

42 Waterloo Street
BH2024/02461

8th January 2025

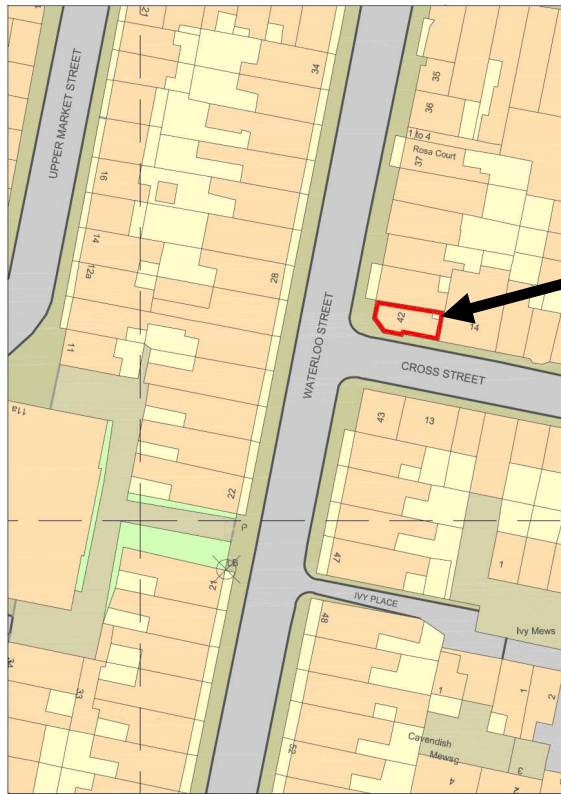


Brighton & Hove
City Council

Application Description

- ▶ Conversion of restaurant and staff flat above to create 6no person small house in multiple occupation (C4).
- ▶ No external alterations are proposed.

