

19 New England Street
BH2026/00393

6th May 2026

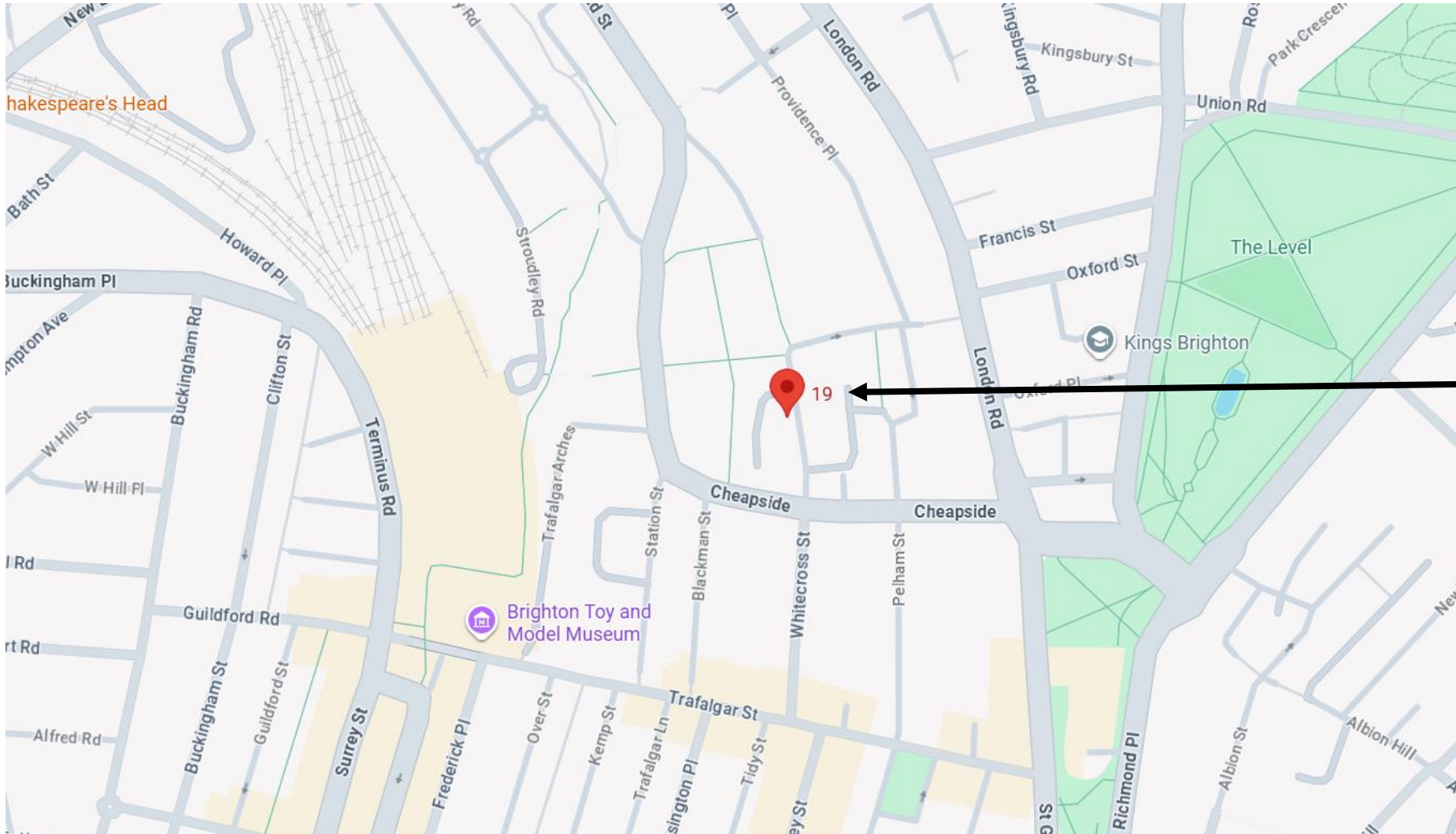


Brighton & Hove
City Council

Application Description

Change of use from Class C3 (dwellinghouse) to Sui Generis (Large House in Multiple Occupation), including associated internal alterations.

