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# 54 Auckland Drive

## BH2025/02421

3<sup>rd</sup> December 2025



Brighton & Hove  
City Council

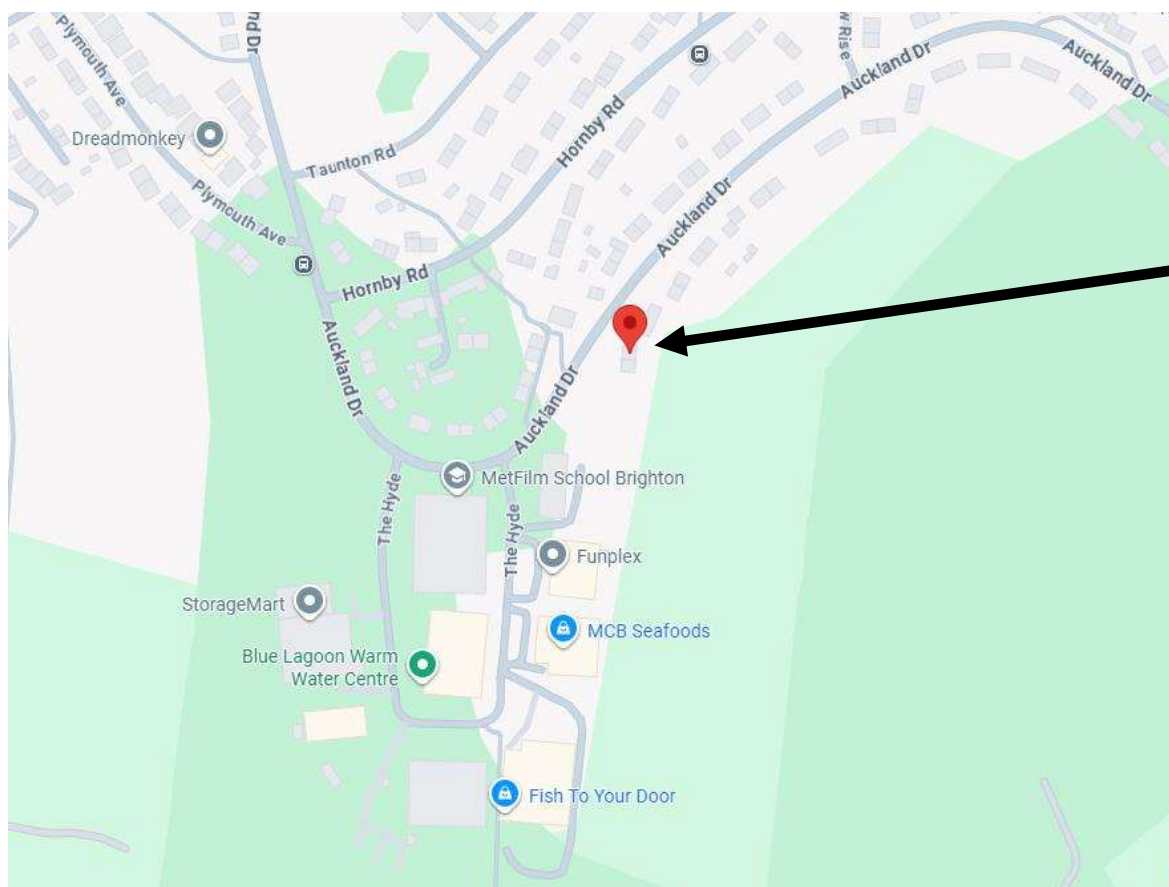
# Application Description

Change of use from residential dwelling (C3) to 6no bedroom small house in multiple occupation (C4) with associated alterations.

