

29 Grantham Road

BH2025/00106

2nd April 2025

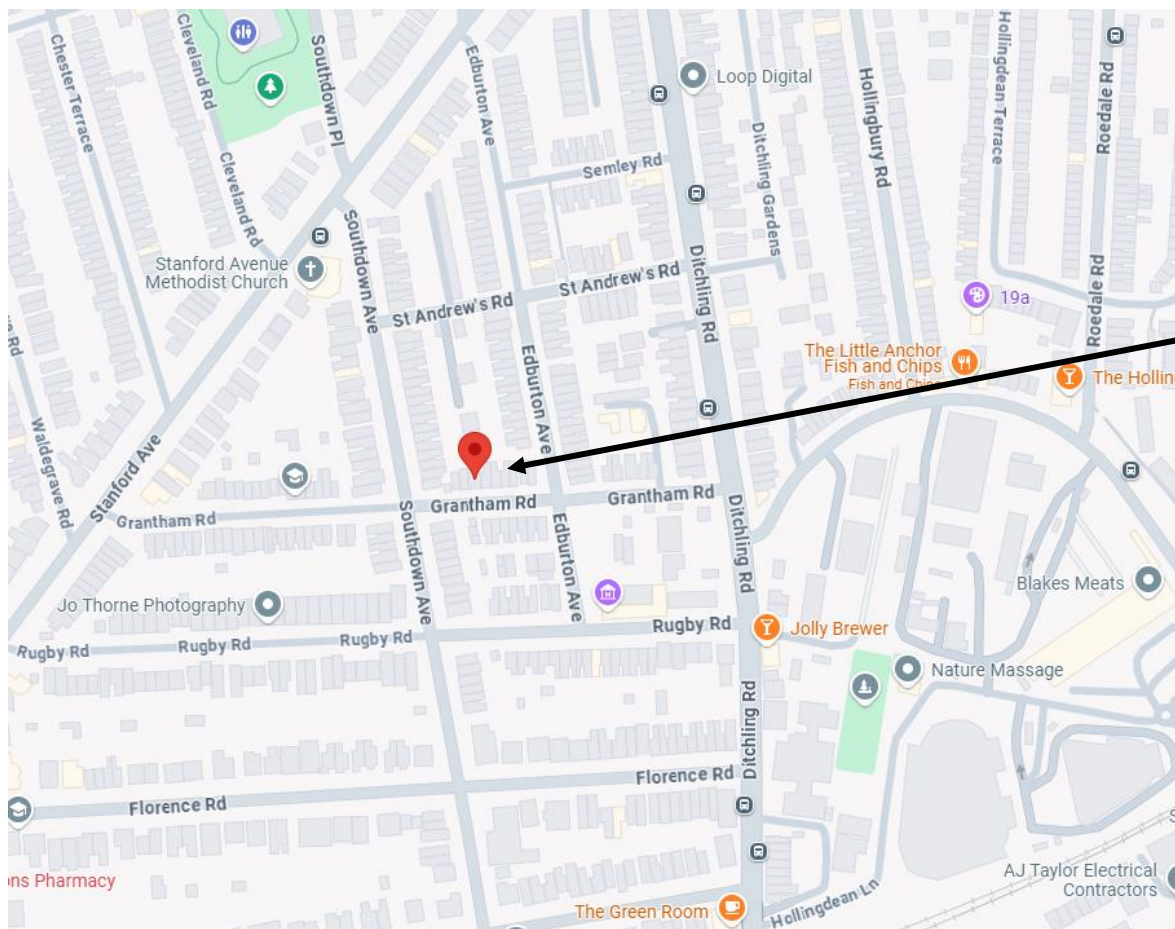


Brighton & Hove
City Council

Application Description

- ▶ Change of use from single dwelling (C3) to flexible use as
 - single dwelling (C3) or
 - 4no. bedroom small house in multiple occupation (C4).