Location Plan



Site



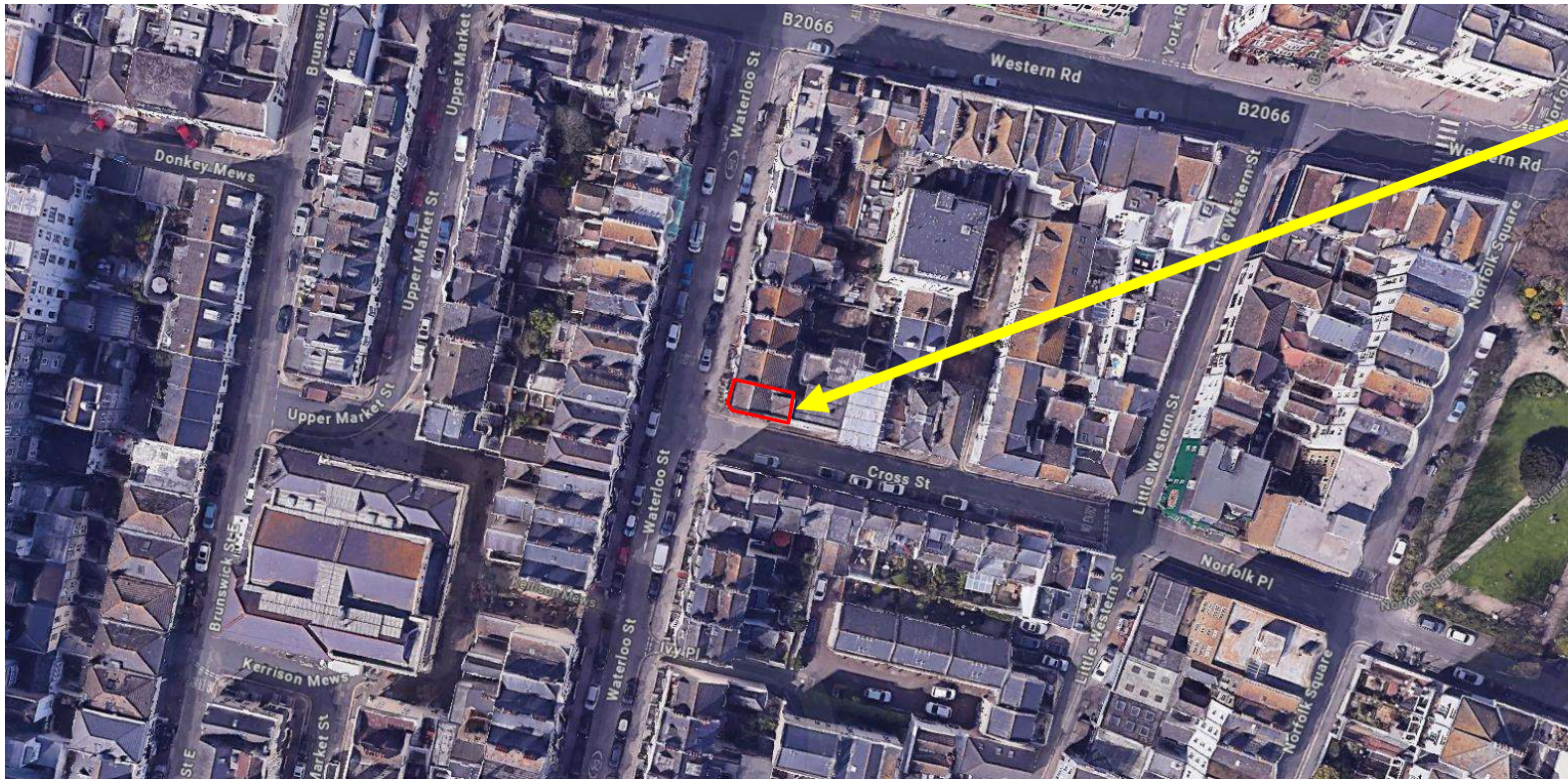
+LP Location Map 1:1250

Scale in Metres 1:1250



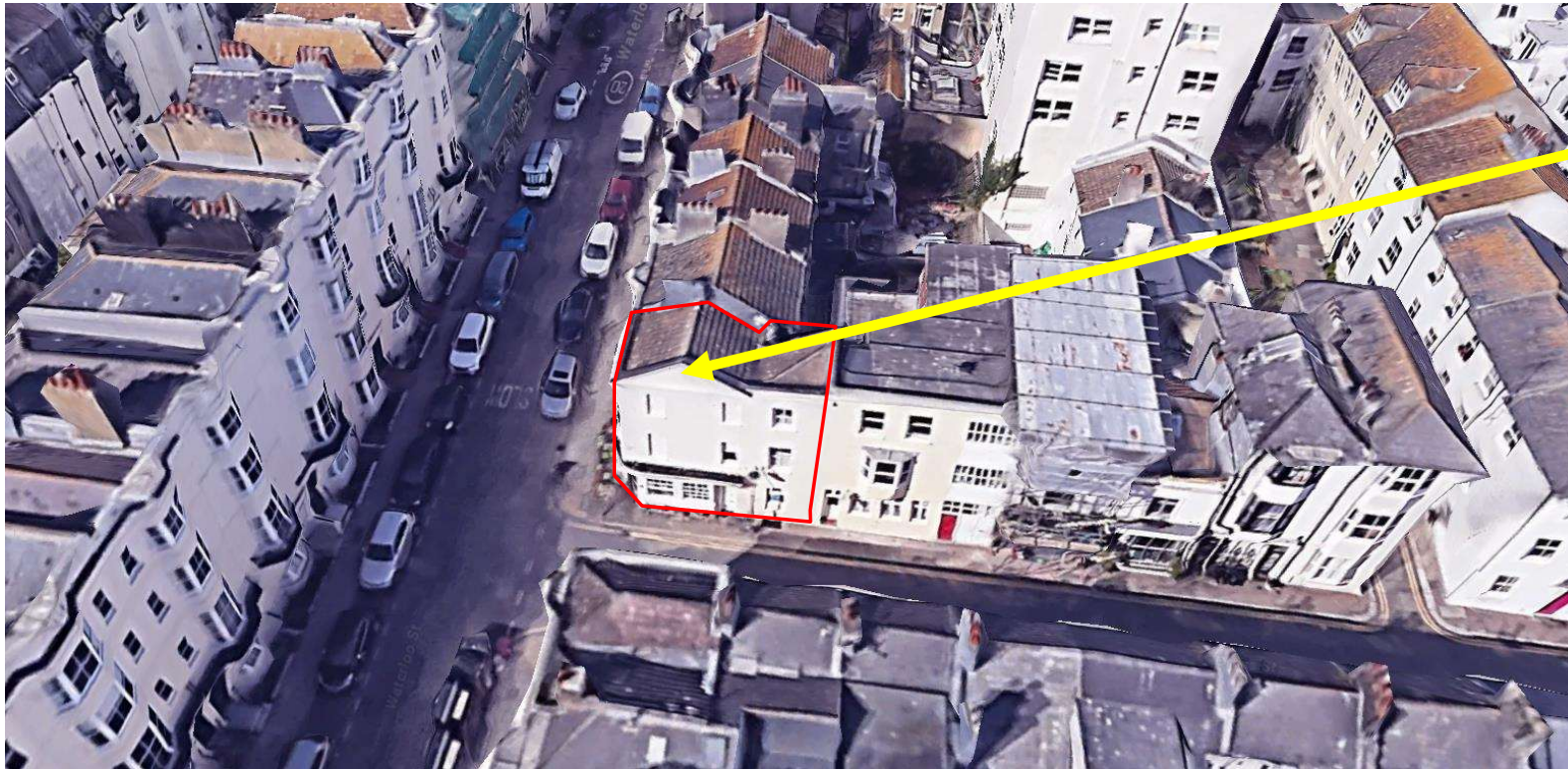
23-P14-01