‘Associated alterations’ includes:

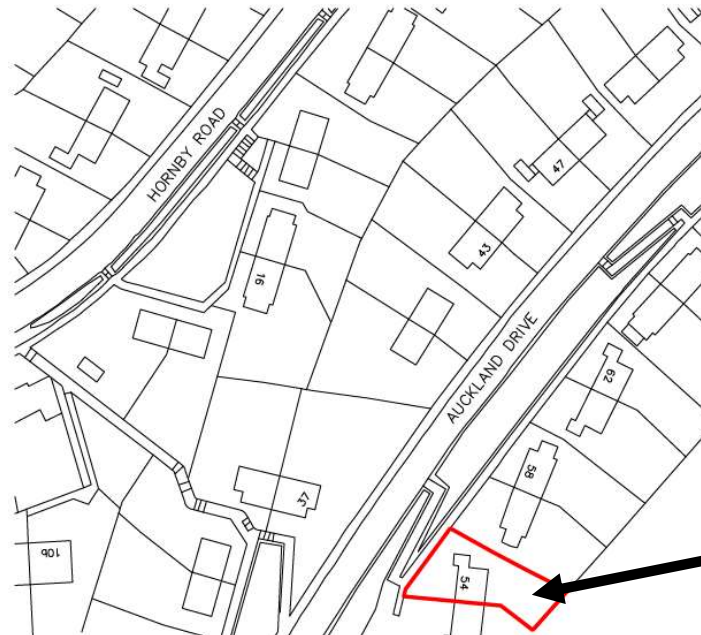
- ▶ New window opening on front elevation at first floor and reduced size of existing first floor opening.
- ▶ Reduction of window openings in the side elevation.
- ▶ Changes to rear fenestration at ground floor openings to allow the existing door position to be moved to the side extension and the existing door replaced with a window.