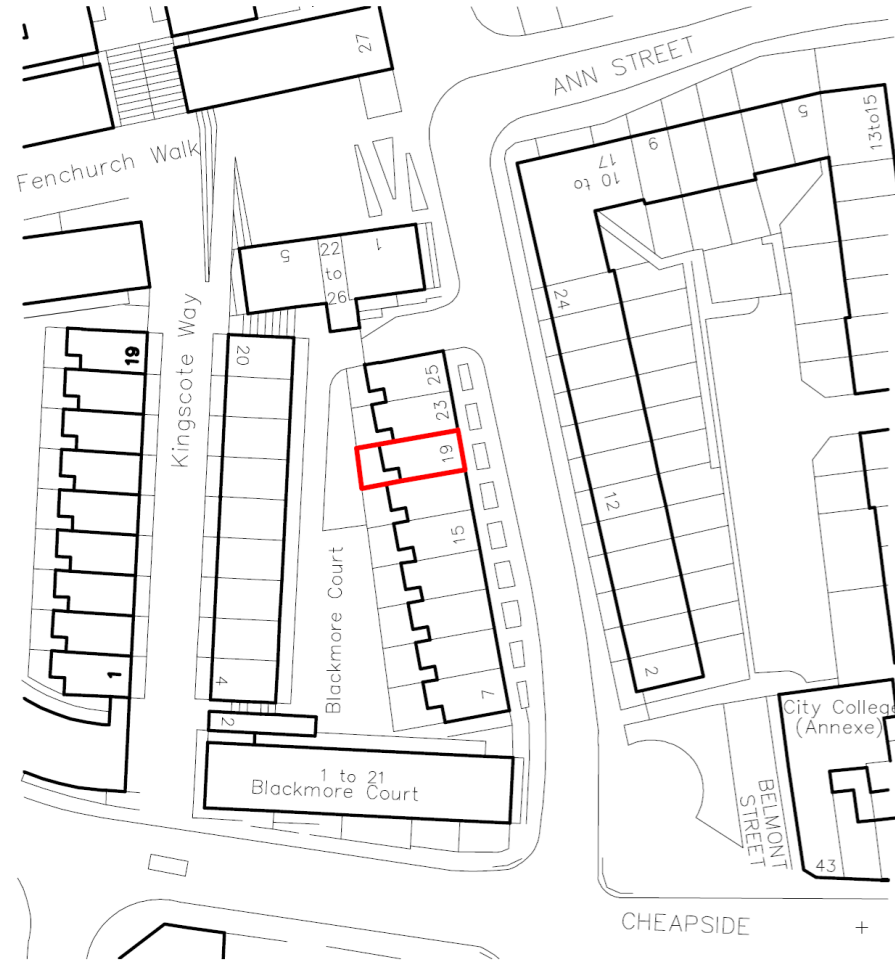
Map of Application Site



Application Site

Google Maps

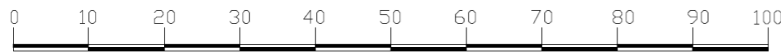
Existing Location Plan



Location plan 1:1250



1:1250



Aerial Photo of Site



3D Aerial Photo of Site



Front and Rear Photos of Site

65



Front of property



Rear of property

Internal photos as existing



Living/dining room

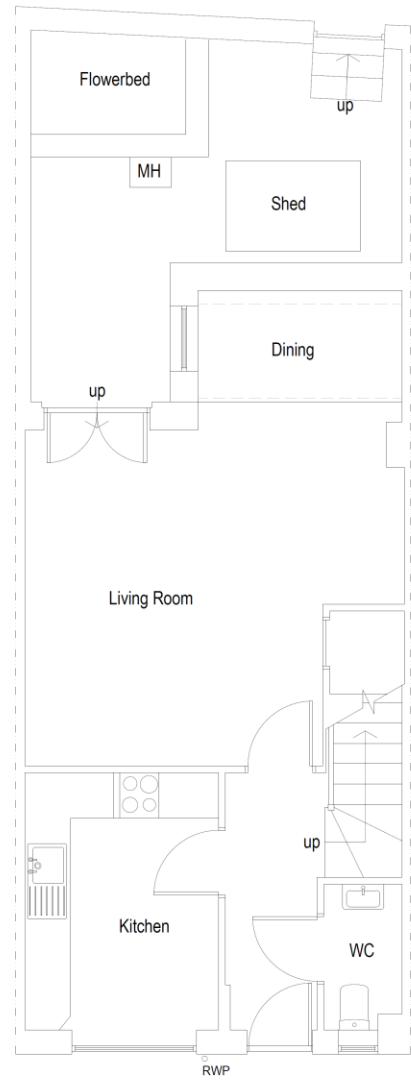


First floor rear bedroom - single occupancy bedroom

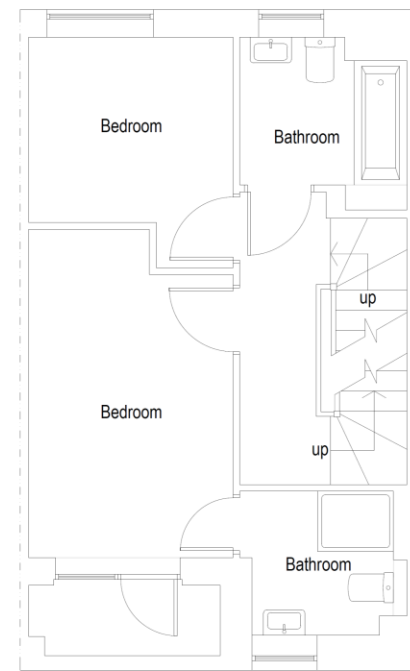


Example of one of the larger double occupancy rooms, this is the first-floor front room.