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street Photo of Site



Site

Block Plan



Site

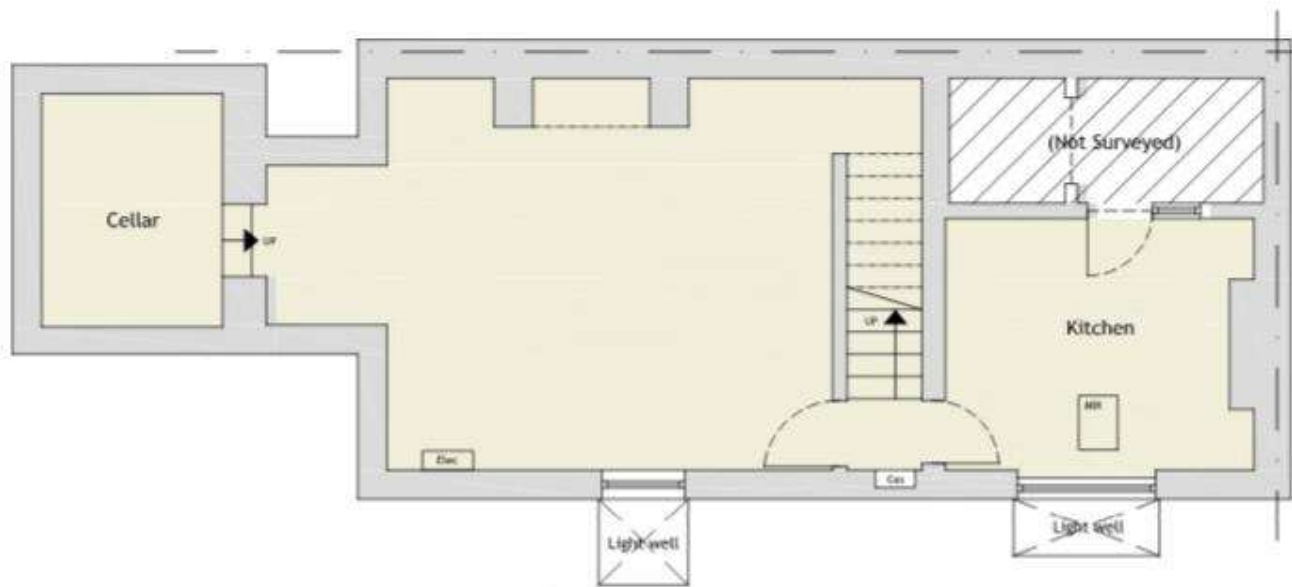
+BP Block Plan 1:500
Scale in Metres 1:500
0 5 10 15 20 25