# Map of Application Site



Application site

# Existing Location Plan



Application site



1:1250



Location plan 1:1250

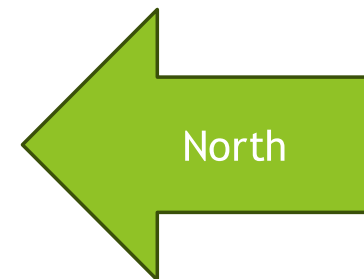


# Aerial Photo of Site





# 3D Aerial Photo of Site

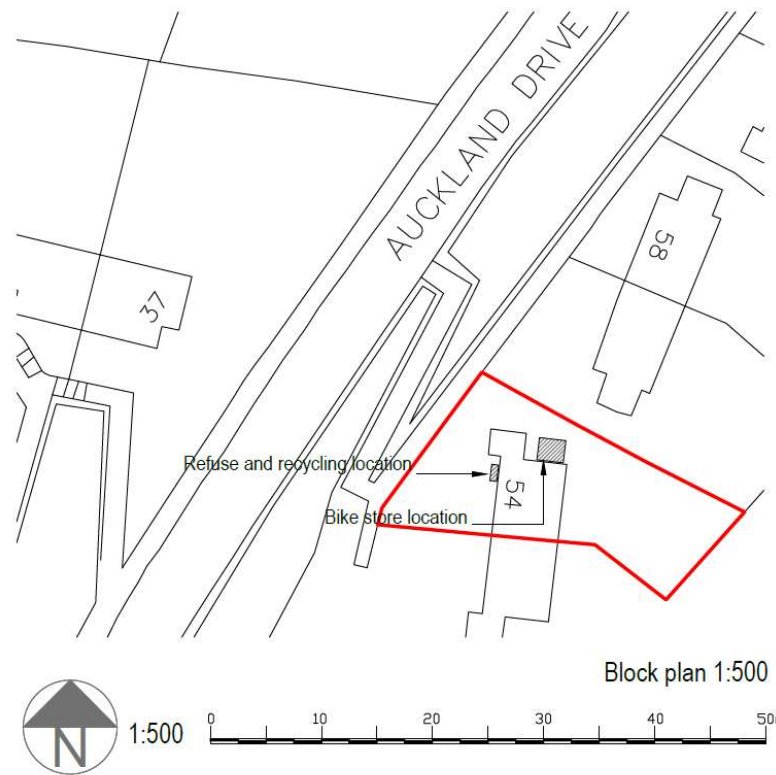




# Existing Street Photo of Site

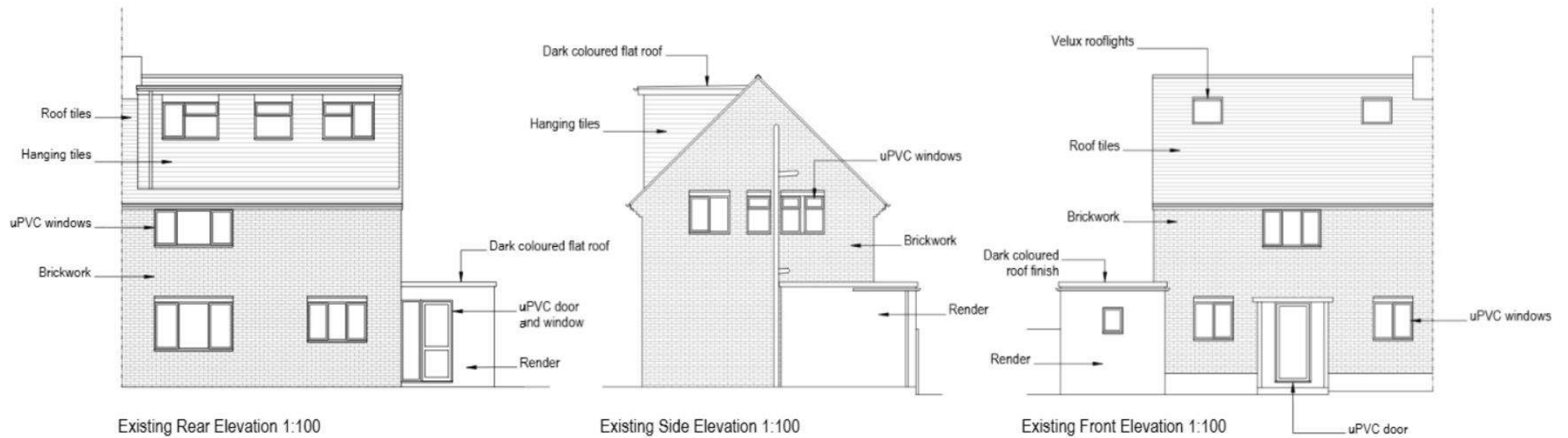


