

15 Auckland Drive
BH2025/02981

1st April 2026

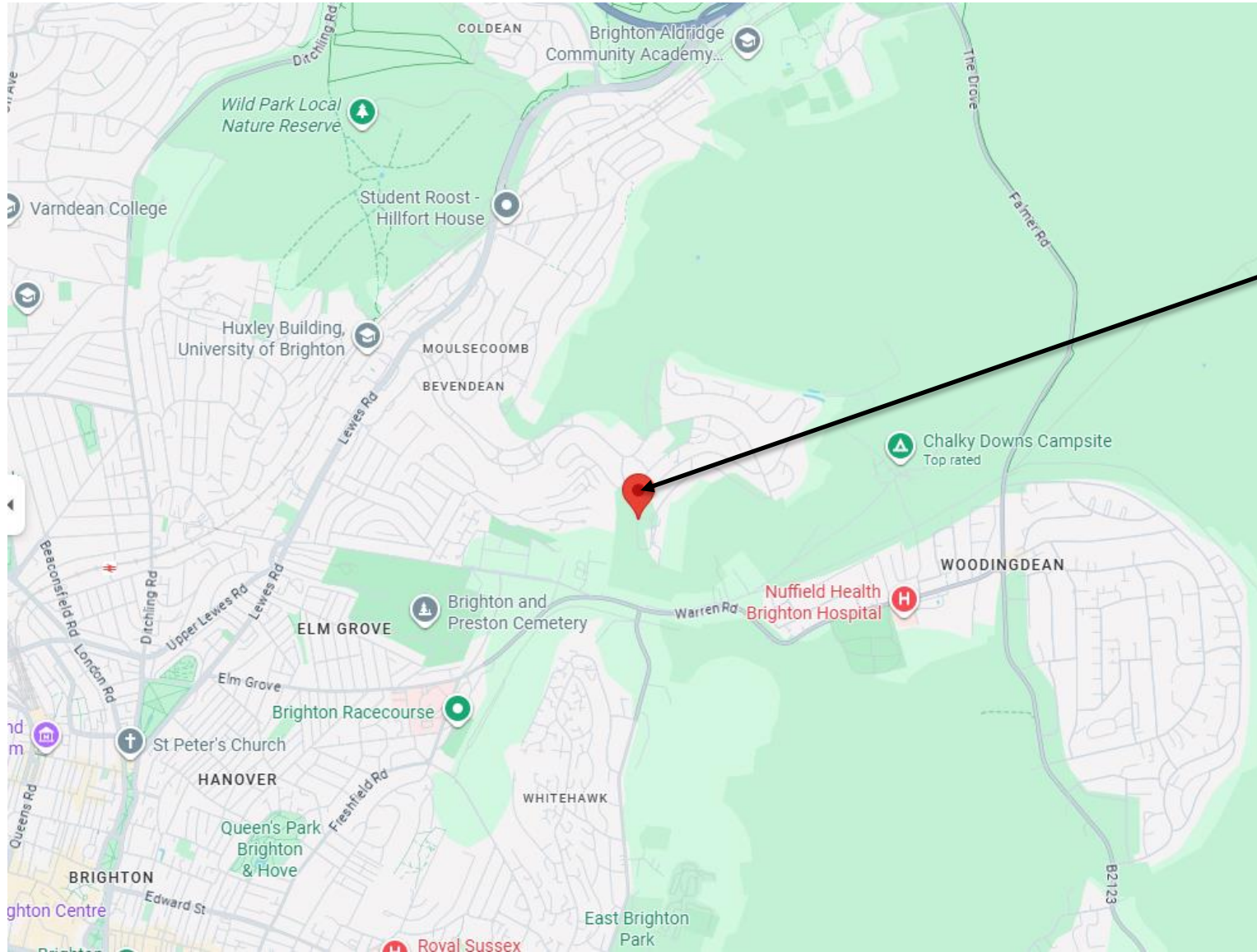


Brighton & Hove
City Council

Application Description

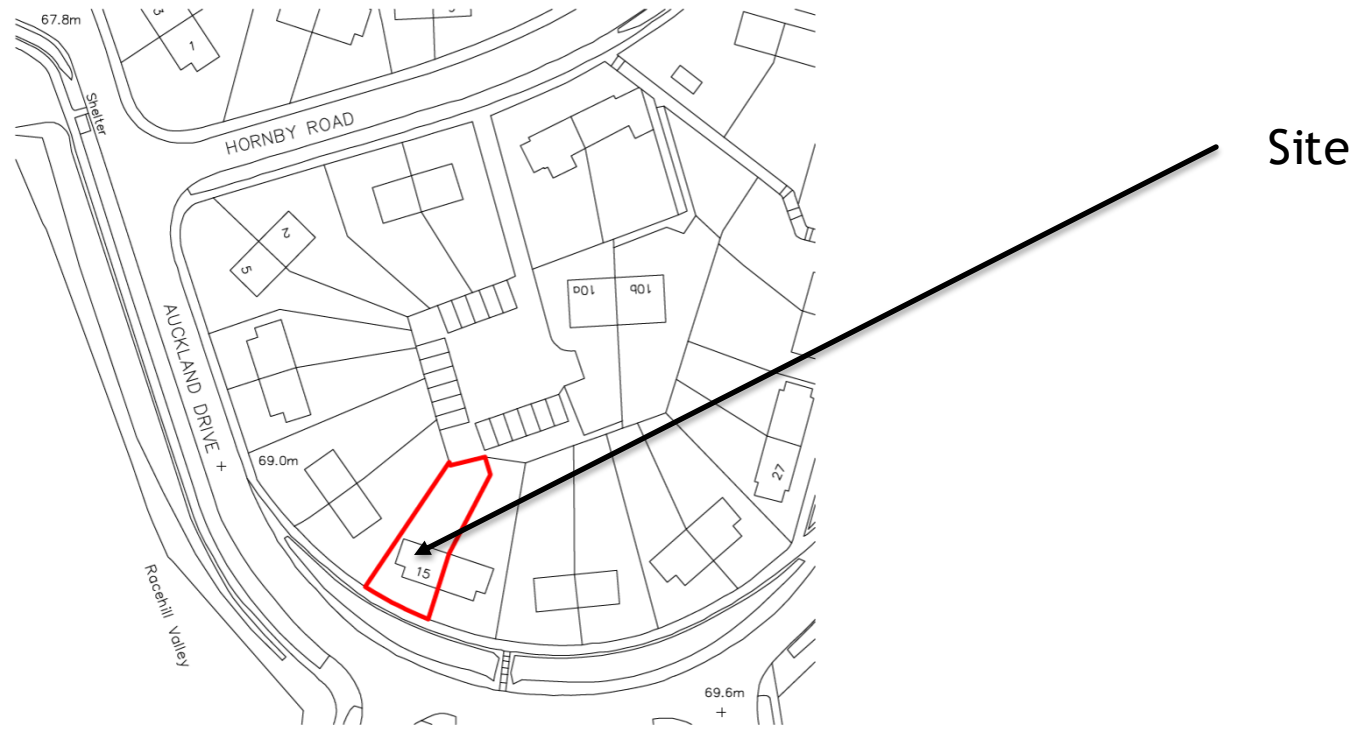
- ▶ Change of use from a small house in multiple occupation (C4) to a large house in multiple occupation (Sui Generis) for eight occupants - with erection of a single storey rear extension (approved under BH2025/02133), and associated works to include a hip to gable roof extension, three front rooflights and a rear dormer.