23-P14-02



Existing Basement Plan



Basement Floor Area = 42.3m²

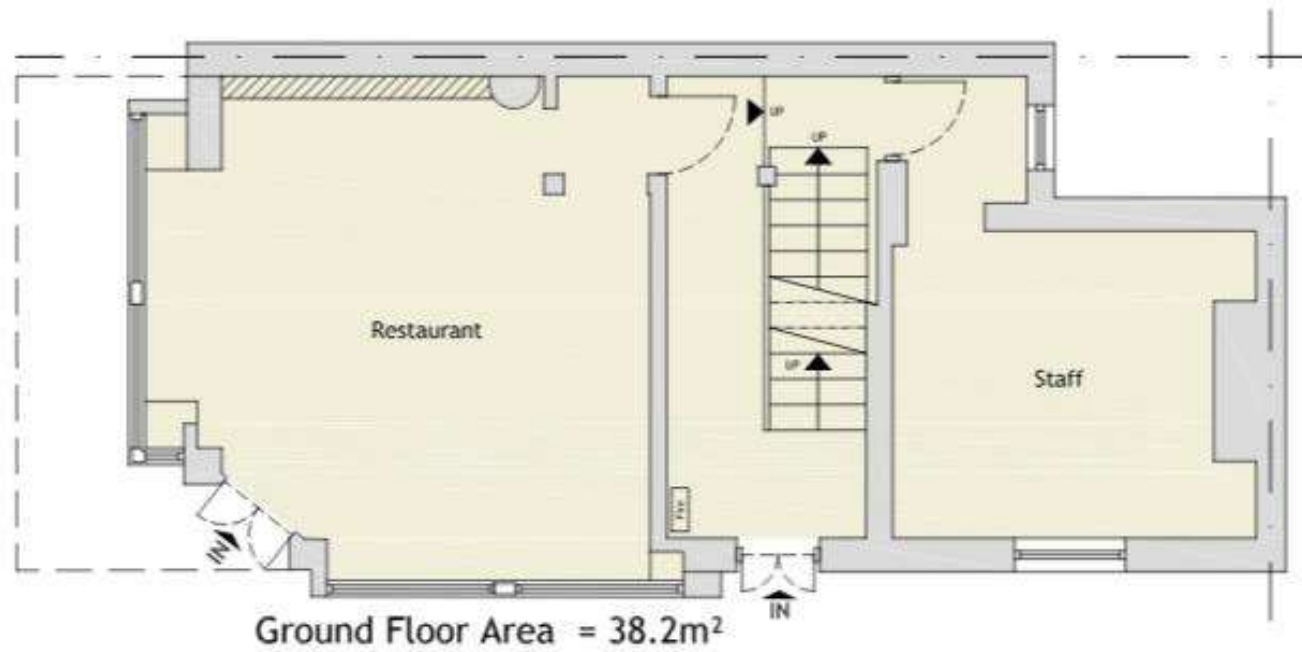
23-P14-10 A

Proposed Basement Plan



