

23 Byron Street
BH2025/02640

6th May 2026

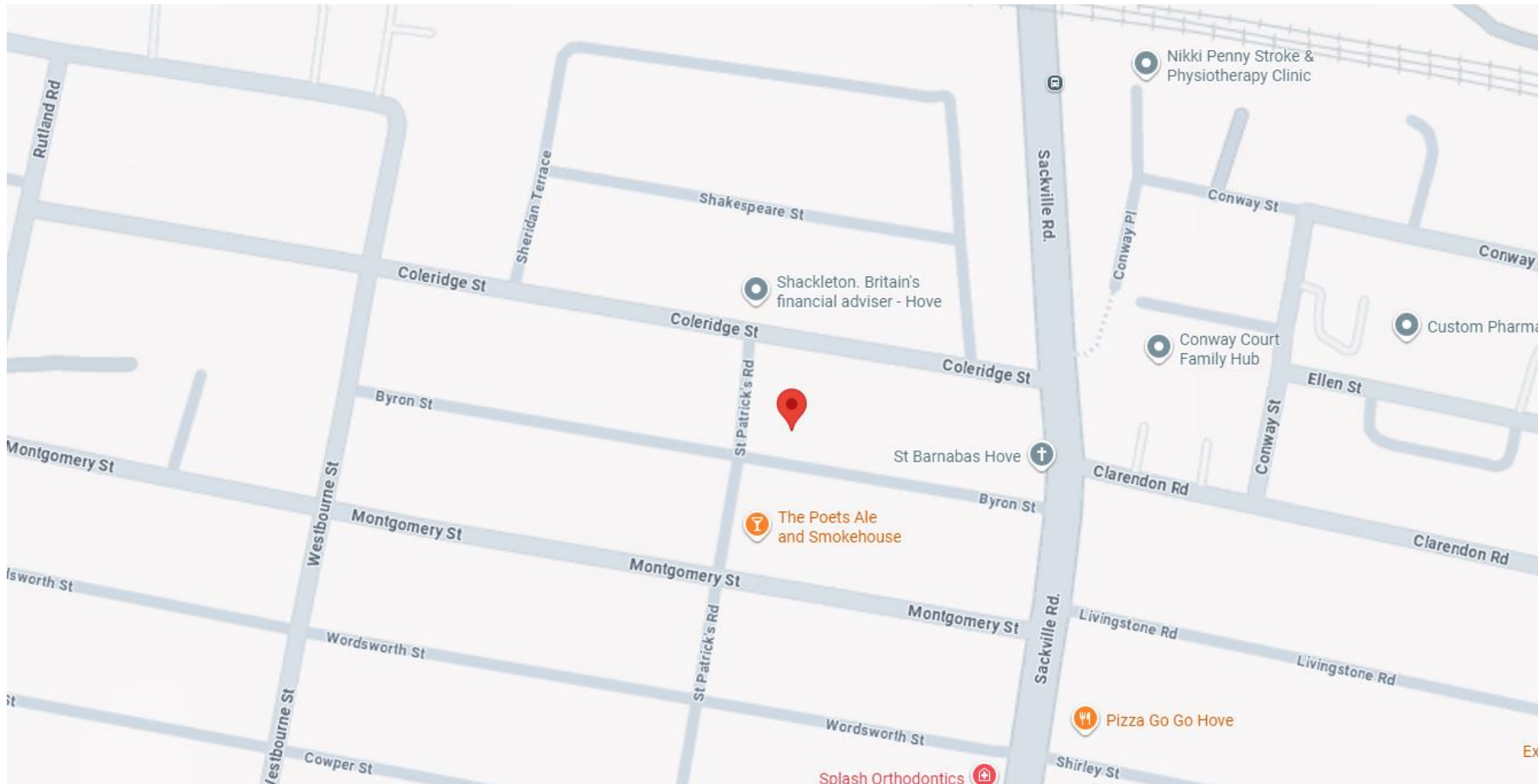


Brighton & Hove
City Council

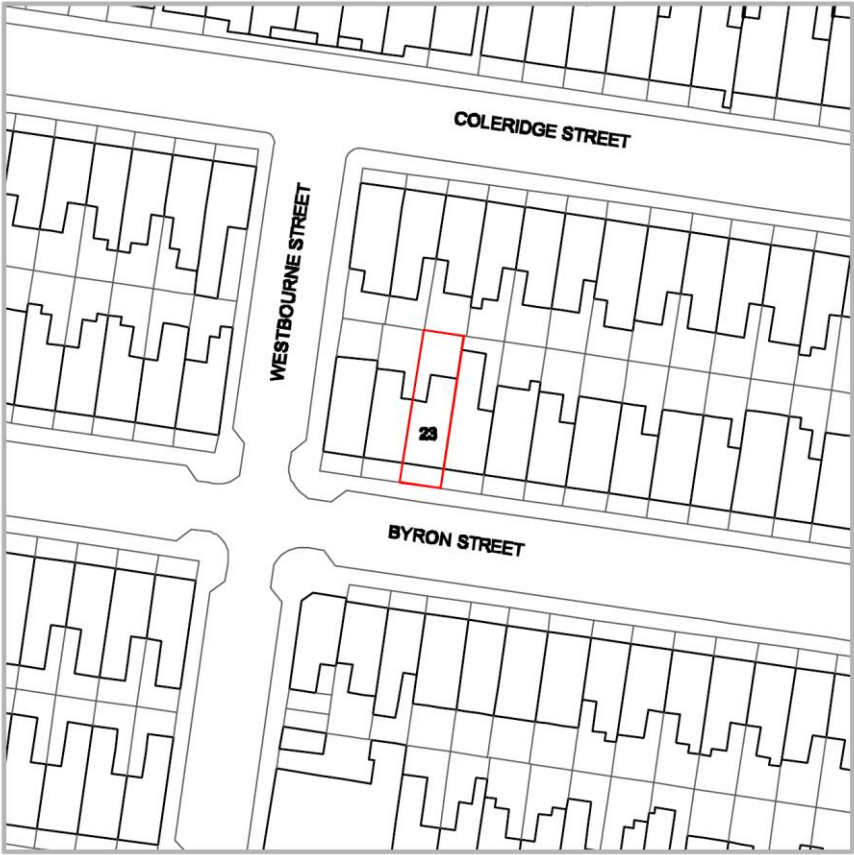
Application Description

- ▶ Change of use from residential dwellinghouse (C3) to four-bedroom small house in multiple occupation (C4). (Retrospective).