Wider Location Plan

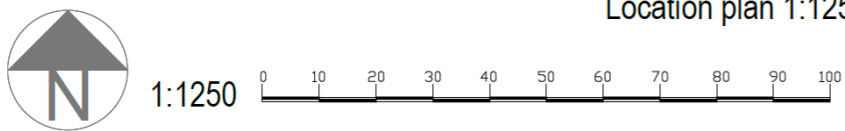


Site

Existing Location Plan



Location plan 1:1250



Aerial Photo of Site



Site

3D Aerial Photo of Site

Site



Street Photo of Site

Site



View to North West of Site



Site

View to North West of Site

Site



View to North East of Site

Site

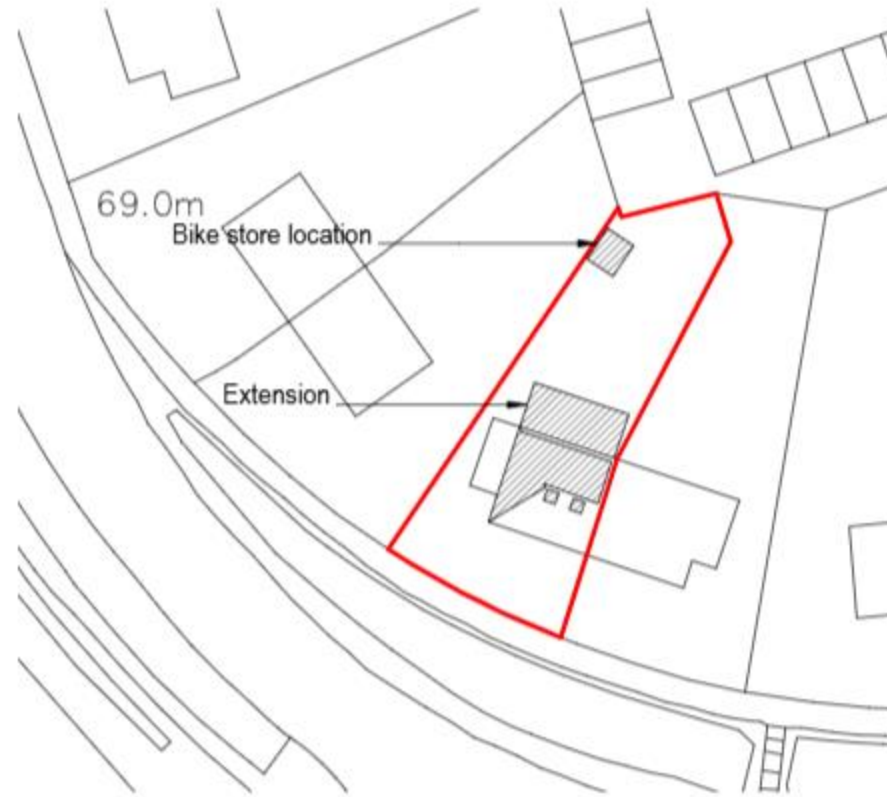


View to North West of Site

Site