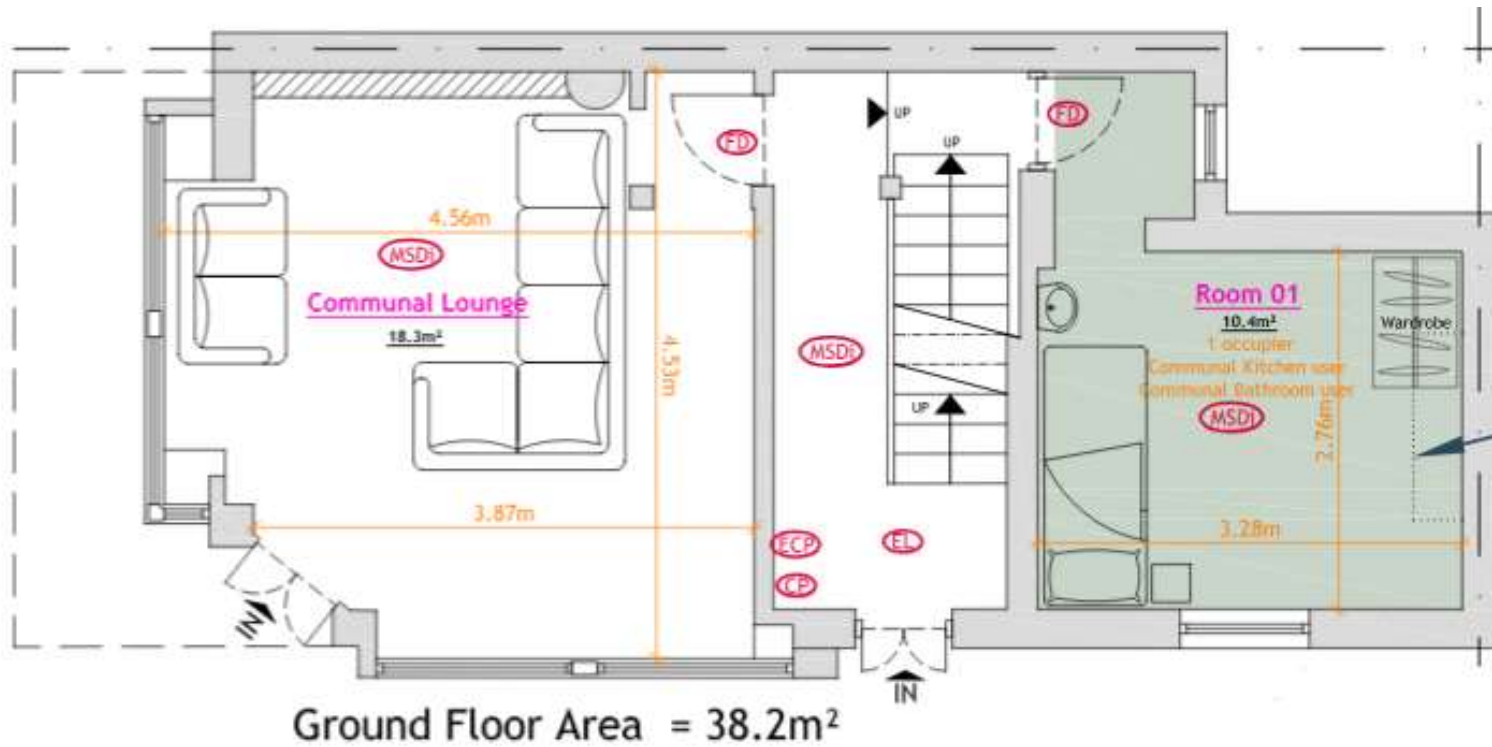
Basement Floor Area = 42.3m²

Existing Ground Floor Plan



23-P14-10 A

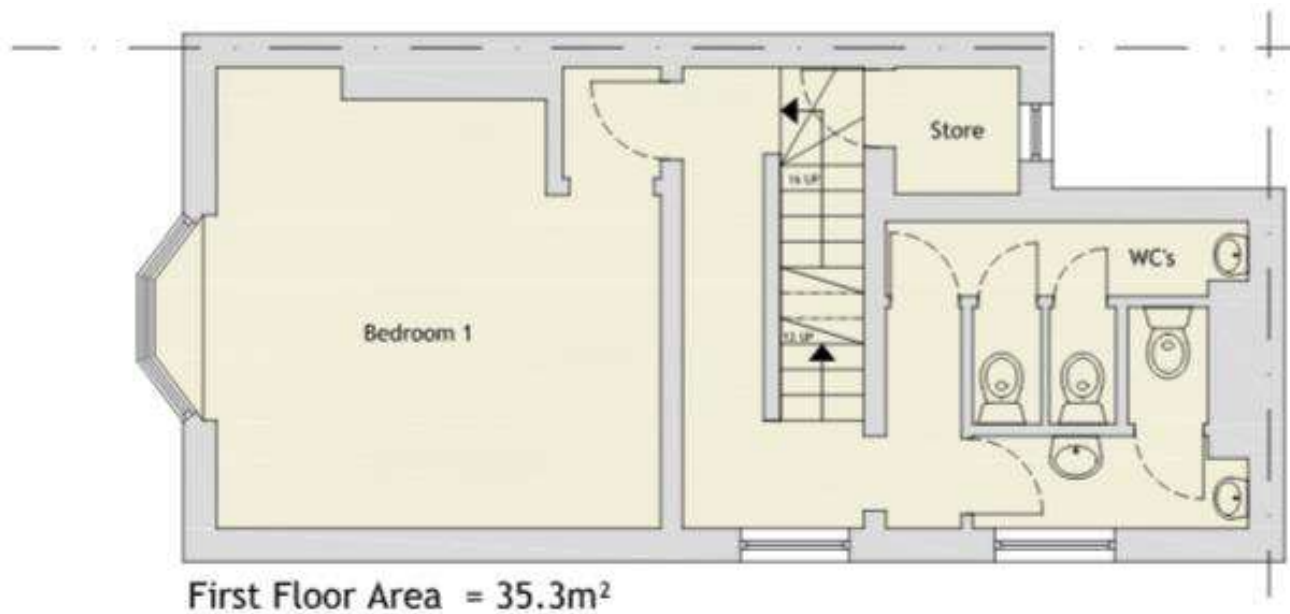
