

297 Cowley Drive
BH2025/02379

4th February 2026

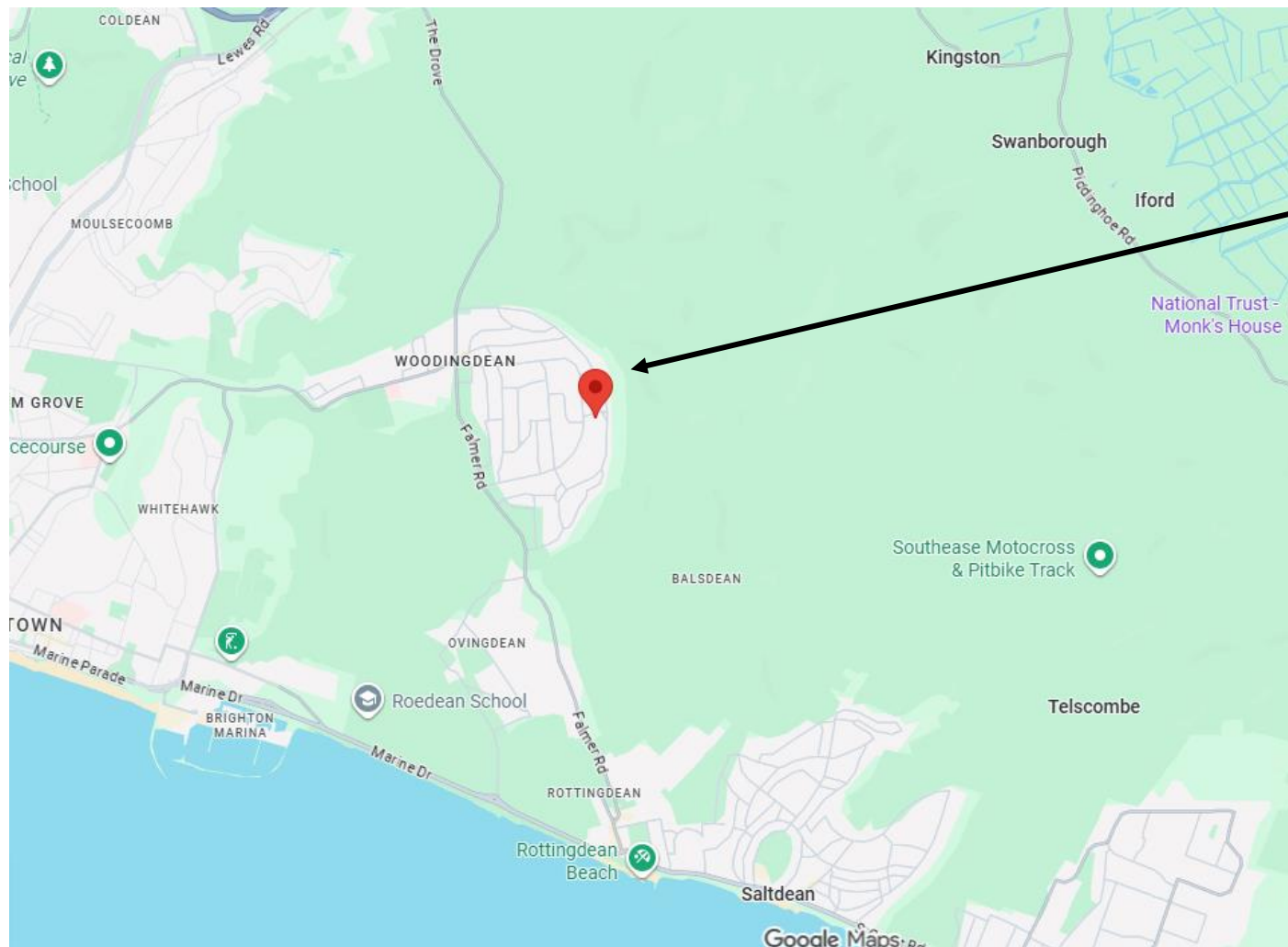


Brighton & Hove
City Council

Application Description

- ▶ Retrospective Change of use from bungalow (C3) to 6-person small HMO (C4).