Map of Application Site



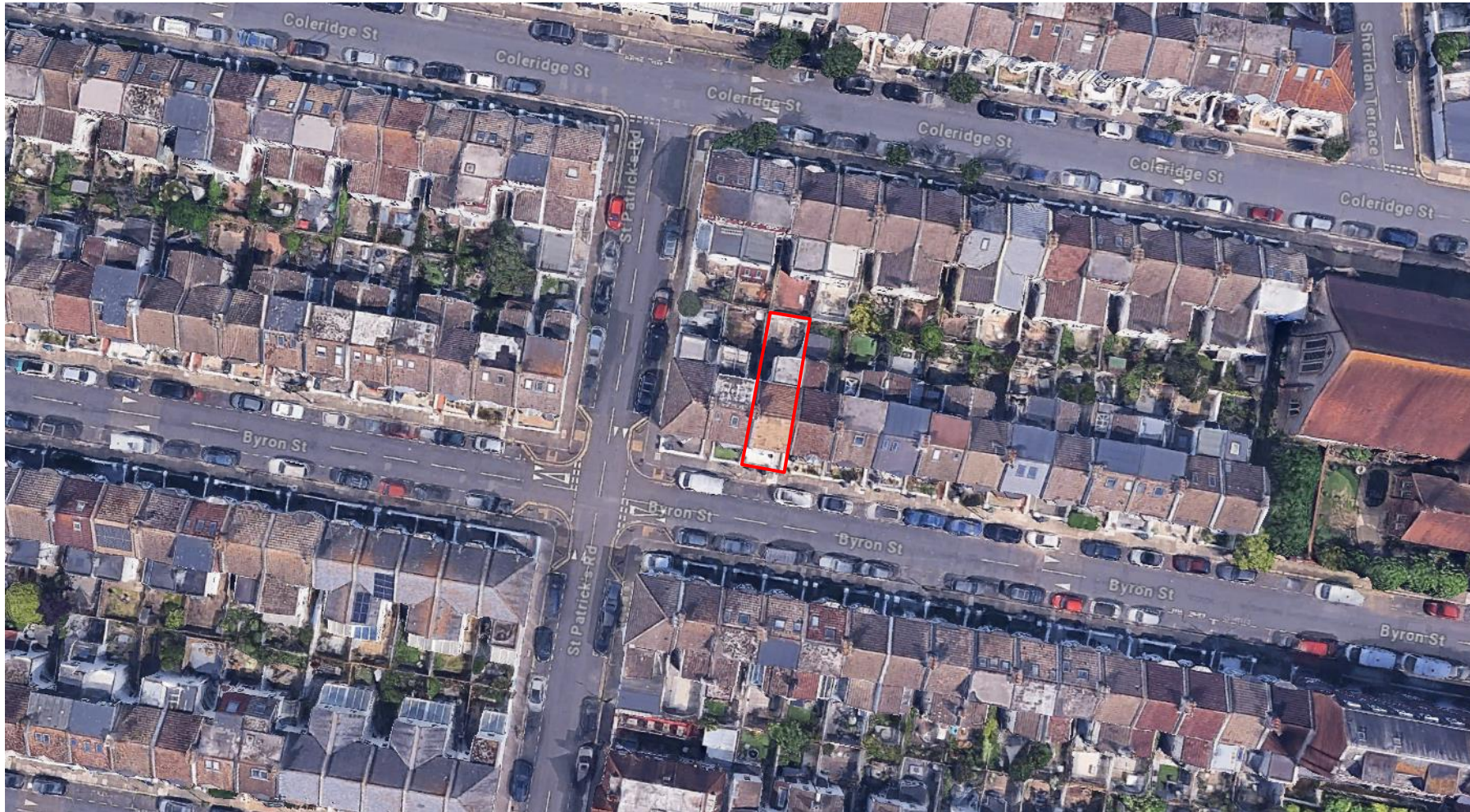
Existing Location Plan



01 SITE PLAN



Aerial Photo of Site



3D Aerial Photo of Site



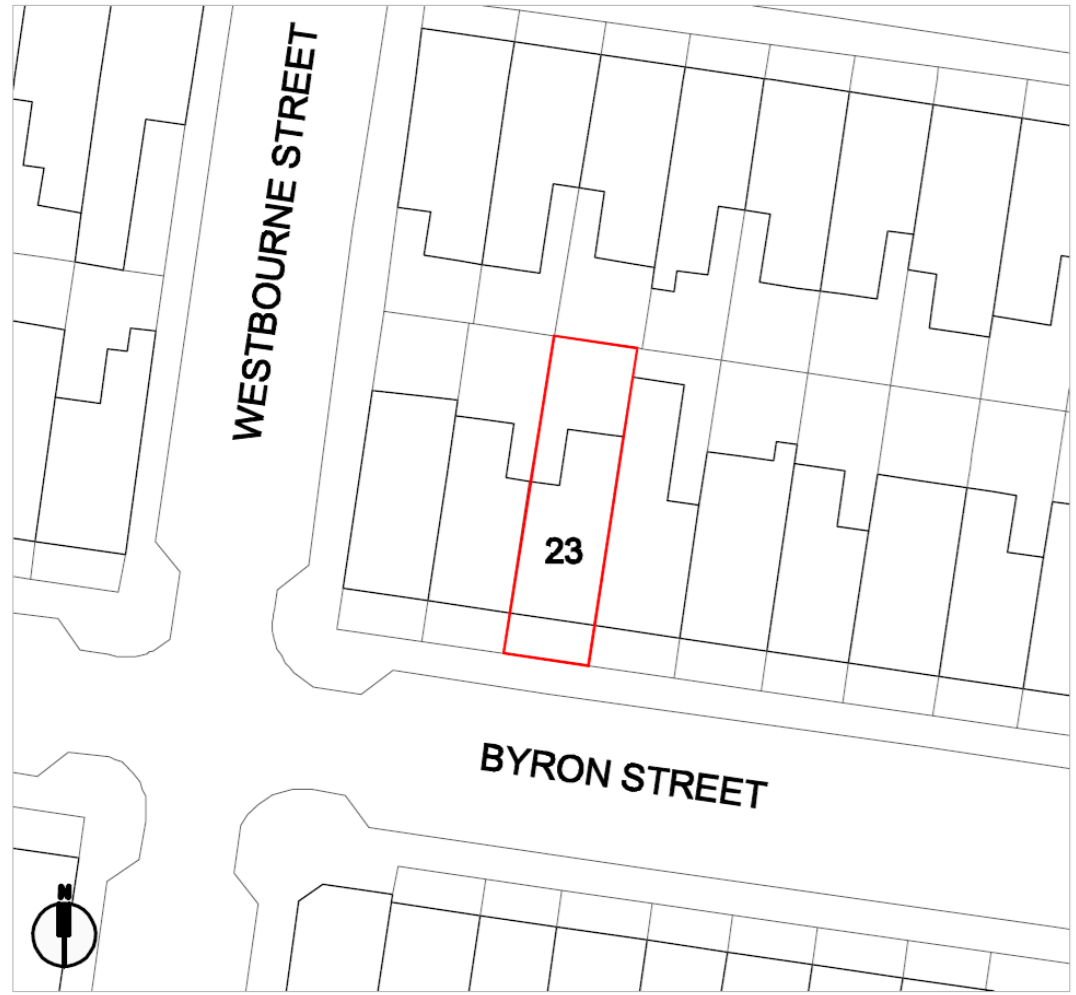
Front of 23 Byron Street



Rear Elevation



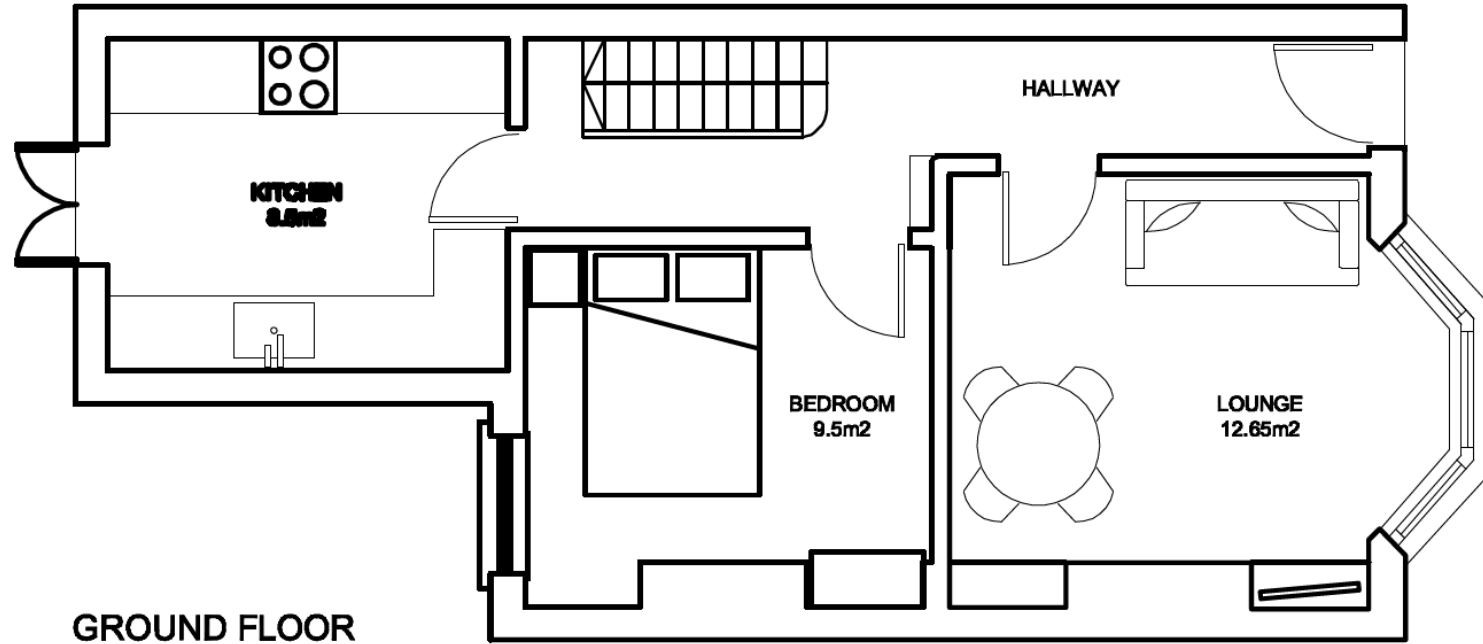
Block Plan



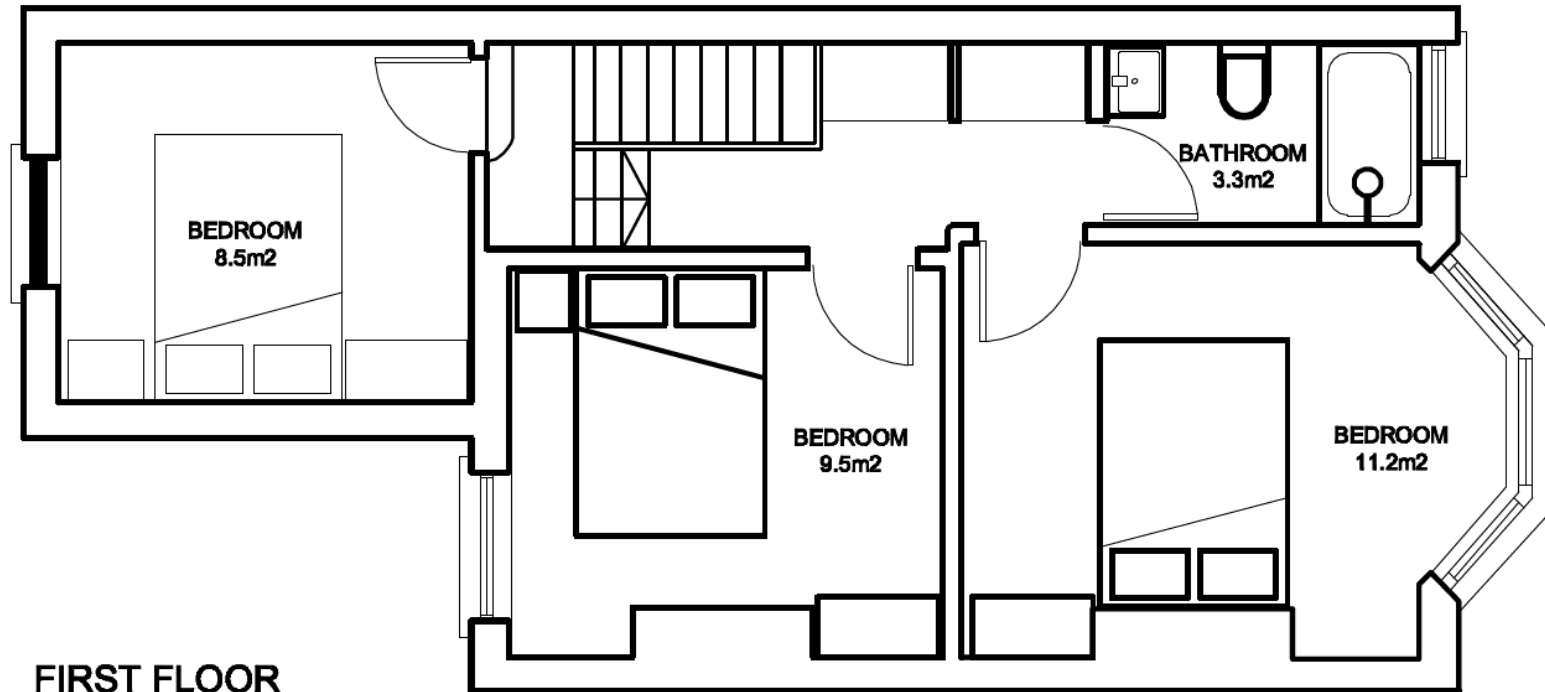
02 BLOCK PLAN



Existing & Proposed Ground Floor Plan



Existing & Proposed 1st Floor Plan



CP21 and DM7

- ▶ The development is in an area where less than 10% of properties within 50m of the application site are in an HMO use.