Proposed Ground Floor Plan



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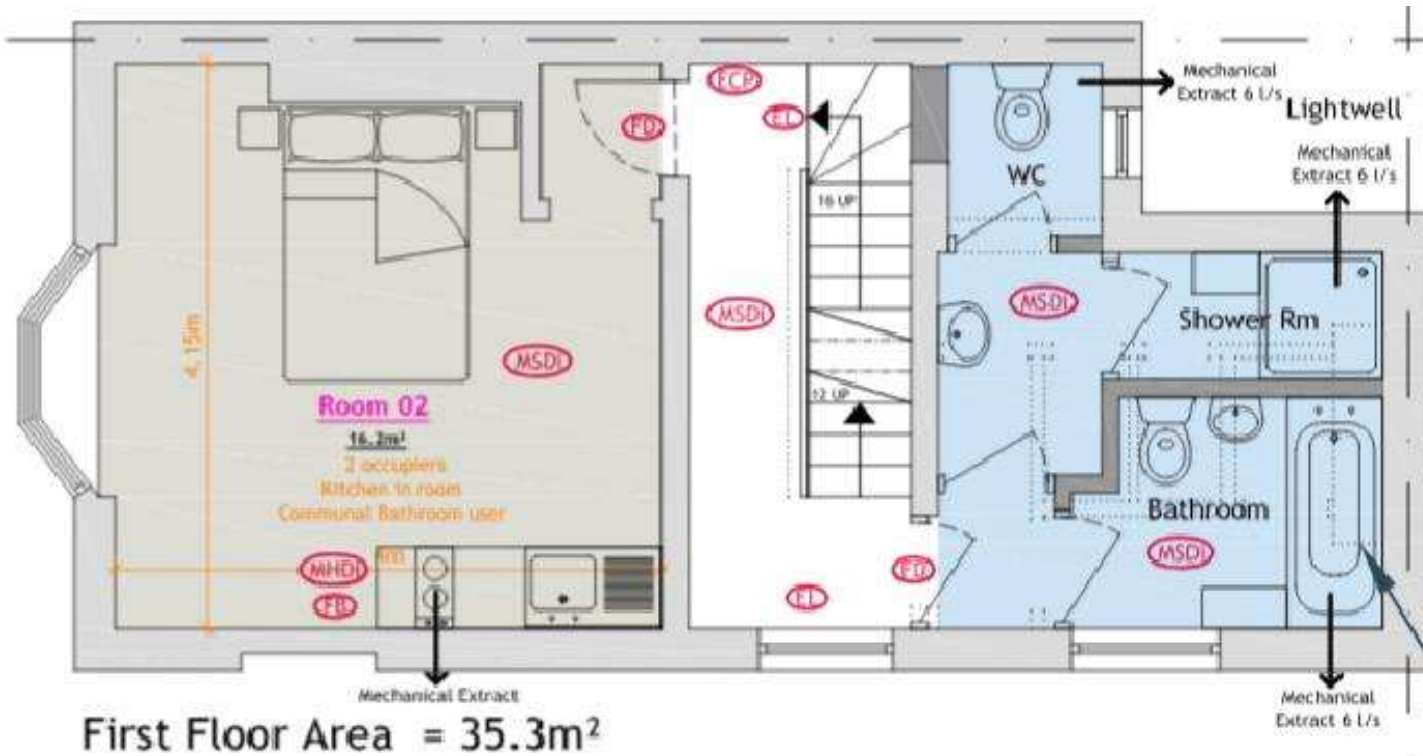
23-P14-60 C

