

47 Eastbrook Road

BH2025/00230

7th May 2025

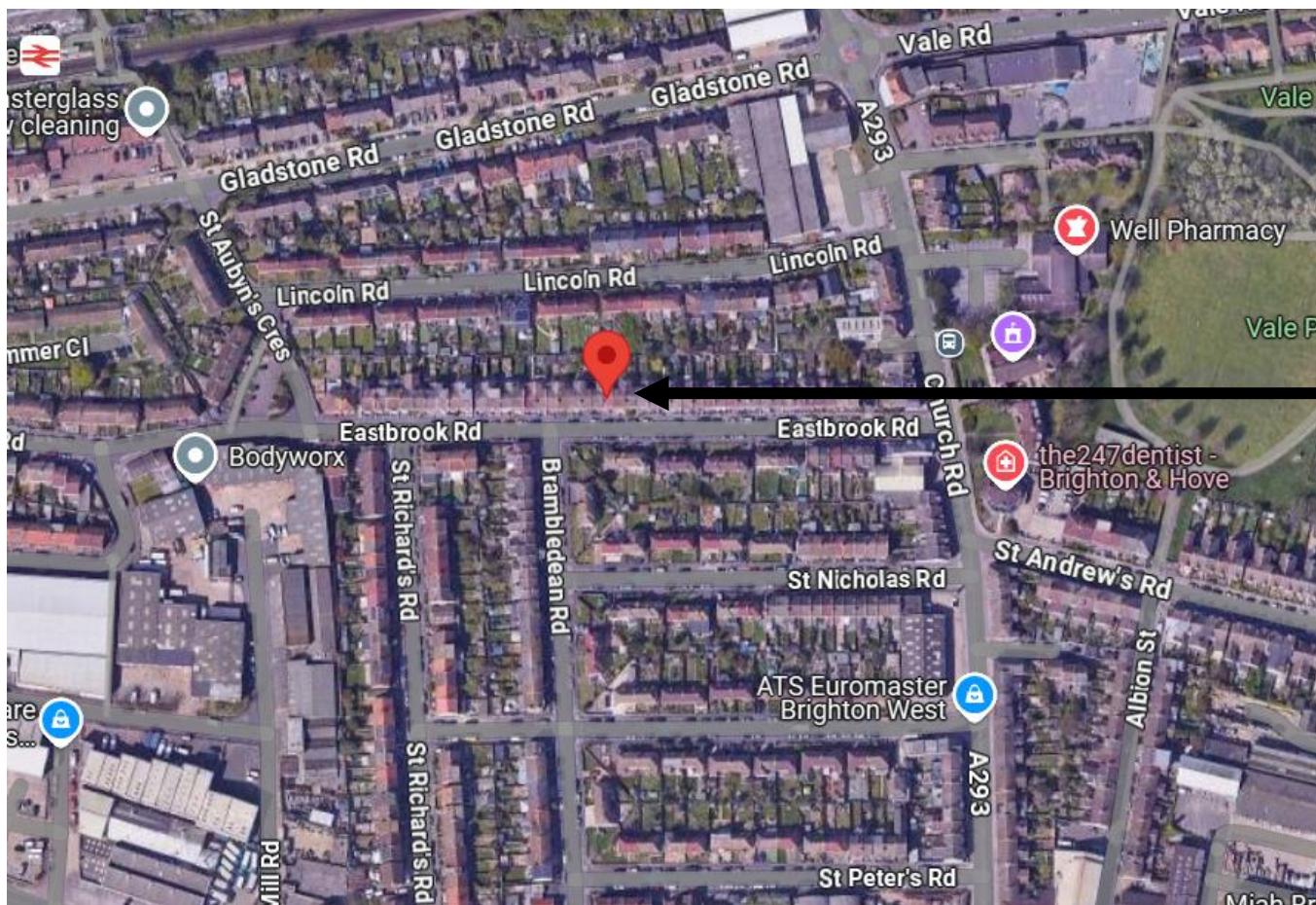


Brighton & Hove
City Council

Application Description

- Change of use from single dwelling house (C3) to 5no bedroom small house in multiple occupation for up to six persons (C4).