Proposed Block Plan



1:500



Block plan 1:500

Existing Elevation Plans



Existing Side Elevation 1:100



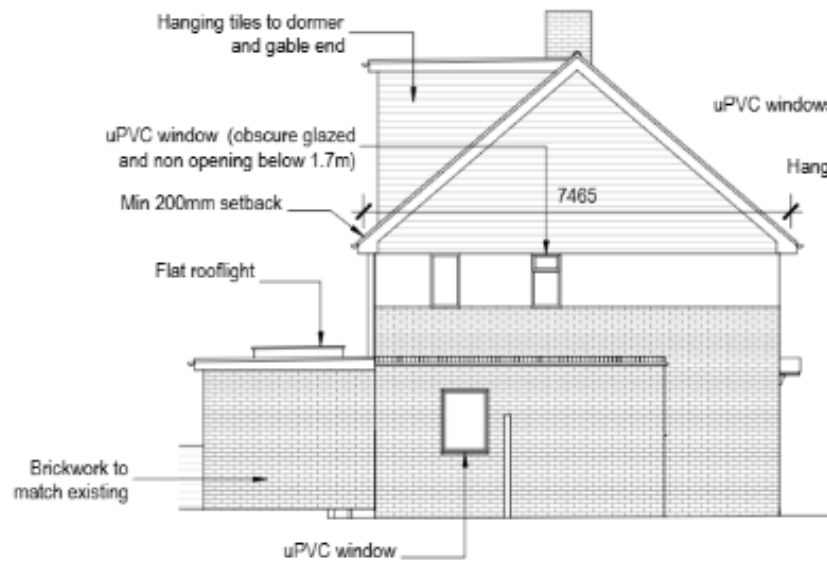
Existing Rear Elevation 1:100



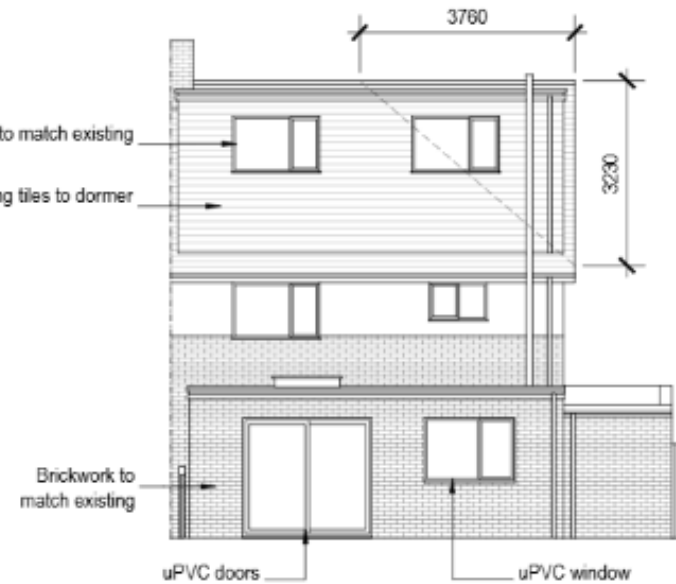
Existing Front Elevation 1:100

Proposed Elevation Plans

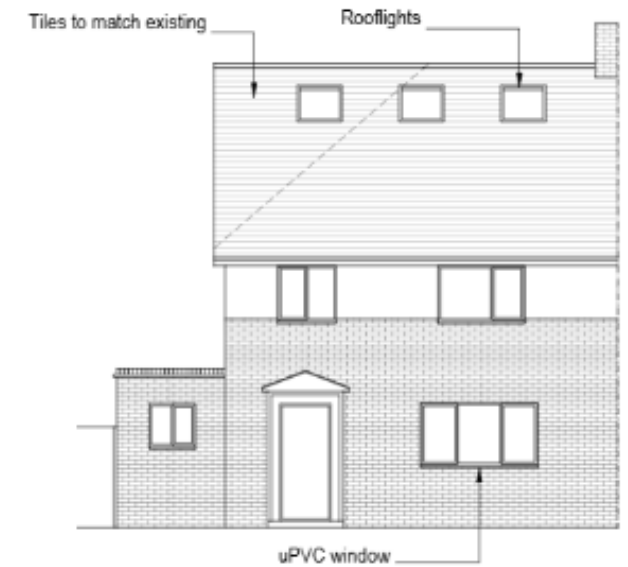
All proposed materials used will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse



