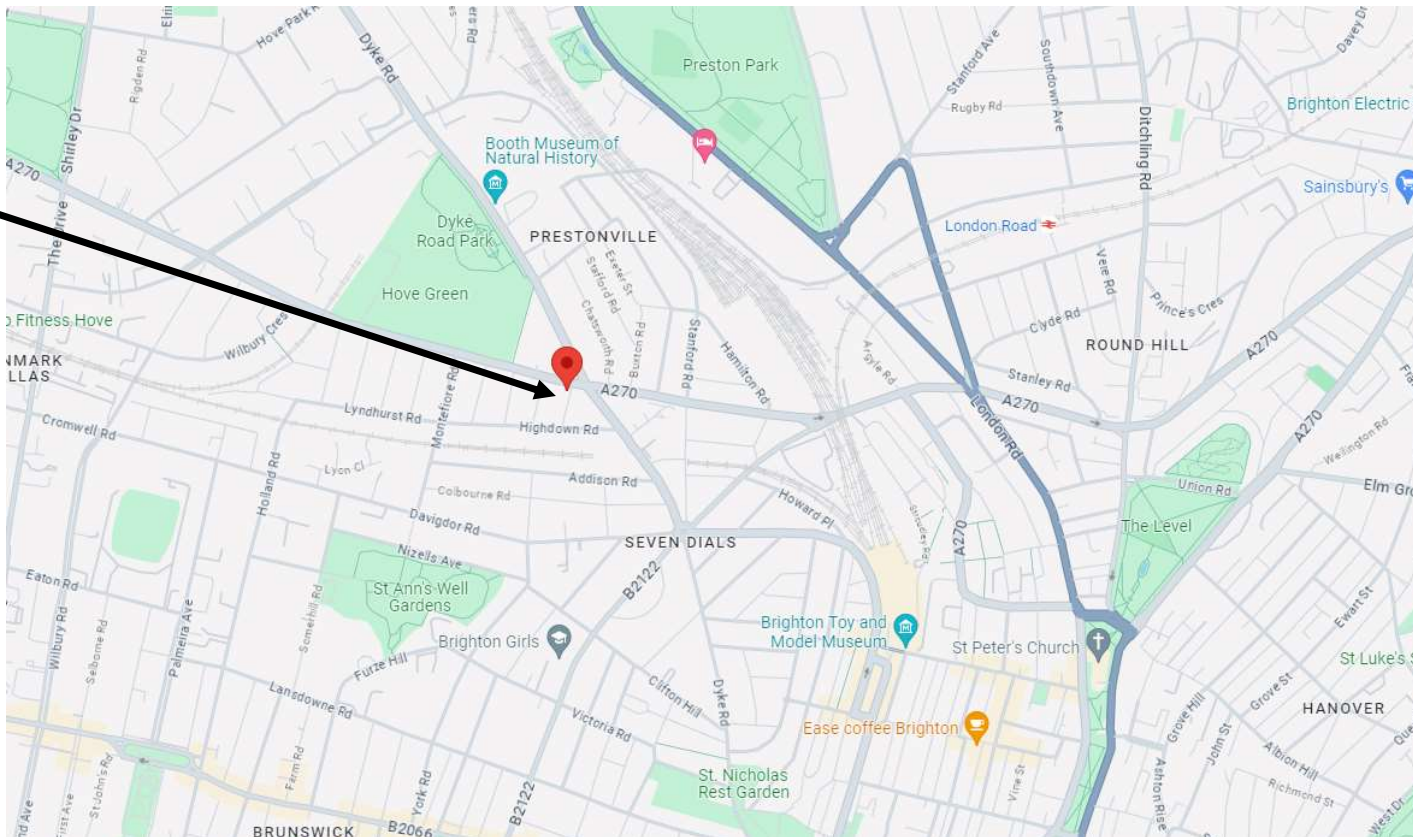
Application Description

- Change of use from adult care services (C2) to use as either a house in multiple occupation (Sui Generis) or as a Class C2 facility.