Existing first floor plan



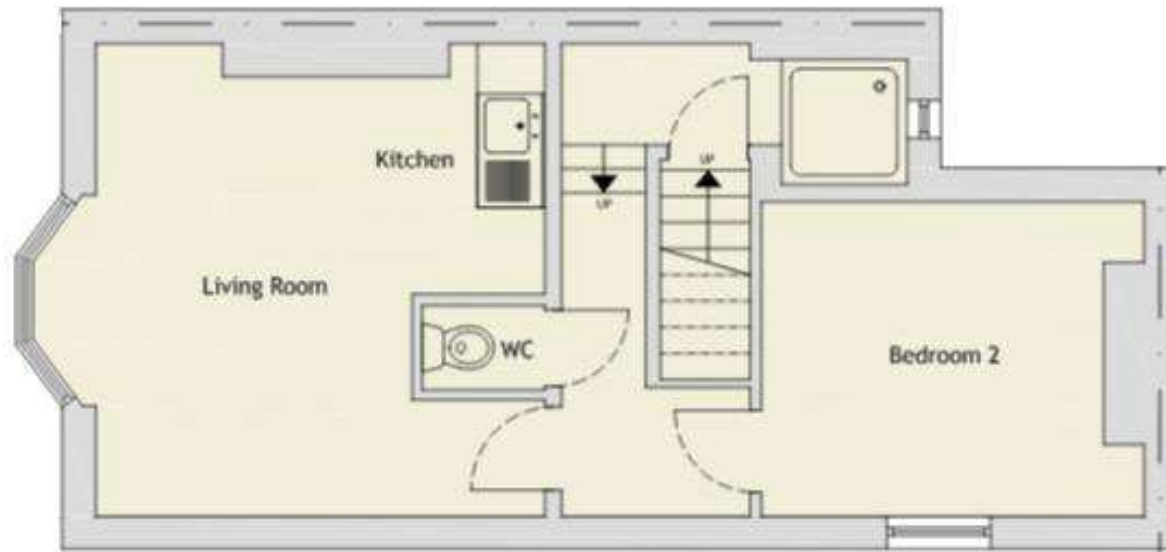
23-P14-10 A

Proposed First Floor Plan



23-P14-60 C

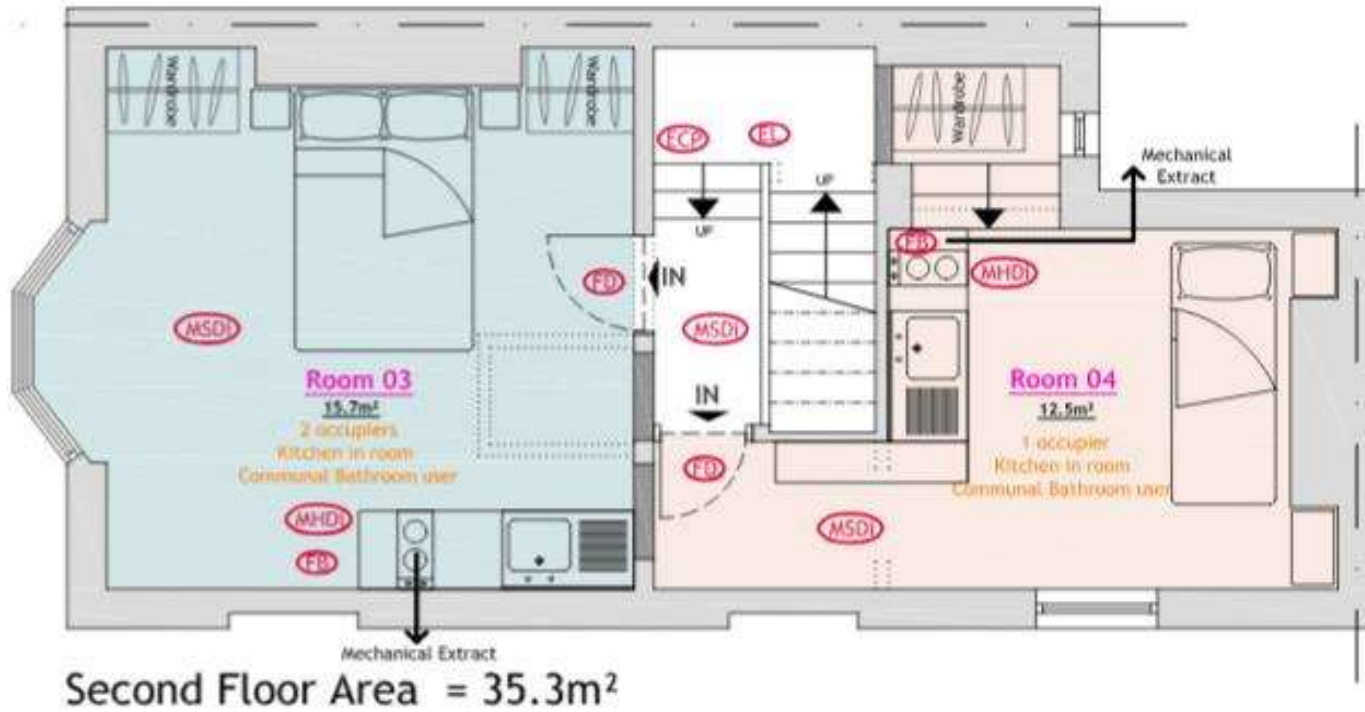
Existing Second Floor Plan



Second Floor Area = 35.3m²

23-P14-10 A

Proposed Second Floor Plan



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23-P14-60 C



Representations

- ▶ **Seven (7) objections** and Councillor Sykes:
 - ▶ Parking stress
 - ▶ Pressure on refuse/recycling bins
 - ▶ Noise impact: sound proofing/mitigation should be included
 - ▶ Substandard living conditions
 - ▶ Fire risk
 - ▶ Too many HMOs already
 - ▶ Risk of communal space being converted to bedroom

Key Considerations

- ▶ Principle of Change of Use
- ▶ Standard of Accommodation
- ▶ Impact on neighbour amenity
- ▶ Whether the reason for refusal of BH2024/01729 (standard of accommodation) has been overcome

Conclusion and Planning Balance

- ▶ Compared with refused application (BH2024/01729) occupation level reduced from 8 to 6 (maximum) and additional living room provided
- ▶ No policy protection of restaurant use.
- ▶ Concentration of HMOs within 50m is 5.34% in accordance with CP21.
- ▶ Concentration of HMOs in the wider area is 2.7% in accordance with DM7.
- ▶ Standard of accommodation is acceptable and improved over refused application.
- ▶ Activity associated with the proposed use is not considered likely to exceed that of the previous use of the building as a restaurant and flat.
- ▶ **Recommend: Approval**