- ▶ The development is in an area where the wider neighbourhood area does not have more than 20% of properties in HMO use.
- ▶ The development 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

- ▶ **Seven (7)** representations received, objecting on the basis of:
- ▶ The houses in the street are mainly occupied by families, couples or single residents.
- ▶ The houses have poor sound insulation and tiny backyards
- ▶ High-use communal areas and a bedroom now sit directly beside neighbouring ground-floor rooms
- ▶ Intensifies the property's use far beyond normal and reasonable residential occupation
- ▶ Character of the area has changed
- ▶ Harm to neighbouring amenity through noise and disturbance, loss of privacy and light pollution,
- ▶ Increased rubbish and waste
- ▶ Security issues
- ▶ Traffic and parking issues
- ▶ The interior living space is inadequate for 6 unrelated occupants
- ▶ The property has not been properly regulated or managed as an HMO
- ▶ Long-term impact on neighbouring property values

Key Considerations

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

Conclusion and Planning Balance

- ▶ The HMO (C4) is located 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).
- ▶ The HMO does not 'sandwich' a non-HMO dwelling between HMO uses and it does not create a terrace of three or more HMOs. Compliance with DM7 (b & c) is achieved.
- ▶ The standard of accommodation is considered to be acceptable for a 4 person HMO.
- ▶ The HMO is not considered to result in negative impacts on neighbouring amenity which are so harmful that they would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balance community would not be achieved with this HMO.
- ▶ There are no significant impacts on the highways network or on local parking.
- ▶ The application is in accordance with the development plan and is recommended for approval.