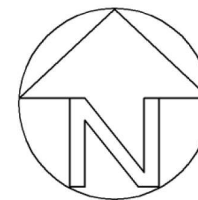
Map of application site

Site



227

Location Plan



Existing site location plan
Scale 1:1250 @A3



TA1501/01

Aerial photo of site

Site



229

3D Aerial photo of site



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Street photo of site



231

ID

Proposed Block Plan



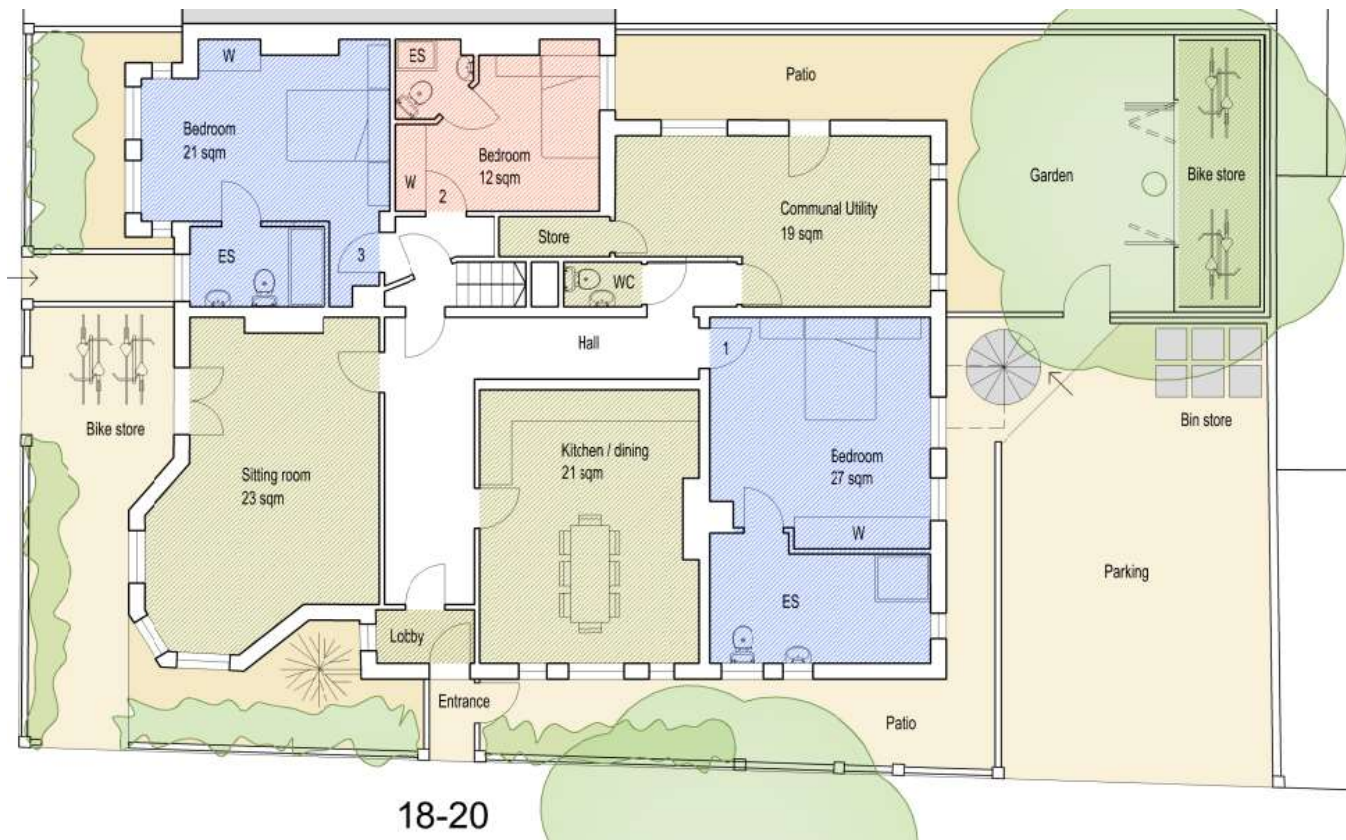
Proposed block plan Scale 1:500 @A3



232

TA1501/01

Proposed Ground Floor Plan



18-20

Proposed First Floor Plan



234

Representations

Six (6) letters of objection have been received raising the following issues:

- Loss of property value
- Further information requested regarding proposed uses
- Noise disturbance in a family street
- Concerns regarding potential future occupiers of a C2 use
- More letters should have been sent to local residents

Key Considerations in the Application

- Planning history – there is an extant permission for HMO use
- Principle of the proposed flexible C2/HMO use – ‘flexible’ means that the site can fluctuate between the two uses for a period of ten years.
- Impact upon neighbouring amenity
- Standard of accommodation

Conclusion and Planning Balance

- The loss of the existing C2 adult care services use has been accepted as part of the previous permission
- The proposed Sui Generis large HMO use would comply with policies CP21 and DM7
- The proposed flexible use is therefore not objectionable, because either use would be acceptable in principle
- No significant impact on neighbouring amenity is anticipated in either case, subject to the attached conditions securing maximum occupancy rates and compliance with the submitted management plan
- The standard of accommodation proposed is acceptable for an HMO use, and is comparable in quality to the existing layout for an adult care services use.

Recommend: Approve



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