Map of Application Site



Site

Existing Block Plan



Site

01-0814F

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street Photo of Site



Rear Photo of Site

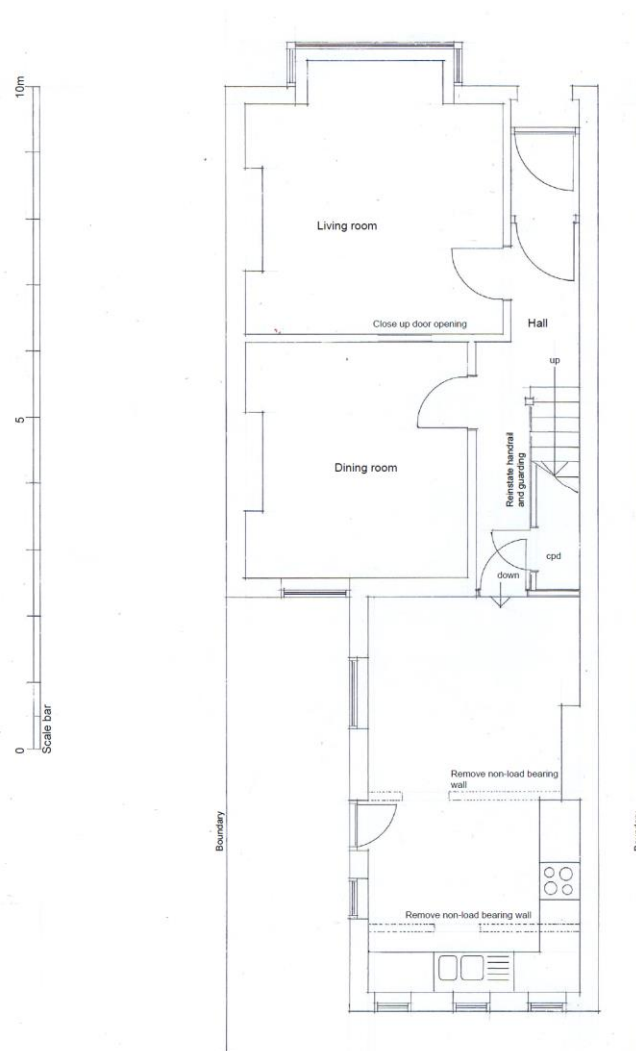


Rear elevation - living room (GF) and bedroom (FF) windows



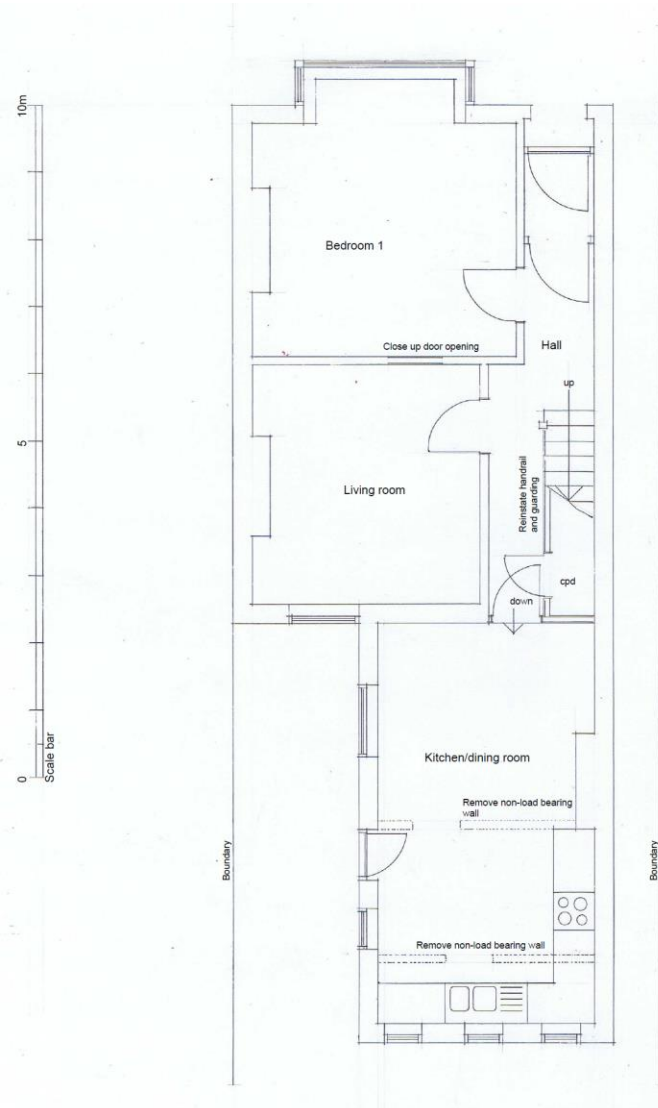
Rear elevation - kitchen/dining window (GF_) and bedroom window (FF)

