

1 And 1A Pembroke Crescent BH2024/02767

7th May 2025



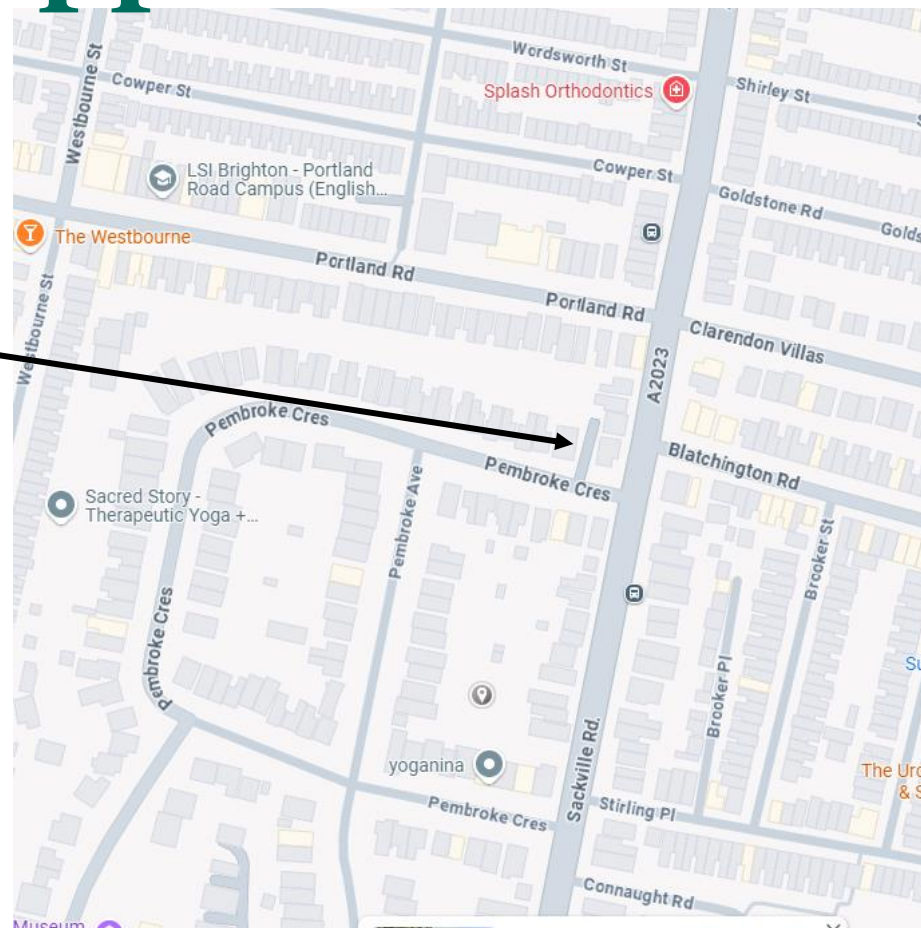
Brighton & Hove
City Council

Application Description

- Change of use of 2no flats (C3) to a three bedroom small house in multiple occupation (C4) and a five bedroom small house in multiple occupation (C4).