# Proposed Block Plan

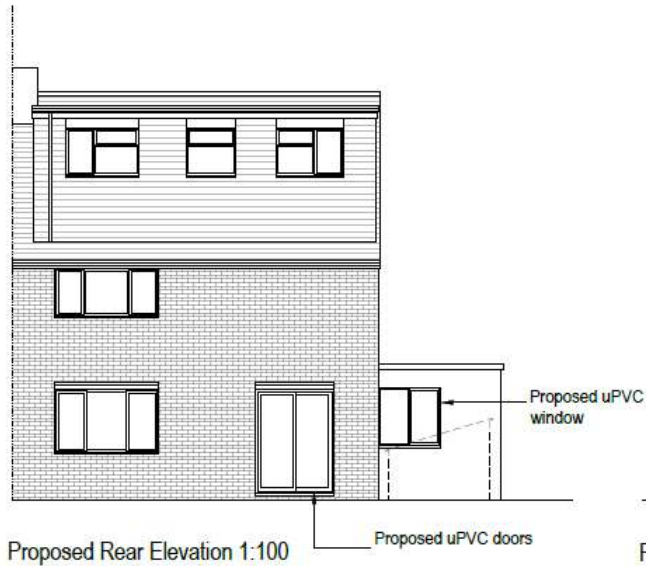




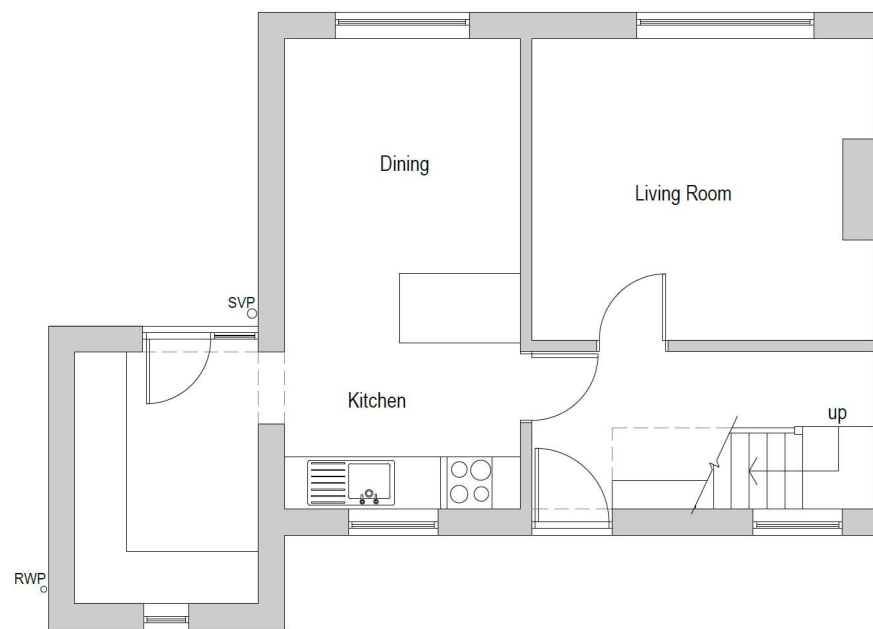
# Existing Elevations



# Proposed Elevations



# Existing Ground Floor Plan



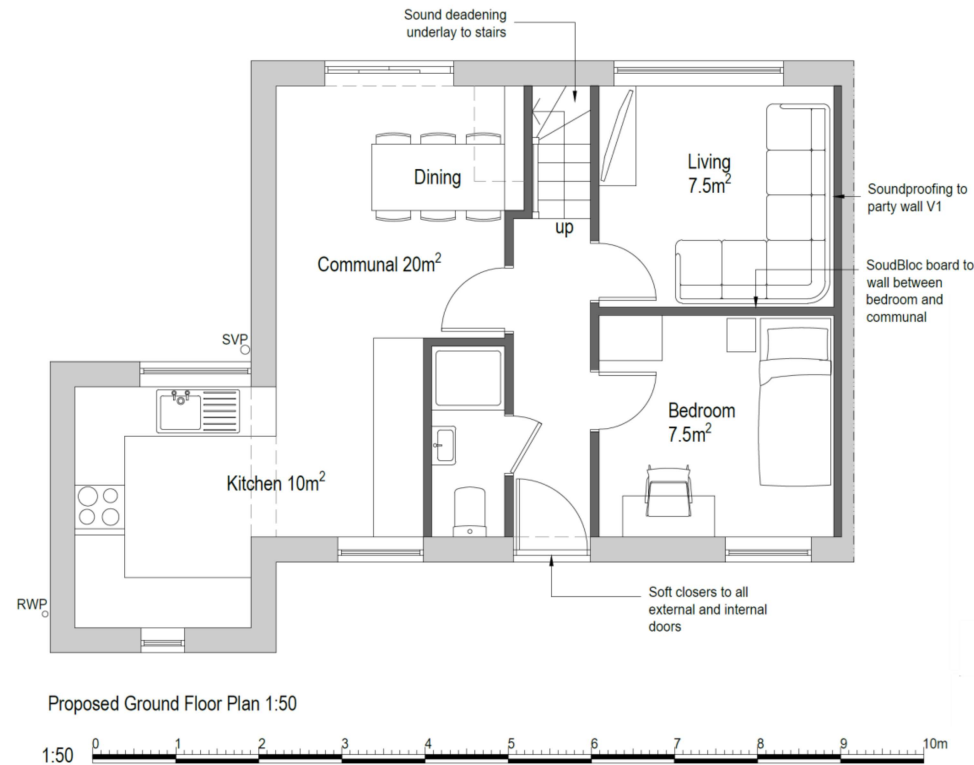
Existing Ground Floor Plan 1:50





# Proposed Ground Floor Plan

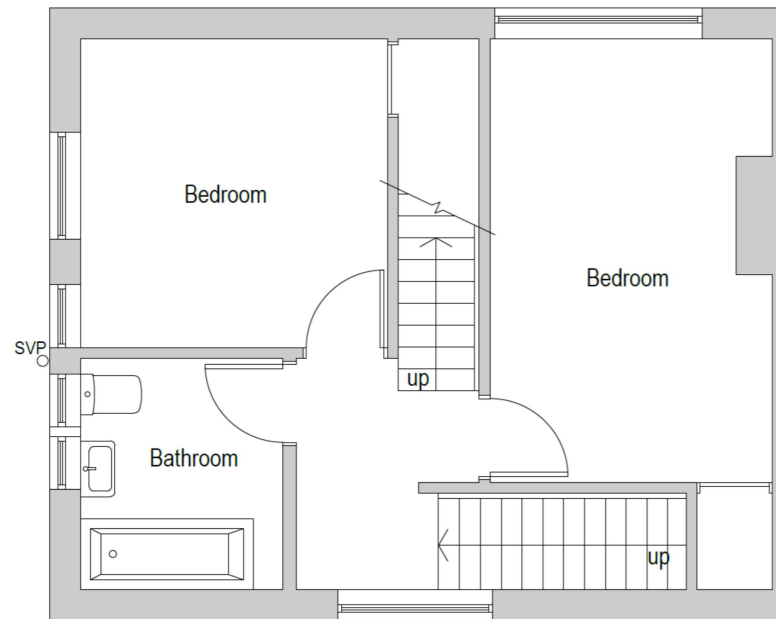
More than 4sqm of communal space is provided per future occupier in accordance with policy DM7.



The minimum bedroom size of 7.5sqm is met for bedrooms of future occupiers in accordance with policy DM7.

There are WC and washing amenities within one floor of bedrooms and communal spaces.