Wider Location Plan



Site

Existing Location Plan

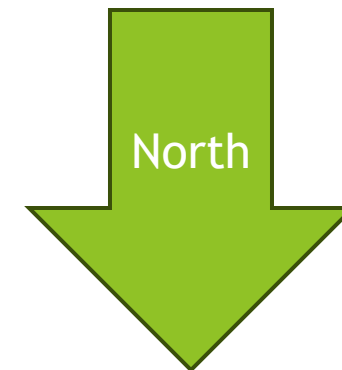


Aerial Photo of Site



Site

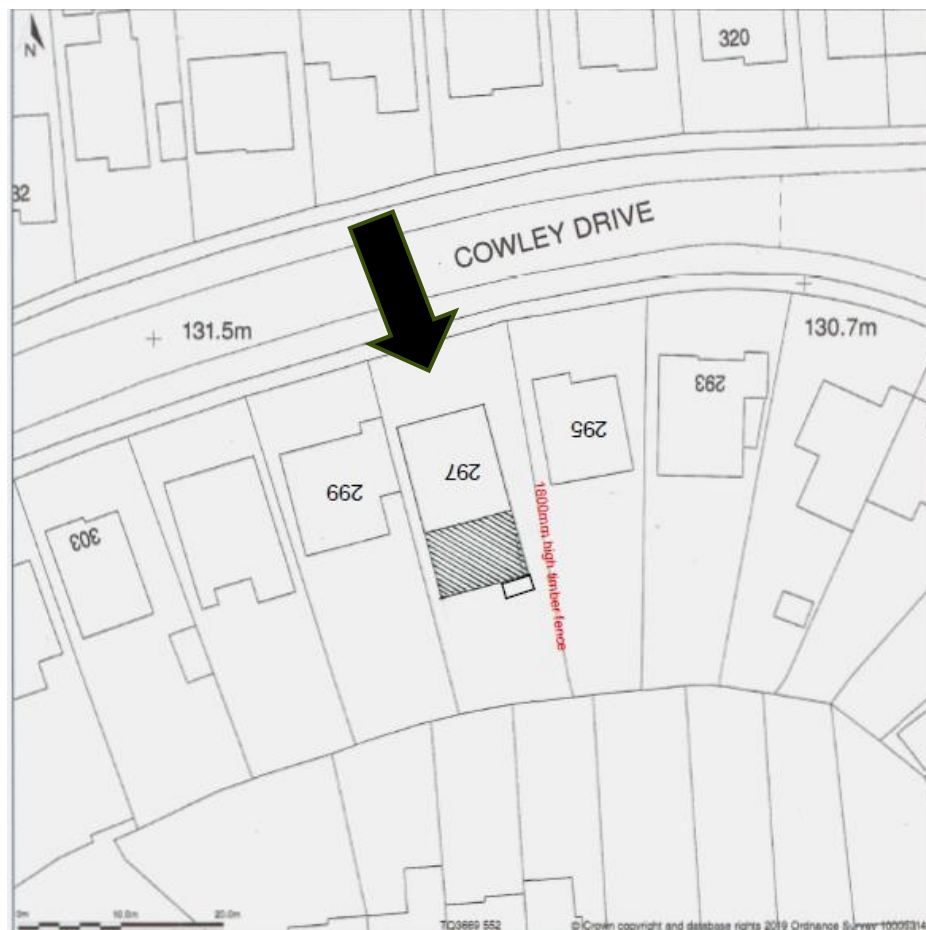
3D Aerial Photo of Site



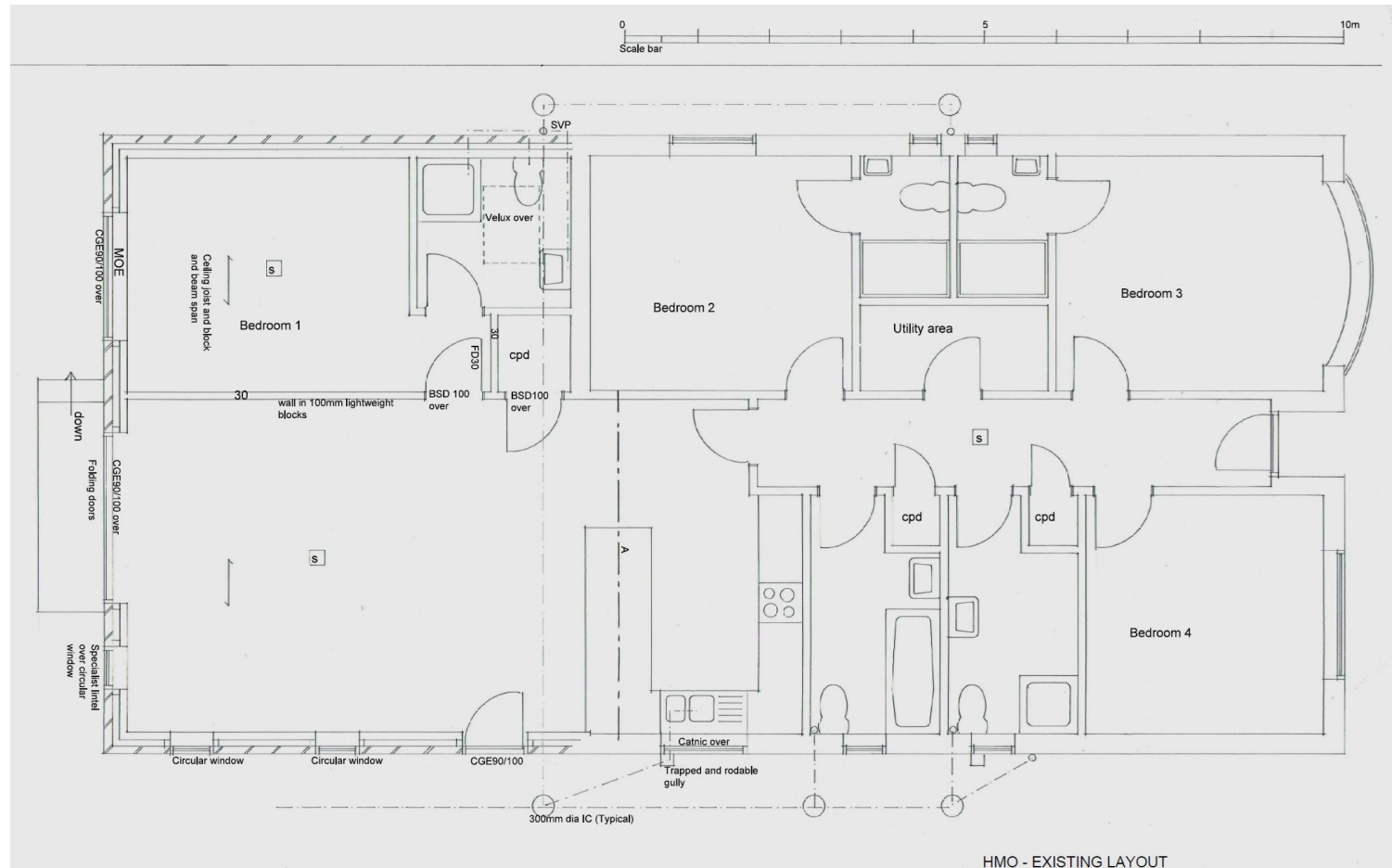
Street Photo of Site



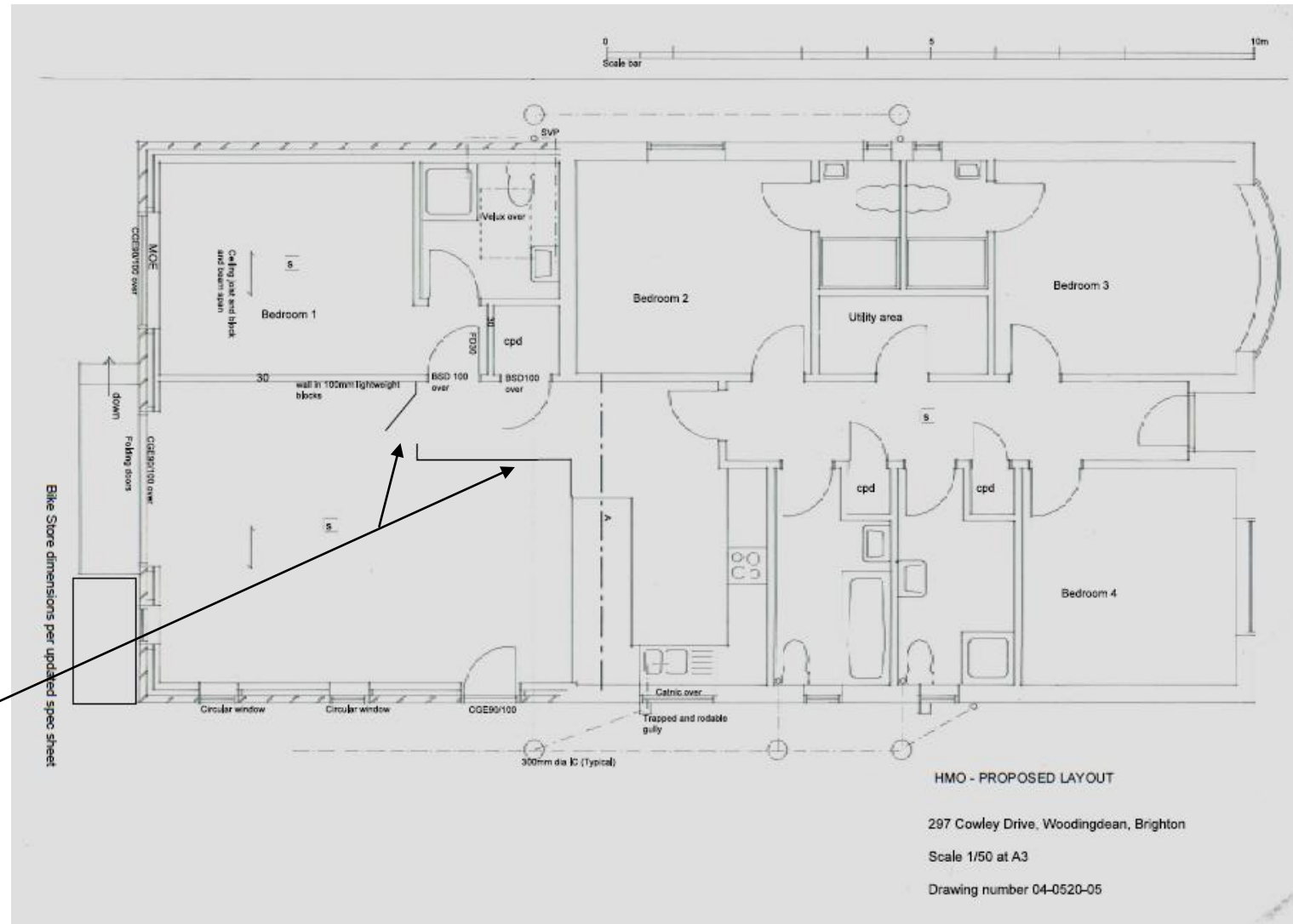
Proposed Block Plan



Existing Floor Plan

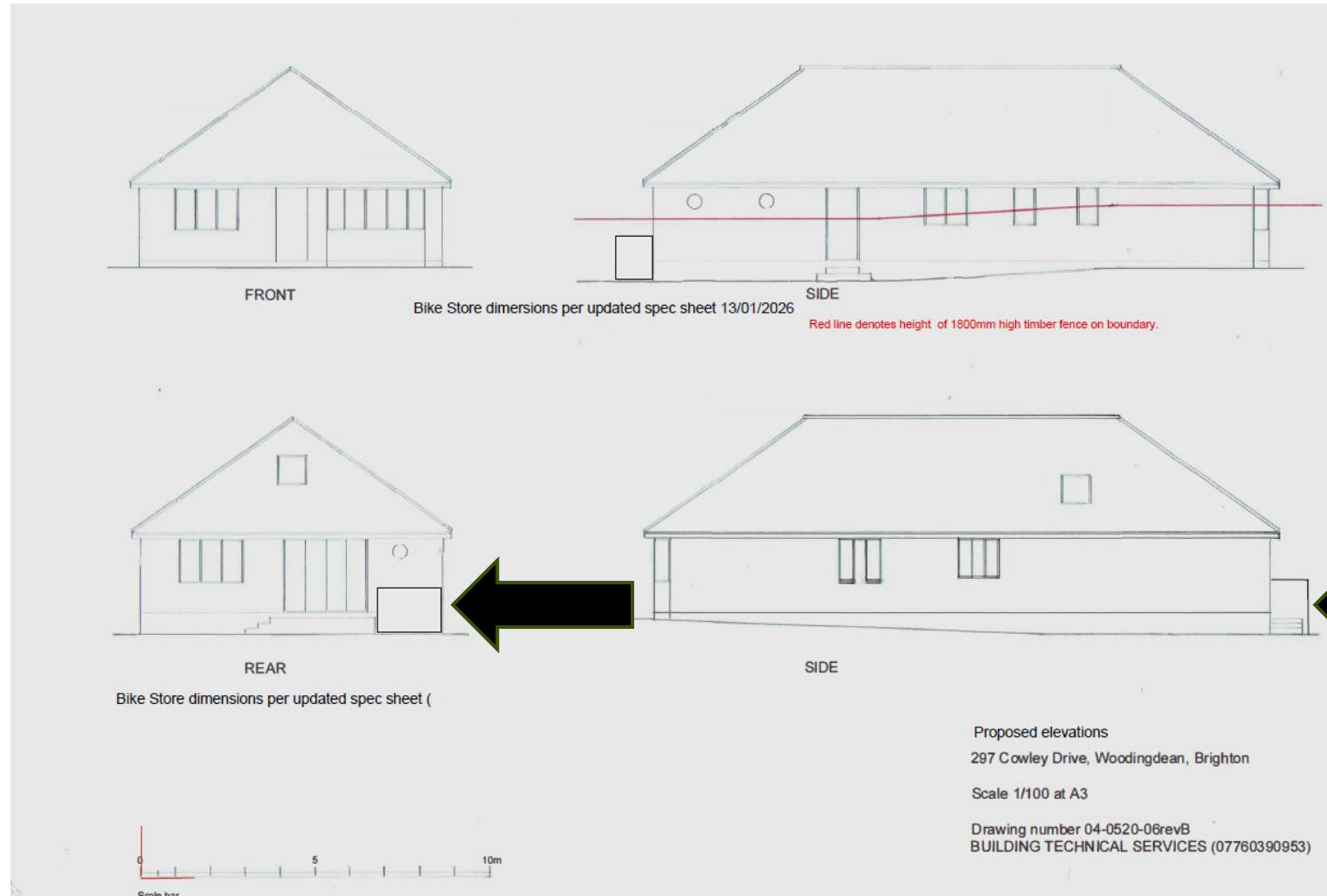


Proposed Floor Plan



New
partitions

Proposed Elevation – new cycle store



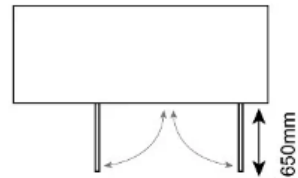
Cycle parking details

13/01/2026, 14:34

Bike Storage x3 Police Approved | High Security Metal Bike Storage Asgard

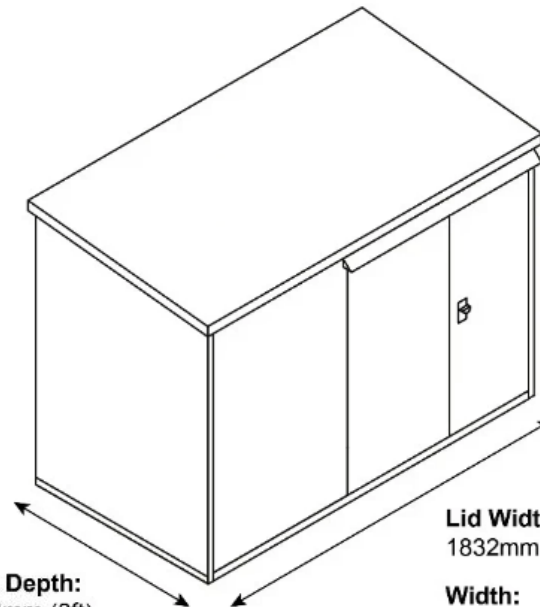