Existing Ground Floor Plan



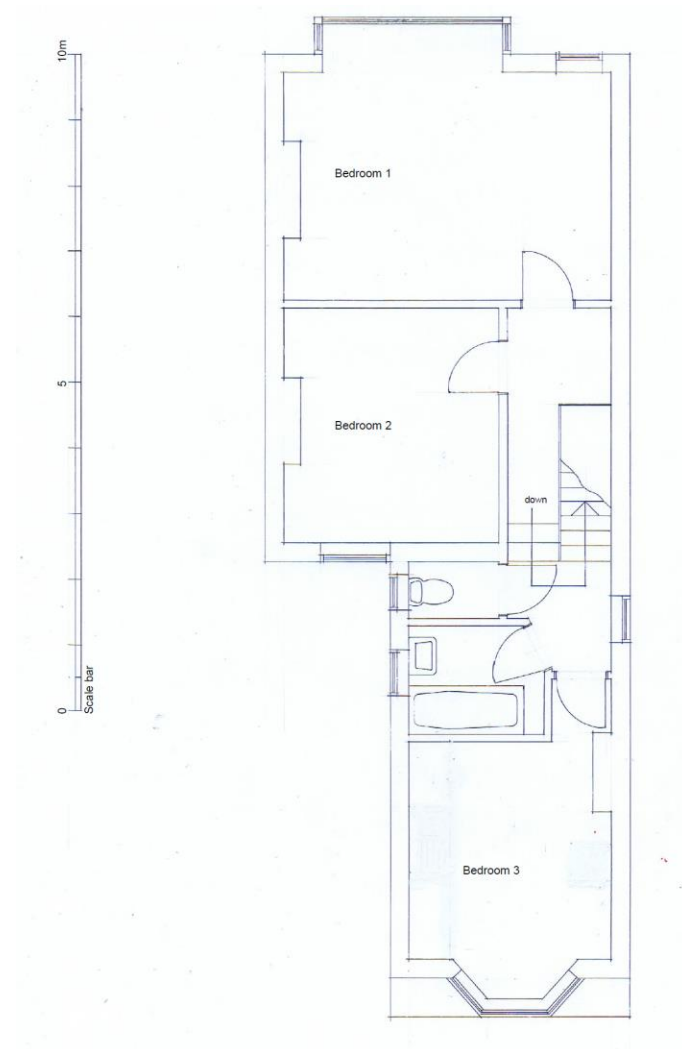
01-0814B

Proposed Ground Floor Plan



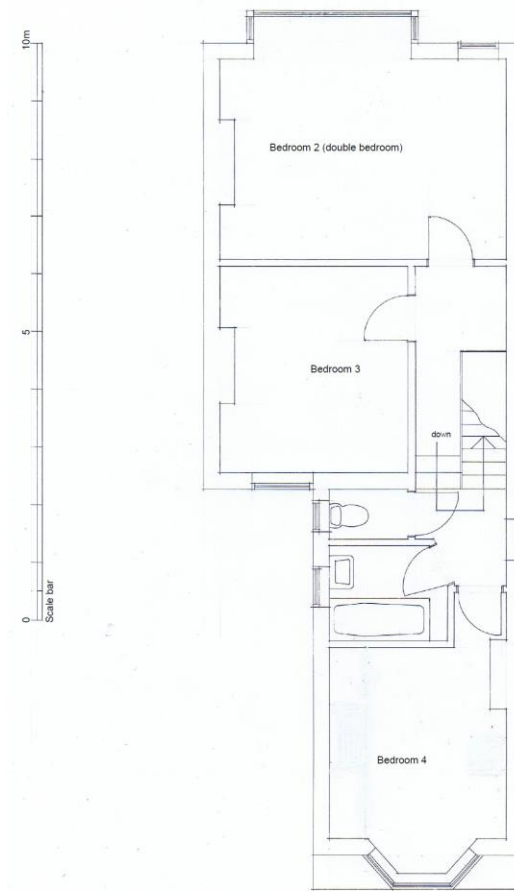
01-0814-01 REV B

Existing 1st Floor Plan



01-0814C

Proposed 1st Floor Plan



01-0814-02 REV B

Representations

► Nine (9) objections:

- Additional Traffic, particularly in conjunction with the Junior School on the same road.
- Increase in noise and anti-social behaviour.
- Transient occupancy - impact on community cohesion
- Adversely affects conservation area
- Overdevelopment
- Poor design
- HMO use may contribute to the decline of demand for school places.
- Increased waste management issues.
- Reduced availability of family homes.
- Storage and overall communal space standards not met (policy DM1).
- HMO licensing standards not met.
- Detrimental Impact on property value.
- Increased fire risk for future occupiers.

Key Considerations

- ▶ Principle of the flexible use
- ▶ Standard of accommodation for dwelling and HMO uses
- ▶ Impact on neighbour amenity
- ▶ Transport matters

Conclusion and Planning Balance

- ▶ Principle of creation of flexible dwelling/small HMO use in this location is supportable with reference to HMO policies (CP21 and DM7).
- ▶ Layout will function effectively for both dwellinghouse and small HMO use. For the small HMO use the bedrooms and communal spaces meet the minimum space requirement of policy DM7.
- ▶ Impact on neighbouring amenity acceptable for either use;
- ▶ Transport and Highway matters are considered acceptable in planning terms subject to a condition securing cycle parking to the rear.

Recommendation: Approval.