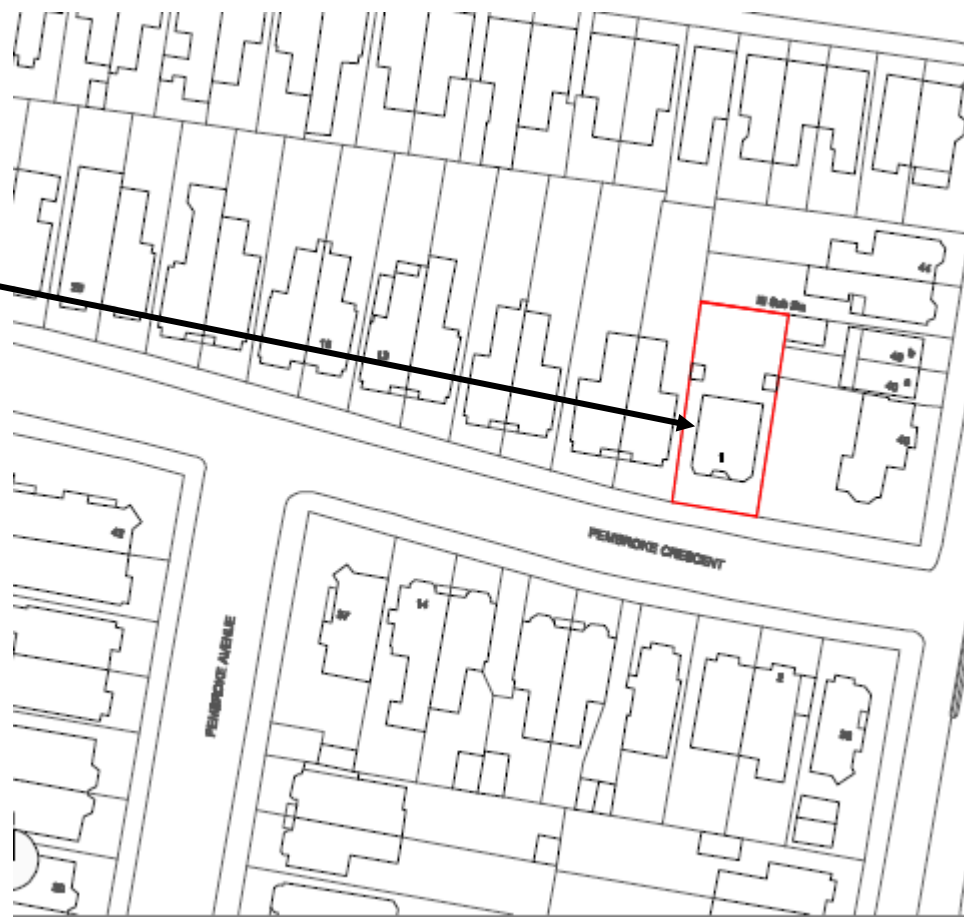
Map of Application Site

Application
Site

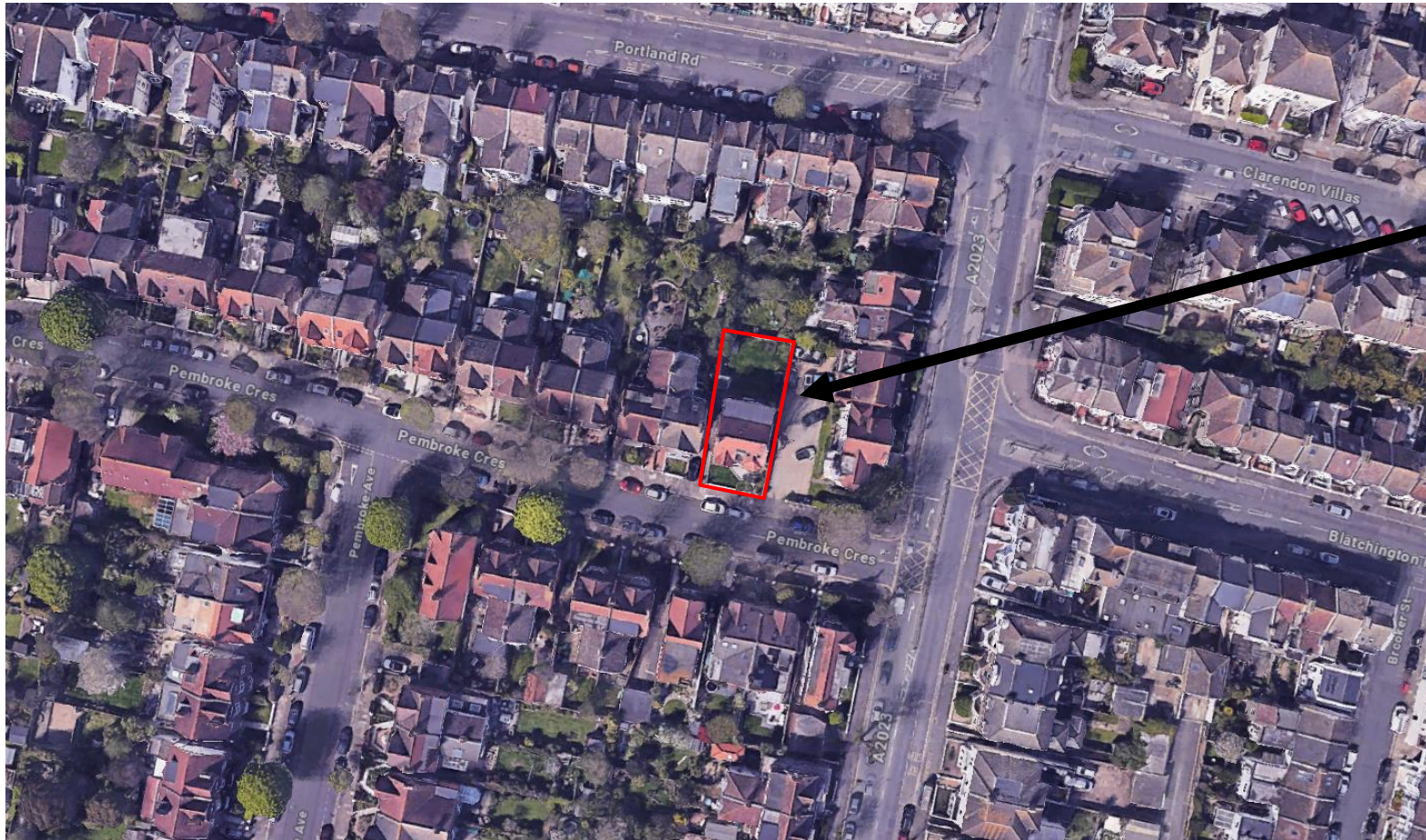


Existing Location Plan

Application Site



Aerial Photo of Site



Application Site

3D Aerial Photo of Site

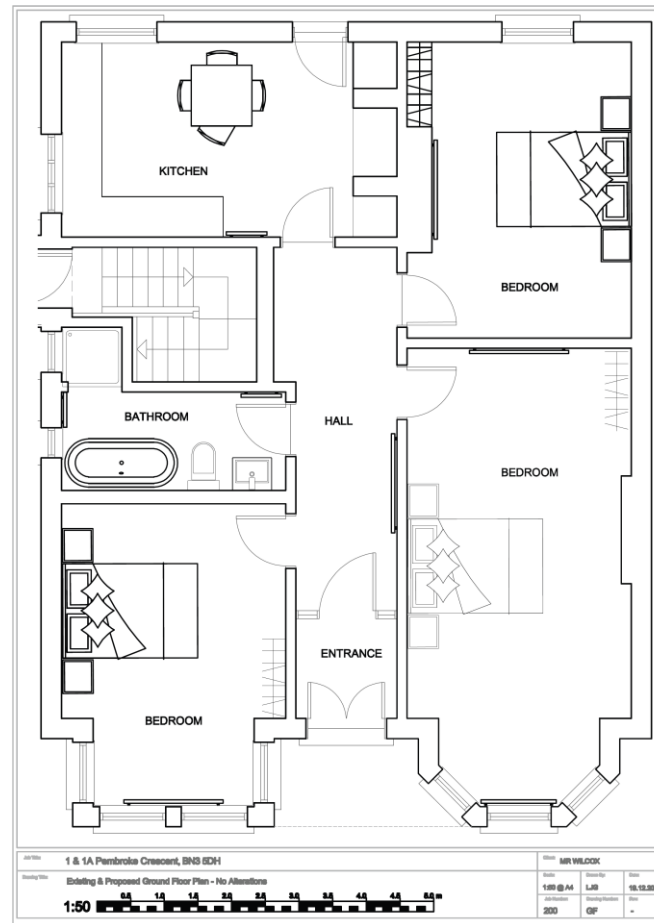


Application Site

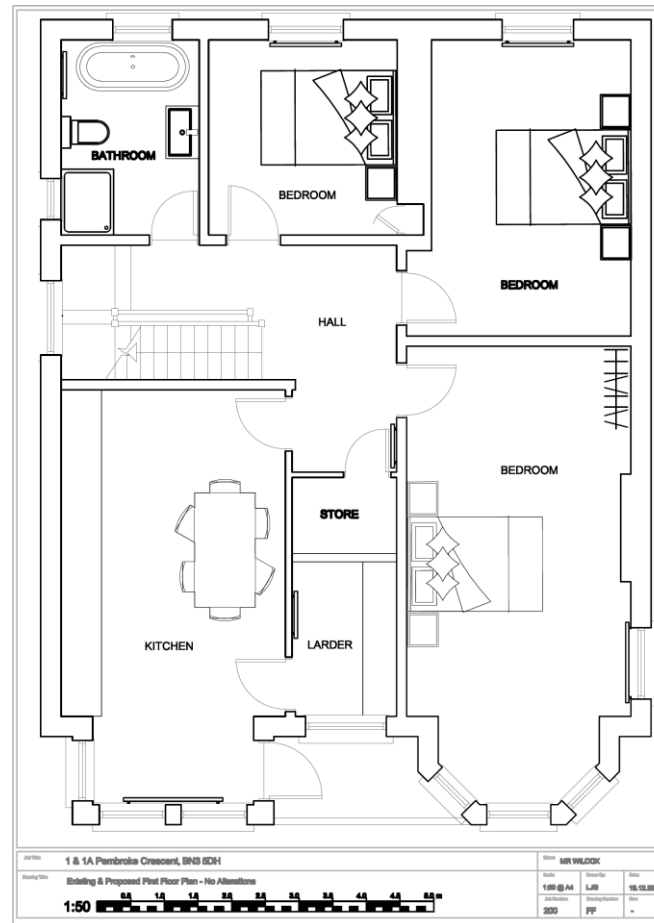
Street Photo of Site



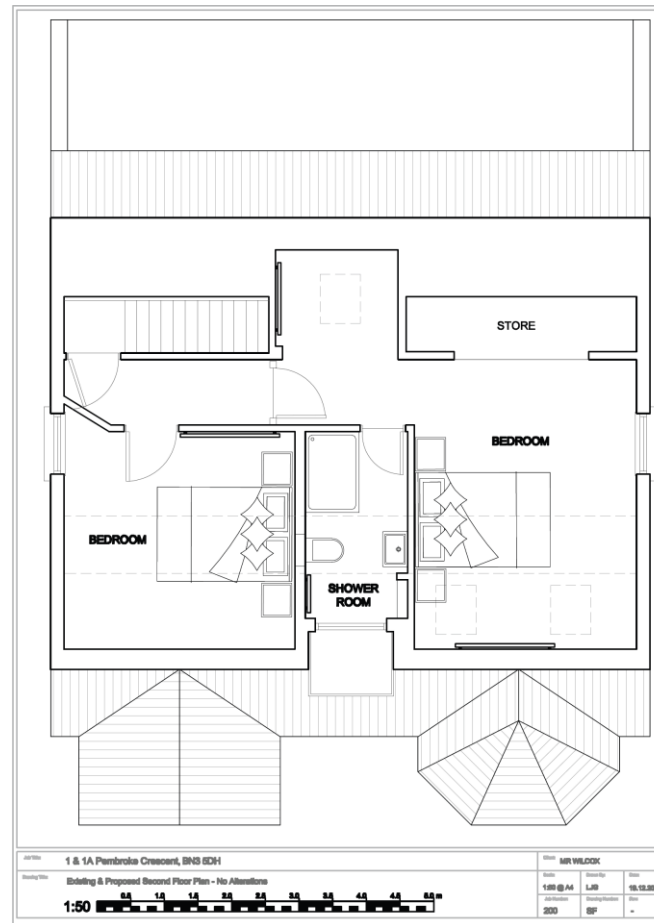
Existing & Proposed Ground Floor Plan



Existing & Proposed 1st Floor Plan



Existing & Proposed 2nd Floor Plan



Representations

Ten (10) representations were received objecting to the application for the following reasons;

- ▶ Pressure on local services
- ▶ Antisocial behaviour and increase in noise disturbance
- ▶ Number of HMO's in the area
- ▶ Overdevelopment
- ▶ Impact on parking
- ▶ Loss of family housing
- ▶ Impact on property prices
- ▶ Impact on conservation area

Key Considerations

- ▶ Acceptability of the Change of Use to HMO
- ▶ Impact on Amenity
- ▶ Standard of Accommodation
- ▶ Heritage Impact
- ▶ Transport Impact

Conclusion and Planning Balance

- ▶ The principle of the change of use is acceptable and complies with policies CP21 and DM7.
- ▶ There would be no significant impact on amenity, given the previous use as two flats with the same number of bedrooms.
- ▶ The two HMO's would provide a good standard of accommodation.
- ▶ There are no external alterations and the change of use would not impact on the character and appearance of the streetscene or the surrounding area.
- ▶ The development would not have a significant impact on the highway.