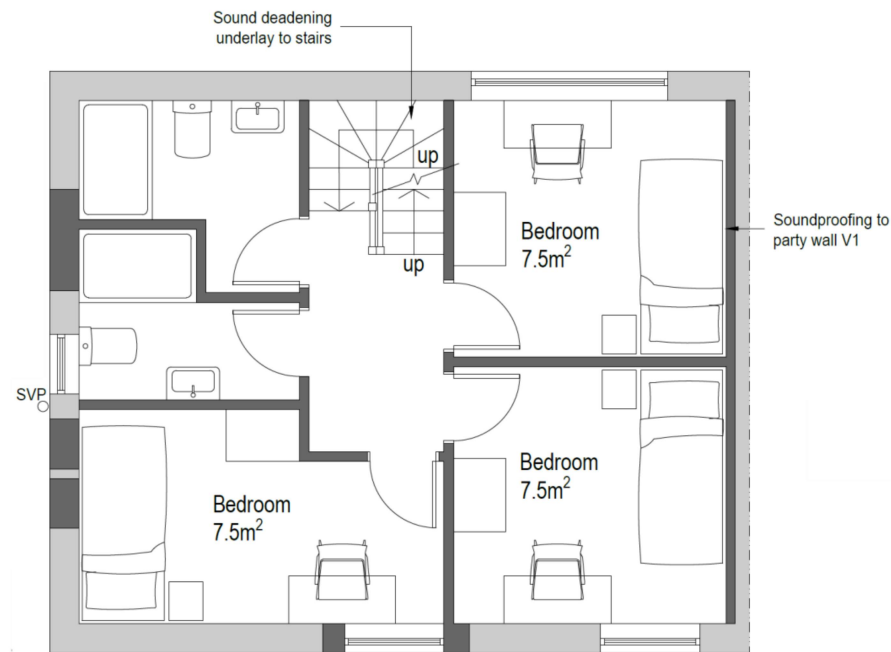
# Existing 1st Floor Plan



Existing First Floor Plan 1:50



# Proposed 1st Floor Plan



Proposed First Floor Plan 1:50

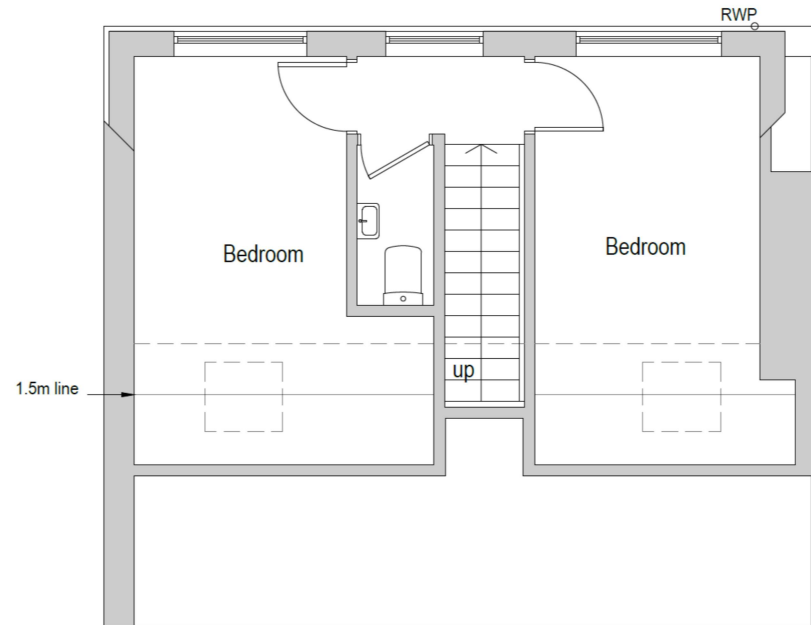


The minimum bedroom size of 7.5sqm is met for bedrooms of future occupiers in accordance with policy DM7.

There are WC and washing amenities within one floor of bedrooms and communal spaces.



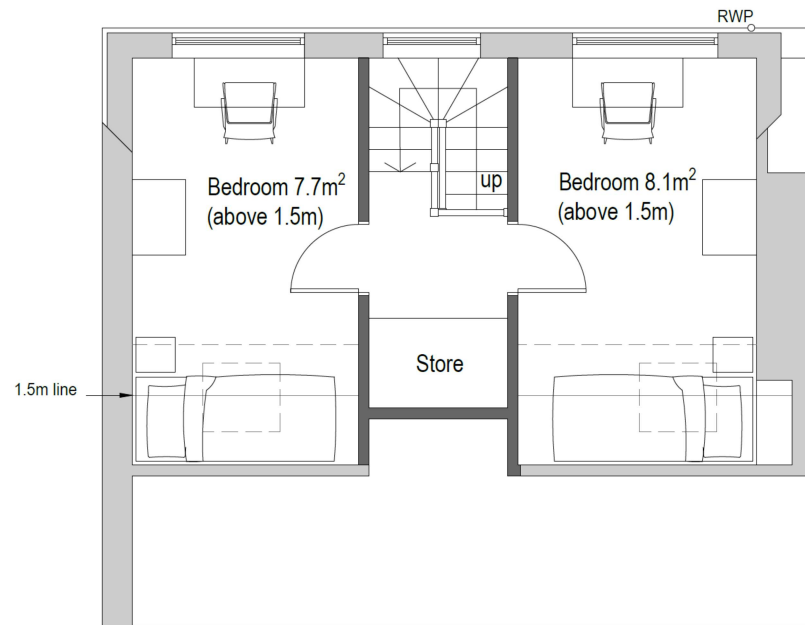
# Existing Loft Floor Plan



Existing Loft Floor Plan 1:50



# Proposed Loft Floor Plan



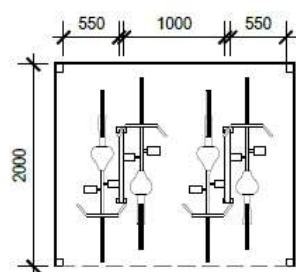
Proposed Loft Floor Plan 1:50



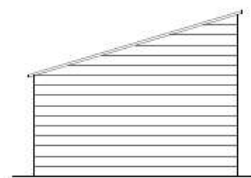
The minimum bedroom size of 7.5sqm is met for bedrooms of future occupiers in accordance with policy DM7. For this floor this has been considered with regard to the amount of floor area with a head height of 1.5m.

There are WC and washing amenities within one floor of bedrooms and communal spaces.