ANNEXE (HIGH SECURITY) BIKE SHED x3 EXTERNAL MEASUREMENTS

Weight:
138kg (21.7 stone)
Door Aperture:
1180mm (3ft 10") x
1140mm (3ft 9")



Door Clearance
650mm (2ft 1")

Lid Depth:
924mm (3ft)
Depth:
875mm (2ft 8")



**Height
(at rear):**
1444mm
(4ft 7")

**Height
(at front):**
1340mm
(4ft 3")

Lid Width:
1832mm (6ft)

Width:
1788mm (5ft 8")

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

- ▶ **Eight (8)** representations received, objecting on the basis of:
- ▶ Amenity impacts (noise, overshadowing, increase and use of HMO's in area is harmful)
- ▶ Design (height/design of extension - *officer note: this is already approved and built; it does not form part of application*, harms area appearance, out of keeping)
- ▶ Transport (increase in traffic/car parking issues)
- ▶ Current owner/residents of unit (appearance of site, rubbish, build quality)

Key Considerations

- ▶ Principle of a new small HMO
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ No external changes are proposed to the fabric of the building. The only new structure is the cycle store to the rear.

Conclusion and Planning Balance

- ▶ Small HMO (C4) in this location would be in an area where concentration of HMOs less than 10% within 50m (CP21) and less than 20% within wider neighbourhood area (DM7 2(a))
- ▶ 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.
- ▶ Proposed standard of accommodation for a maximum of six persons (the upper limit of occupation within the C4 class) meets requirements of DM7 2(d & e) regarding bedroom sizes and communal spaces for the maximum number of occupiers within the C4 class.
- ▶ 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 proposal would secure cycle parking and is not considered to result in significant overspill on-street parking. Existing off-street parking is also available onsite. 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.
- ▶ **Approval recommended**