Map of Application Site



Application Site

Existing Location Plan

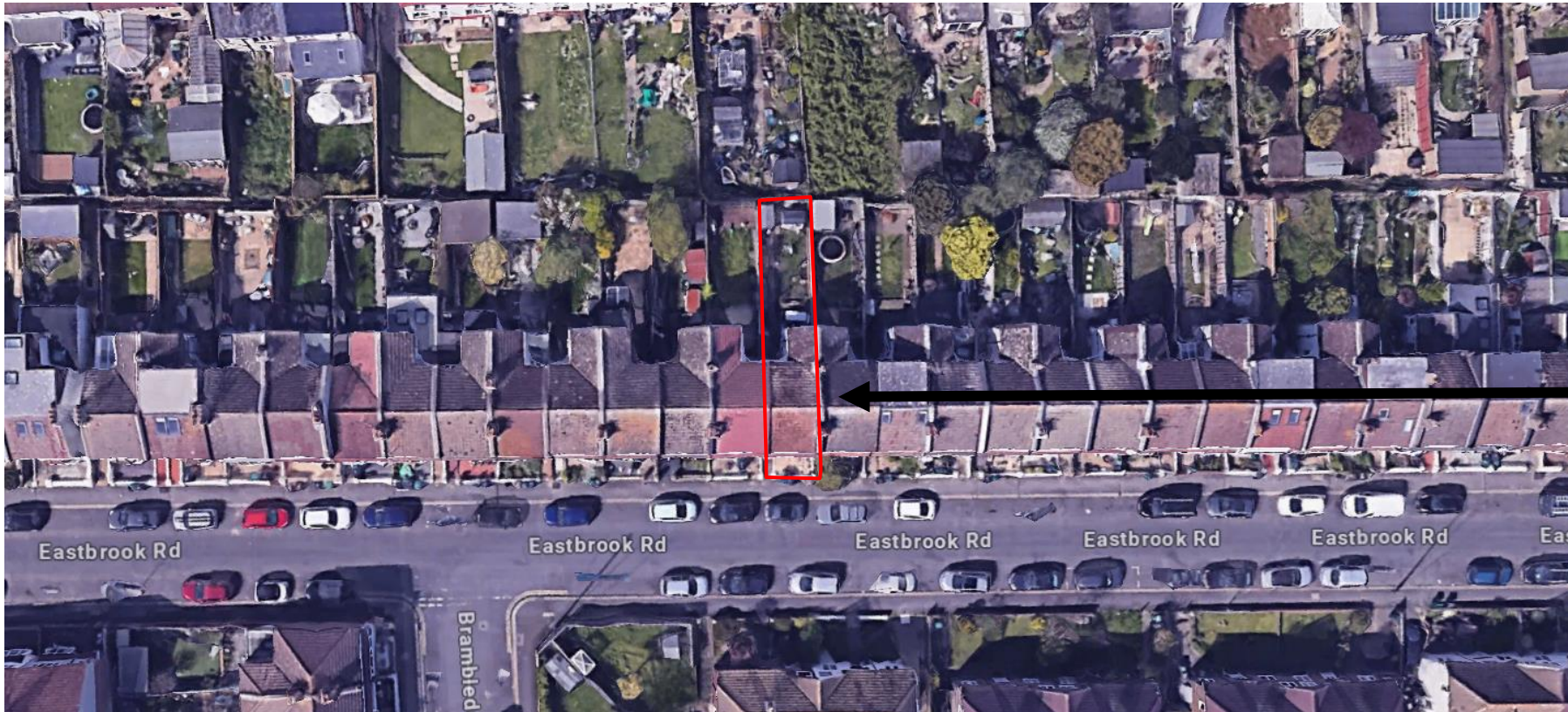


Application Site

Location Plan
1:1250 @ A1

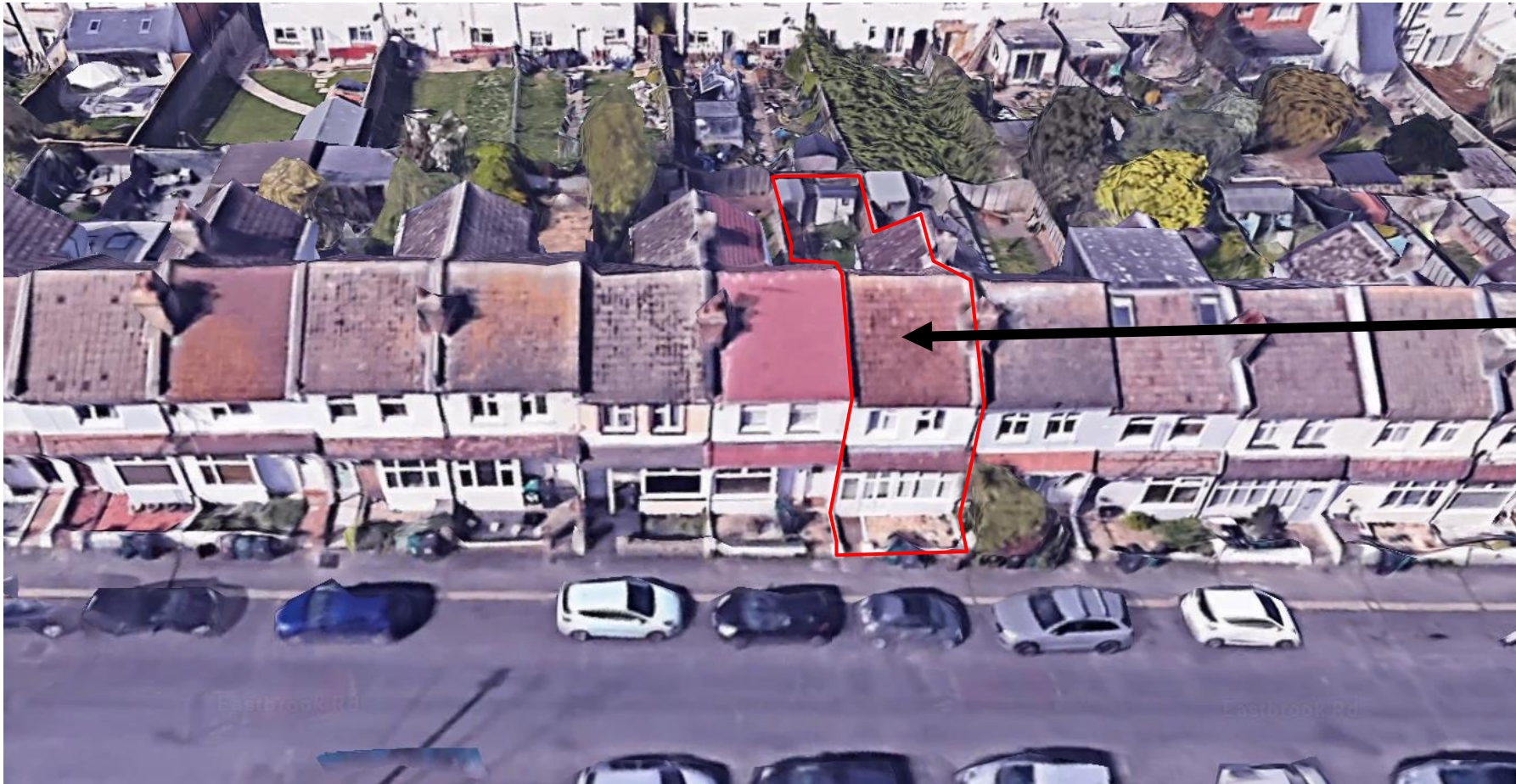


Aerial Photo of Site



Application Site

3D Aerial Photo of Site



Application Site

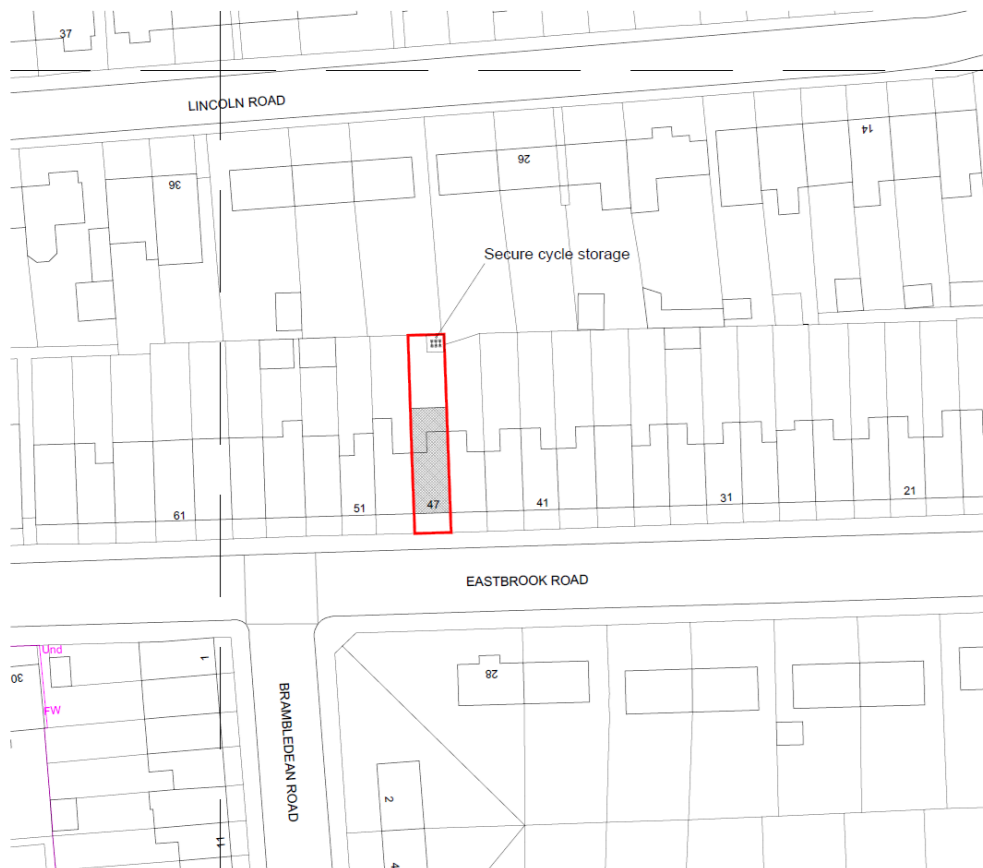
Street Photo of Site & Rear Elevation



Photos of Communal Space



Existing Block Plan

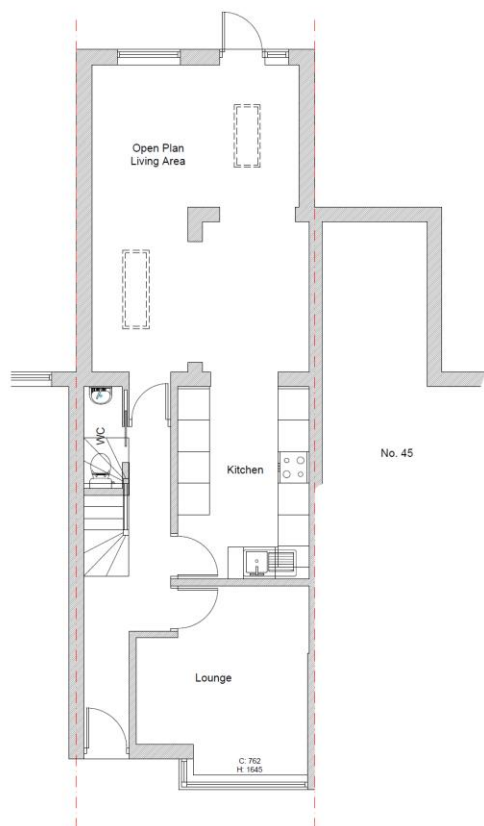


Block Plan
1:500 @ A1

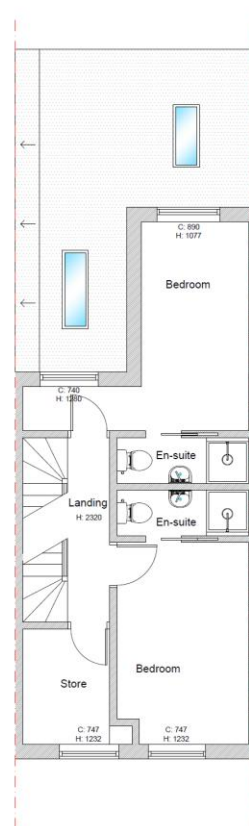


Proposed Floor Plans

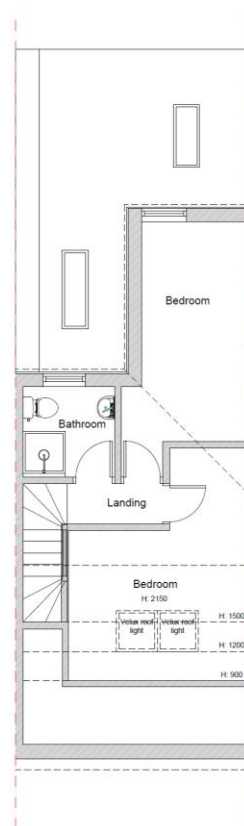
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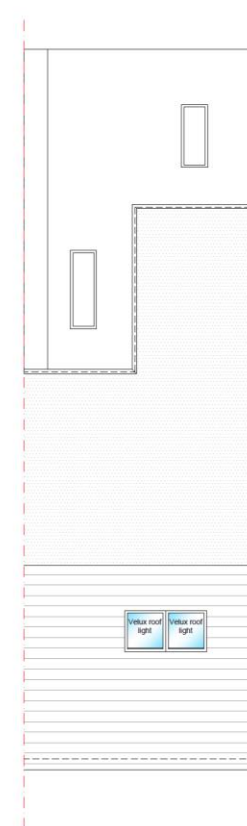
Existing Ground Floor Plan
1:50 @ A1



Existing First Floor Plan
1:50 @ A1



Existing Third Floor Plan
1:50 @ A1



Existing Roof Plan