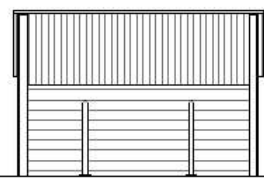
# Cycle parking details



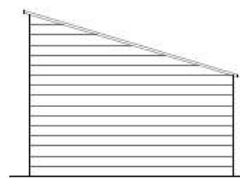
Proposed cycle store plan x4  
(2 sheffield stands) 1:50



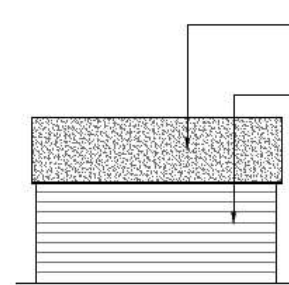
Proposed cycle side  
elevation x4 1:50



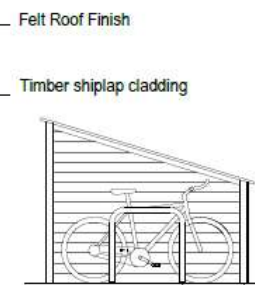
Proposed cycle front  
elevation x4 1:50



Proposed cycle side  
elevation x4 1:50



Proposed cycle rear  
elevation x4 1:50



Proposed cycle  
section x4 1:50

Sheffield stand

Structure supported by 75mm x 75mm  
posts



# CP21 and DM7

- ▶ The proposal is in an area where there are not more than 10% of properties within 50m of the application site.
- ▶ The proposal is in an area where the wider neighbourhood area does not have more than 20% of properties in HMO use.
- ▶ The proposal would not result in a terrace of more than 3 HMOs, and it would not result in a non-HMO being sandwiched between two HMOs.
- ▶ The application meets the density test of policies CP21 and DM7.

# Representations

Representations have been received from 26 (Twenty-Six) individuals, objecting to the proposed development for the following reasons:

- ▶ Family area does not need more HMOs
- ▶ Detrimental effect on property values
- ▶ Noise
- ▶ Impact on residential amenity
- ▶ Overdevelopment
- ▶ Overshadowing
- ▶ Additional traffic and highway stress
- ▶ Increased demand for parking
- ▶ Poor waste management with student properties/HMOs
- ▶ Antisocial behaviour and drug taking
- ▶ Council stated no more HMOs would be created.
- ▶ Negative impact on the wellbeing of existing residents
- ▶ Overcrowded and overdeveloped HMO accommodation.
- ▶ Impact on safety
- ▶ Not the right area for students to be housed
- ▶ Lack of ventilation
- ▶ Impacts on drainage
- ▶ Loss of dwelling for family occupation.
- ▶ Noise and inconvenience from conversion works.
- ▶ Development is not for local people or those wanting to own a home of their own.
- ▶ Degradation of community
- ▶ Travel is not easy from this location.
- ▶ Too many HMOs within the Moulsecoomb & Bevendean ward
- ▶ Development will bring transient tenants
- ▶ Existing extension to the property was accepted on the basis a family lived there
- ▶ Loss of privacy
- ▶ Impacts on local schools
- ▶ Additional comings and goings of visitors to the occupants of the HMO
- ▶ Not close to universities.
- ▶ Not in accordance with Policy DM20

Councillor Taylor has objected to the application.

# Key Considerations

- ▶ Principle of a new small HMO
- ▶ Standard of Accommodaion for future occupiers
- ▶ Design and appearance of the fenestration alterations
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters



# Conclusion and Planning Balance

- ▶ The proposed creation of a small HMO (C4) in this location would be in an area where the concentration of HMOs is less than 10% within 50m of the site (CP21) and less than 20% within the wider neighbourhood area (DM7 2(a)).
- ▶ The proposed HMO would not 'sandwich' a non-HMO dwelling between HMO uses and it would not create a terrace of three or more HMOs. Compliance with DM7 2 (b & c) is achieved.
- ▶ The proposed standard of accommodation for a maximum of six persons (the upper limit of occupation within the C4 class) is considered to meet the requirements of DM7 2 (d&e) regarding bedroom sizes and communal spaces for the maximum number of occupiers within the C4 class.
- ▶ The proposed alterations to fenestration across the dwellings to ensure that the pattern and position of window openings and the rear double doors to the garden are considered acceptable in terms of their external appearance.
- ▶ The proposal is not considered to result in significant neighbour amenity impacts which would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balance community would not be achieved with this proposed HMO. The new and amended fenestration is not considered to result in harmful overlooking or loss of privacy for existing residents.
- ▶ The proposal would secure cycle parking and is not considered to result in significant overspill on-street parking. Connectivity with local buses is possible within a short walk of the site. There has been no objection from the Highway Authority to the proposals.

**Recommend: Approval**