Existing Ground and 1st Floor Plans



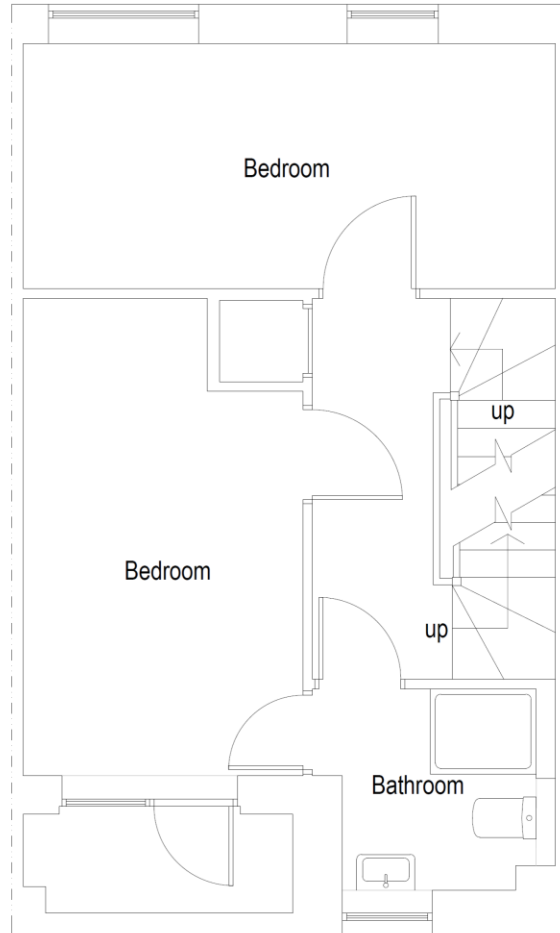
Existing Ground Floor Plan 1:50



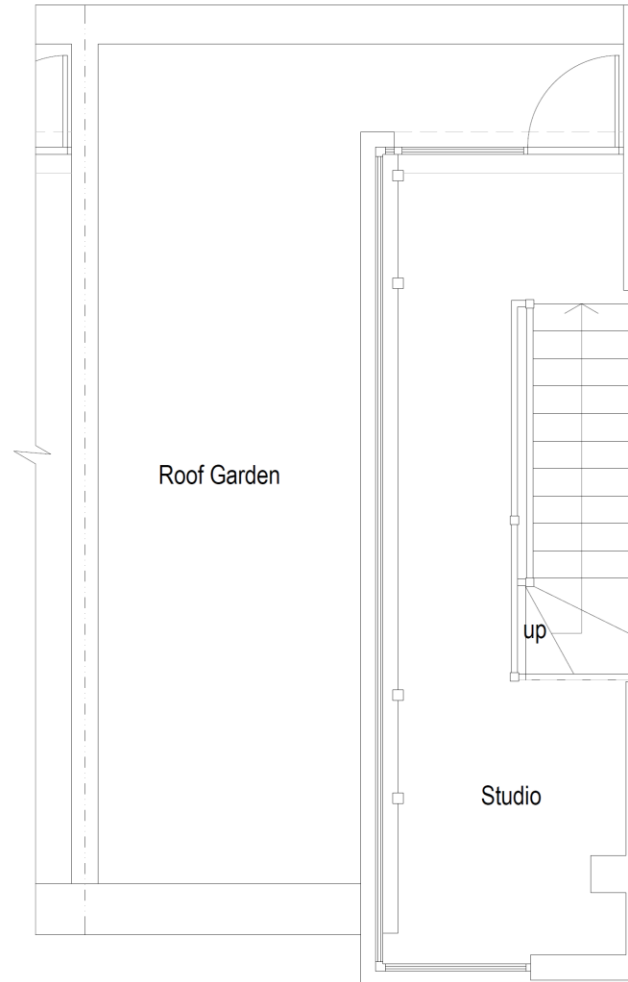
Existing First Floor Plan 1:50



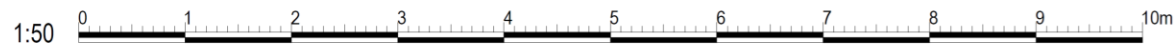
Existing 2nd and 3rd Floor Plans



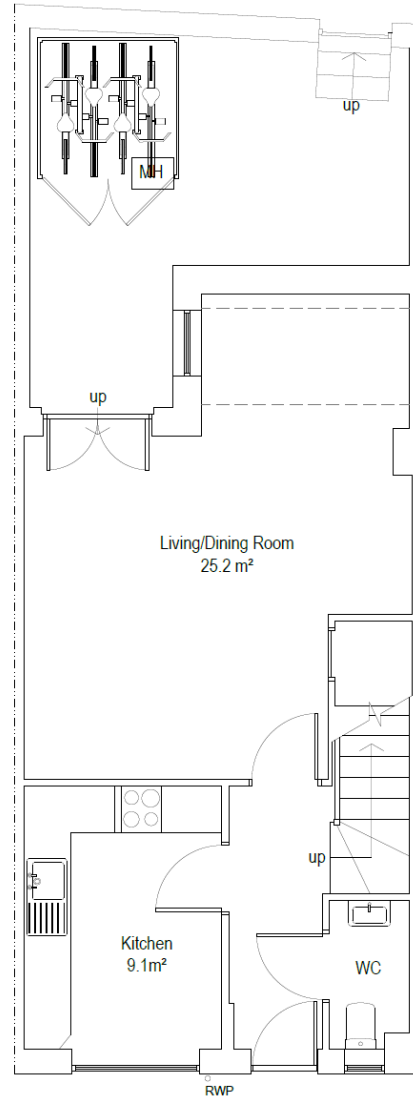
Existing Second Floor Plan 1:50



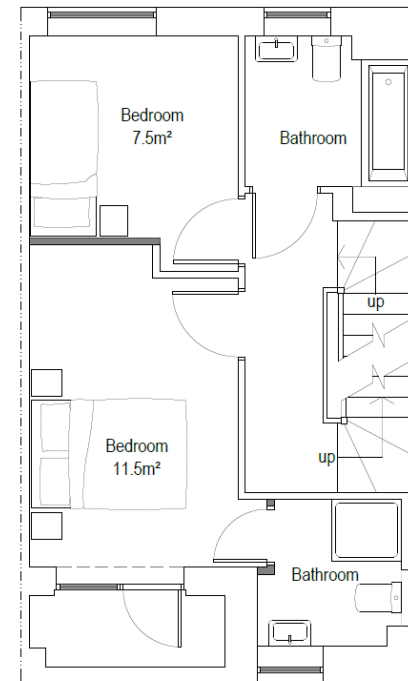
Existing Third Floor/Roof Plan 1:50



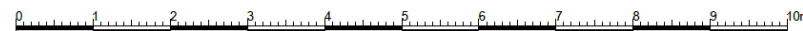
Proposed Ground and 1st Floor Plans



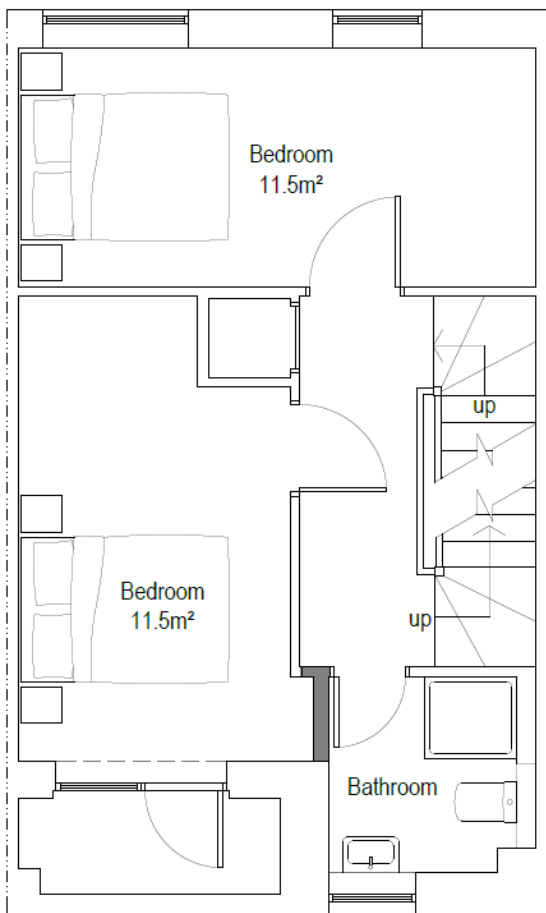
Proposed Ground Floor Plan 1:50



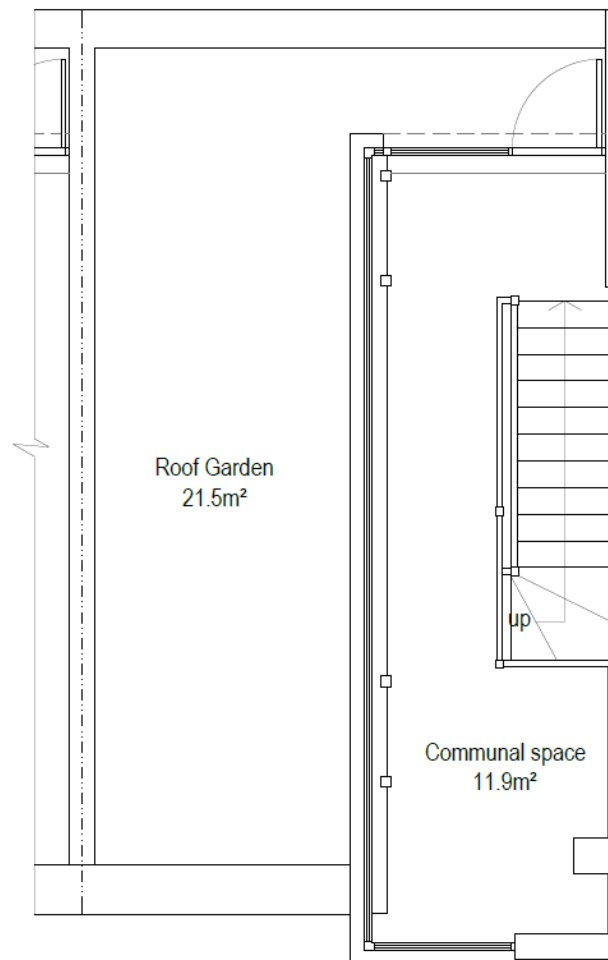
Proposed First Floor Plan 1:50



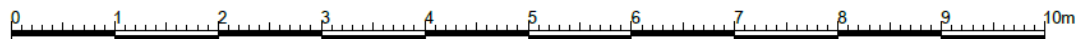
Proposed 2nd and 3rd Floor Plans



Proposed Second Floor Plan 1:50



Proposed Third Floor/Roof Plan 1:50



Representations

Representations have been received from 7 people, objecting to the proposed development for the following reasons:

- ▶ Negative impact on character of neighbourhood
- ▶ Increased noise levels
- ▶ High turnover of occupants
- ▶ Additional pressure on parking and local services including refuse collections
- ▶ Loss of family homes
- ▶ Other homes have already been lost to short-term holiday lets.
- ▶ Overdevelopment
- ▶ Detrimental impact on property value
- ▶ Loss of further home puts further school places at risk due to reduced demand.
- ▶ Additional impact on the local highway network
- ▶ Local community needs more family homes with less transient occupiers.

Key Considerations

- ▶ Principle – Policies CP21 and DM7
- ▶ Standard of Accommodation for future occupiers
- ▶ Impact on neighbour amenity
- ▶ Transport and parking matters

Conclusion and Planning Balance

- ▶ The principle of development is supported. HMO concentrations are within policy thresholds (<10% for CP21 and <20% for DM7); 7.06% within 50m (CP21) and 2.07% within the wider neighbourhood area (DM7).
- ▶ The standard of accommodation is acceptable. Three bedrooms are suitable for double occupancy and one for single occupancy. The communal areas on the ground and third floors are sufficient in size. The spatial minimum for internal areas as set out within policy DM7 are met.
- ▶ The impacts on neighbour amenity is not considered to be unacceptable in relation to DM20.
- ▶ The proposal is within a sustainable location with public transport and cycling routes nearby. It is also within a controlled parking zone so overspill parking is not expected and could be controlled, trip generation is not expected to increase significantly. Cycle parking will be provided. Transport matters are acceptable.
- ▶ Conditions recommended to secure cycle parking, maximum occupancy (7 persons) and retention of the approved internal layout.
- ▶ Overall, subject to conditions, the proposal has met the requirements of the development plan.
- ▶ **Recommendation: Approve**