Proposed Side Elevation 1:100

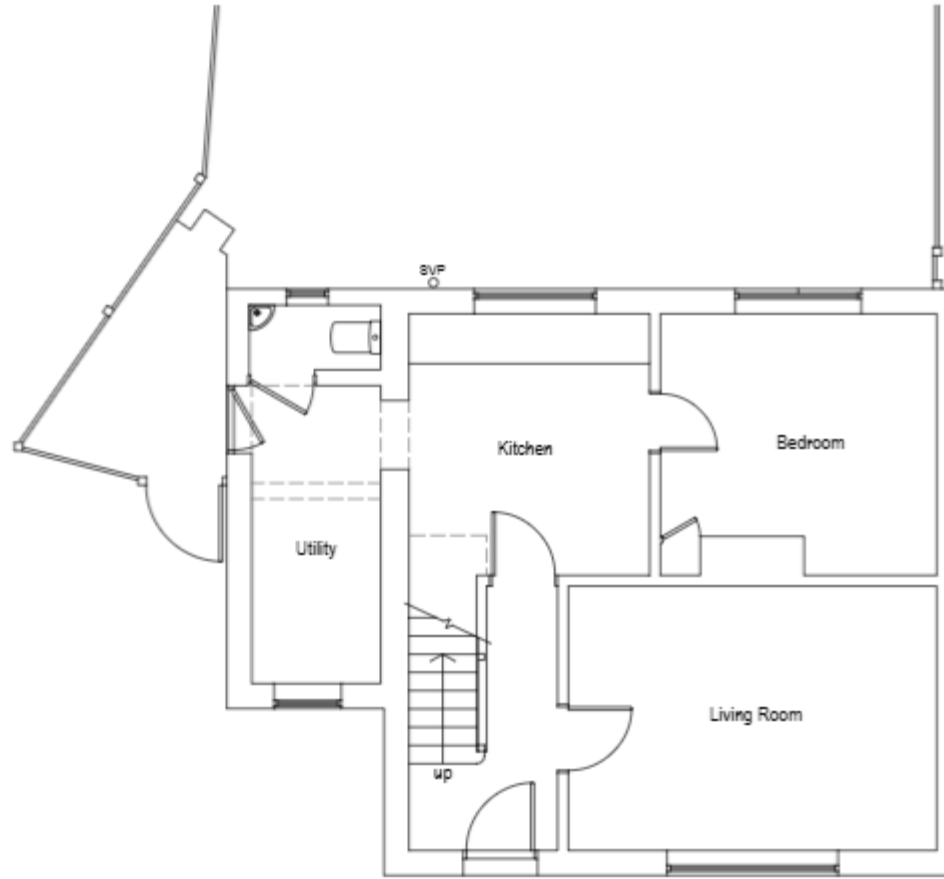


Proposed Rear Elevation 1:100



Proposed Front Elevation 1:100

Existing Floor Plans

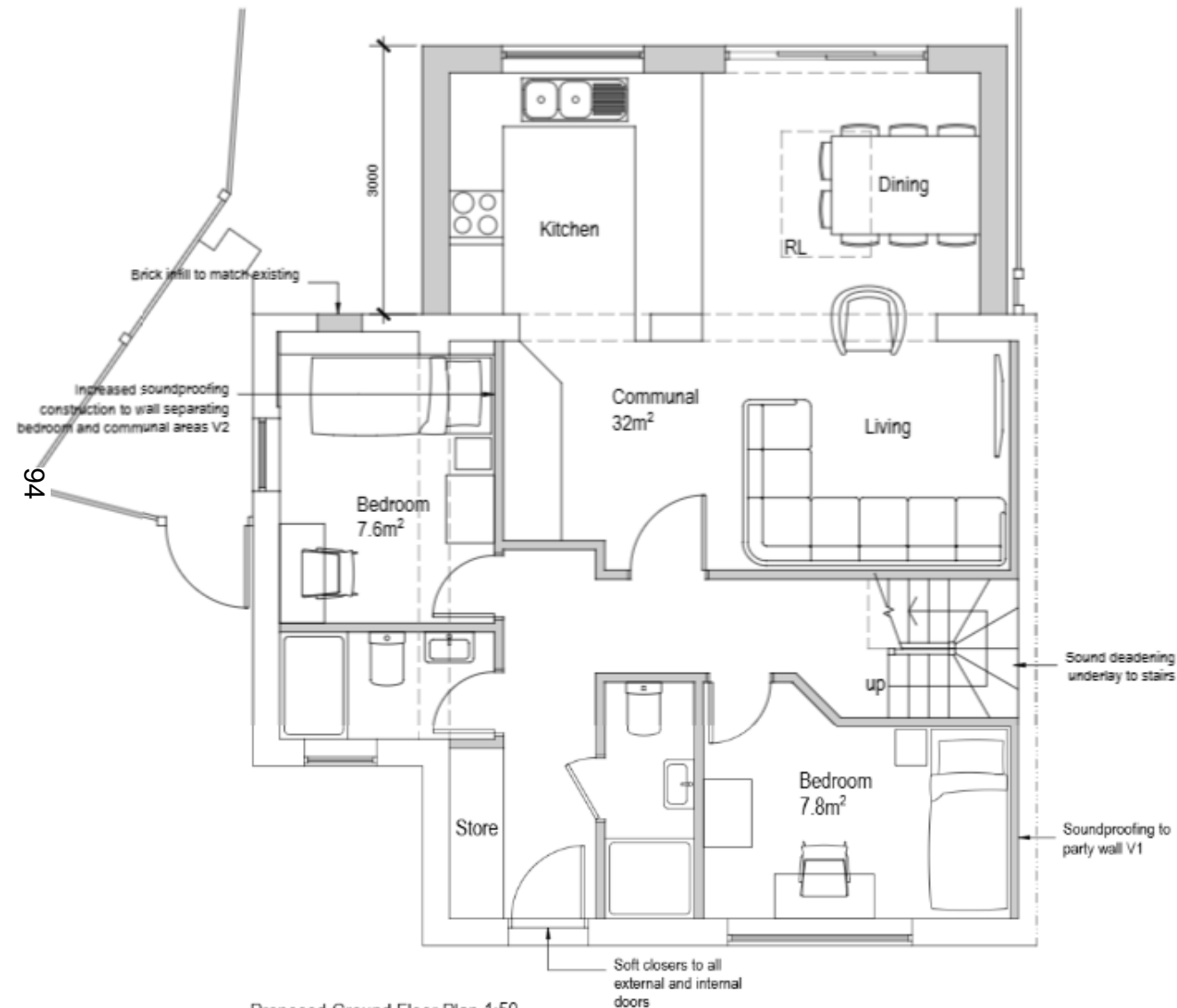


Existing Ground Floor Plan 1:50

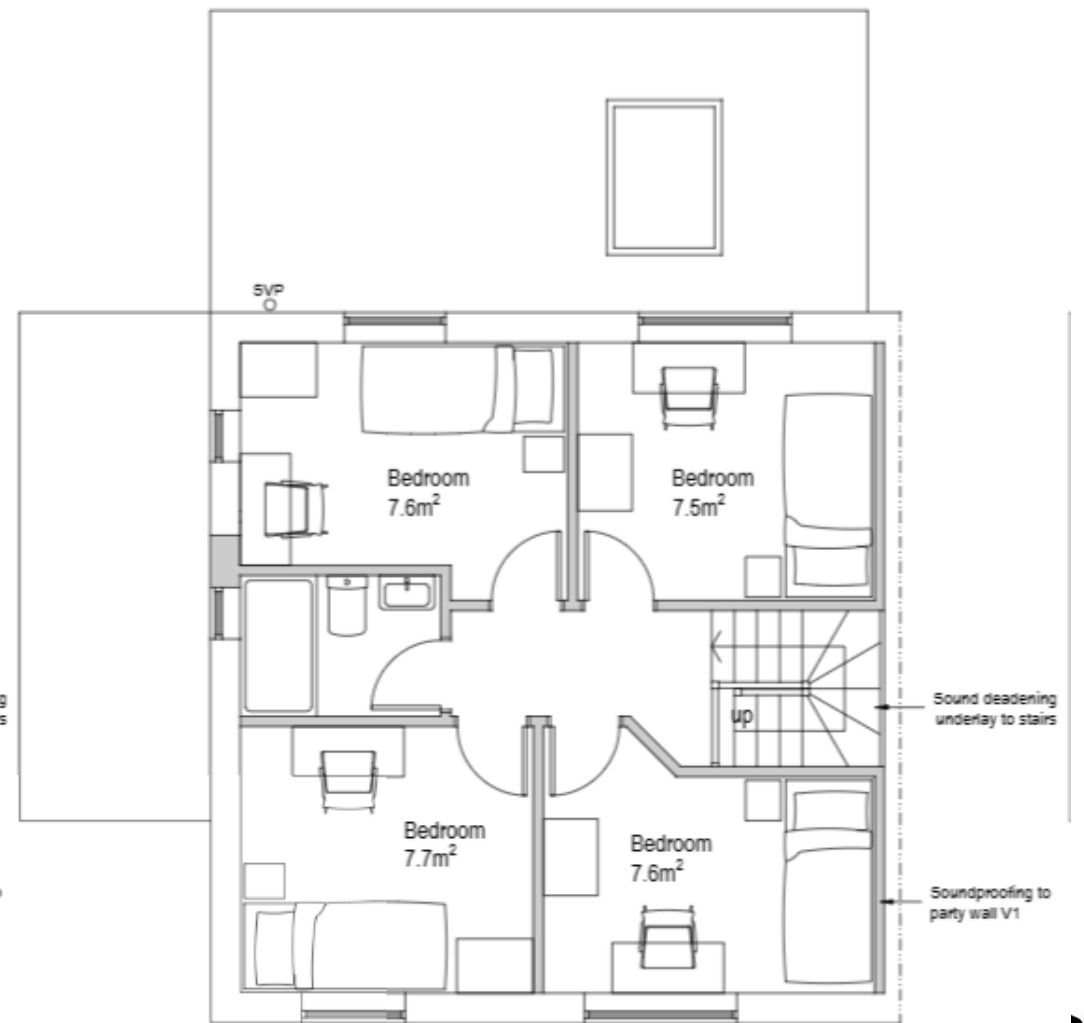


Existing First Floor Plan 1:50

Proposed Floor Plans – GF/1st Floor

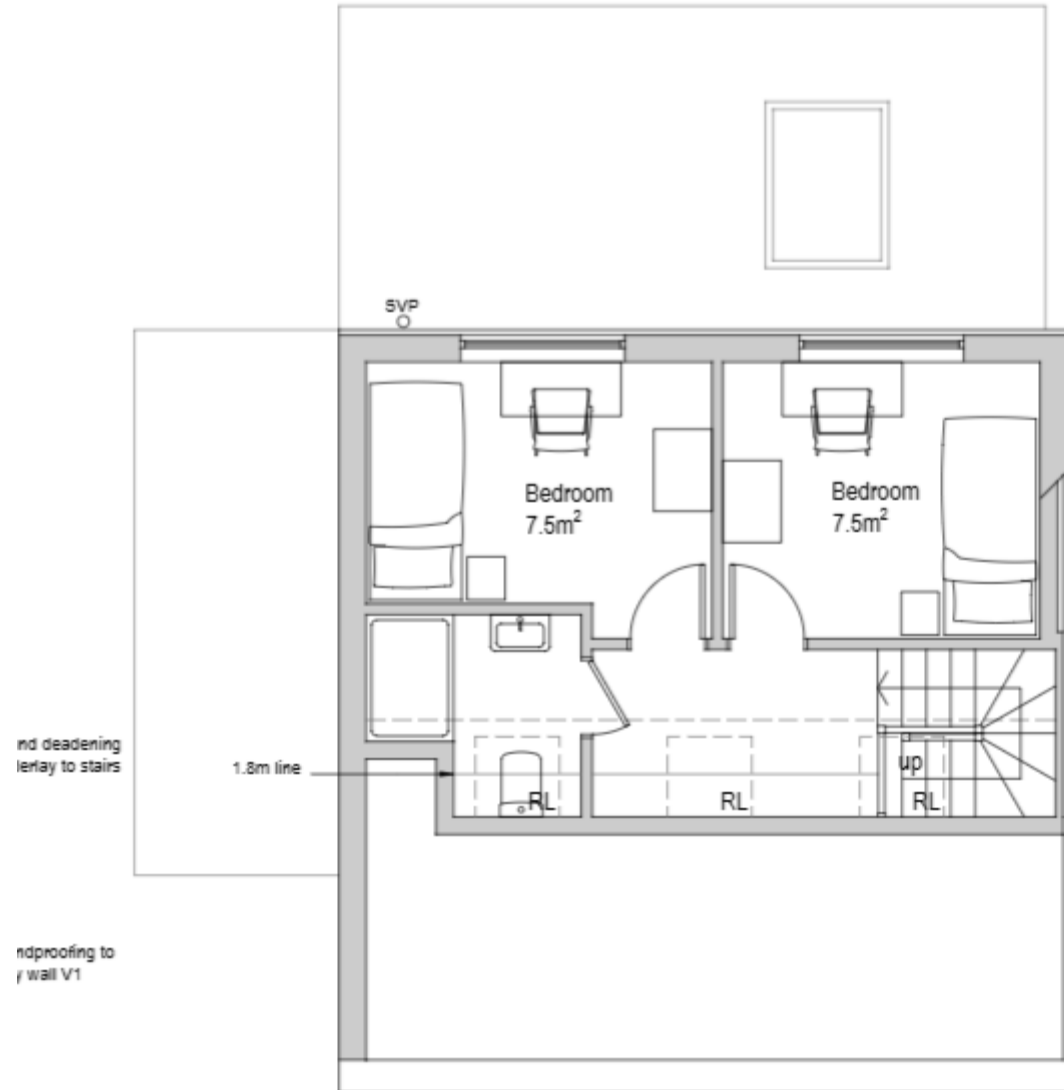


Proposed Ground Floor Plan 1:50

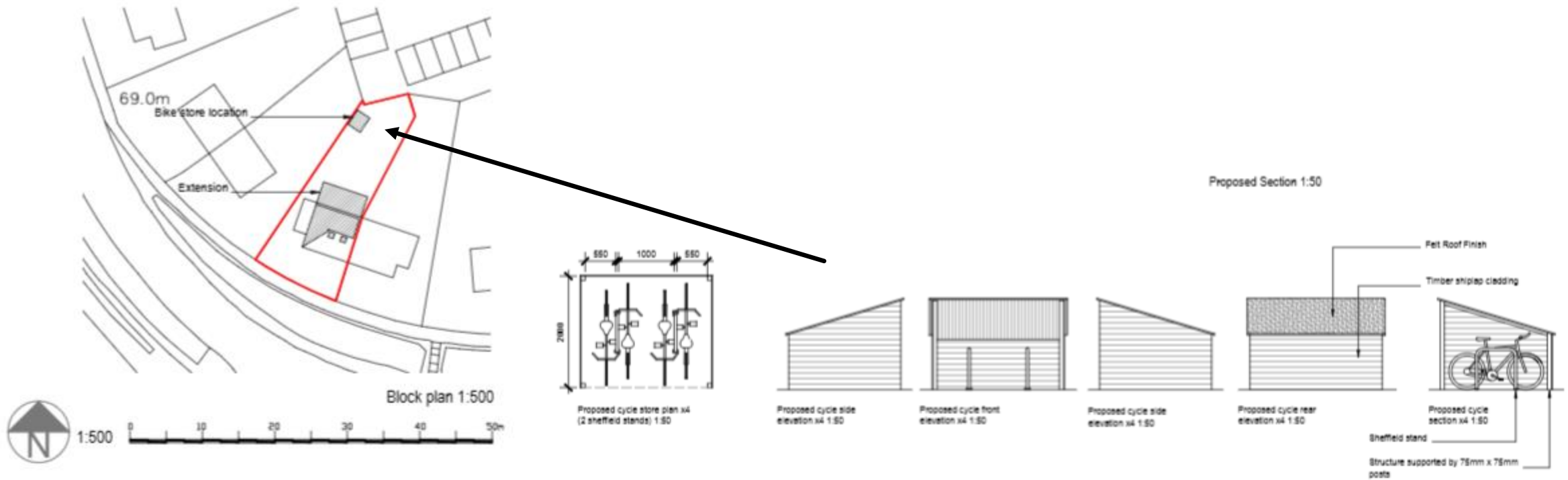


Proposed First Floor Plan 1:50

Proposed Floor Plans – Loft Floor



Proposed Cycle Storage



Representations