1:50 @ A1

No changes
from the
existing
floor plan.

Representations

Representation have been received from 43 people objecting to the development for the following reasons:

- Overdevelopment
- Increased noise - walls of houses too thin so noise carries
- HMO for six persons plus partners or visitors is too much and would result in increase in anti-social behaviour.
- Increased stress on sewerage network, local services, rubbish.
- Poor design - extensions are jarring and out of character.
- Loss of family home, detracts from family orientated character of street, community cohesion, occupants will be transient, will encourage other HMOs.
- Detrimental effect on property value.
- Increased comings and goings.
- Breaks house up into rooms.
- Lack of parking: Eastbrook Road has unrestricted parking this will make parking more difficult.
- Supportive comments outside of the local community should not be considered.
- Impacts on road safety, and increased traffic
- Increased pollution
- Applicant has sought to encourage support for plans
- Developer doing this for profit.
- Previous application withdrawn - why allowed to apply again?

Representations (cont'd)

Representations have been received from 9 people supporting the proposed development for the following reasons:

- Good design
- Unfair to assume student/young tenants will cause issues.
- Not all HMO tenants have cars/public transport use is high.
- Developer properties are good and affordable, have soundproofing.
- HMOs are a good option for young working professionals, especially for those on one income. Good alternative to live-in landlord.
- If used as a family home, there is no guarantee it will be problem free.
- Good bedrooms and ensuites.
- Addresses a shortage of this type of housing.
- Accommodation is needed for the Performers' College.

Key Considerations

- ▶ Principle of Change of use to HMO (CP21 and DM7 densities)
- ▶ Standard of Accommodation
- ▶ Impact on neighbour amenity
- ▶ Transport matters

Conclusion and Planning Balance

- ▶ Complies with policies CP21 and DM7 regarding HMO densities,
- ▶ The standard of accommodation for up to six persons across five bedrooms is considered acceptable. Communal space is appropriate for up to six occupiers,
- ▶ Impact on neighbouring amenity is considered acceptable,
- ▶ There are no concerns raised in respect of parking,
- ▶ The application is recommended for **APPROVAL**.