- ▶ **Twenty Seven (27)** 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 extensions, harms area appearance, out of keeping)
- ▶ Transport (increase in traffic/car parking issues)
- ▶ Current/future residents of unit (noise, rubbish, antisocial behaviour)
- ▶ Community balance - amount of HMO's, lack of family housing, potential loss of funding for school places

- ▶ **Cllr Taylor** objects on grounds of: additional traffic, inappropriate height of development, overdevelopment and residential amenity

Key Considerations

- ▶ City Plan Policies CP21 and DM7
- ▶ Principle of a large HMO in this location and density of HMOs in area
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ Design of external alterations

Conclusion and Planning Balance

- ▶ The proposed large HMO (SG) use in this location would comply with policies CP21 and DM7
- ▶ Proposal would be in an area where concentration of HMOs is <10% within 50m (CP21) and <20% within wider neighbourhood area (DM7 2(a))
- ▶ Proposal 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 eight persons (the occupation number would be limited by condition) meets requirements of DM7 2(d & e) regarding bedroom sizes and communal spaces for the maximum number of occupiers.
- ▶ 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 balanced community would not be achieved with this proposed HMO. In addition, the property is already in use as a small HMO (C4). Anti-social behaviour not proven or a planning matter.
- ▶ 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. The Highway Authority raise no objection to the proposals.
- ▶ Single storey extension previously approved. Proposed roof extensions would, due to scale, cause some harm to the host property and surrounding area, but considering the likely “fall back” position to carry out under Permitted Development, on balance are acceptable.
- ▶ **Approval recommended**

