

**Brighton And Hove High School
Junior Department,
Radinden Manor Road
BH2026/00749**

7th October 2026

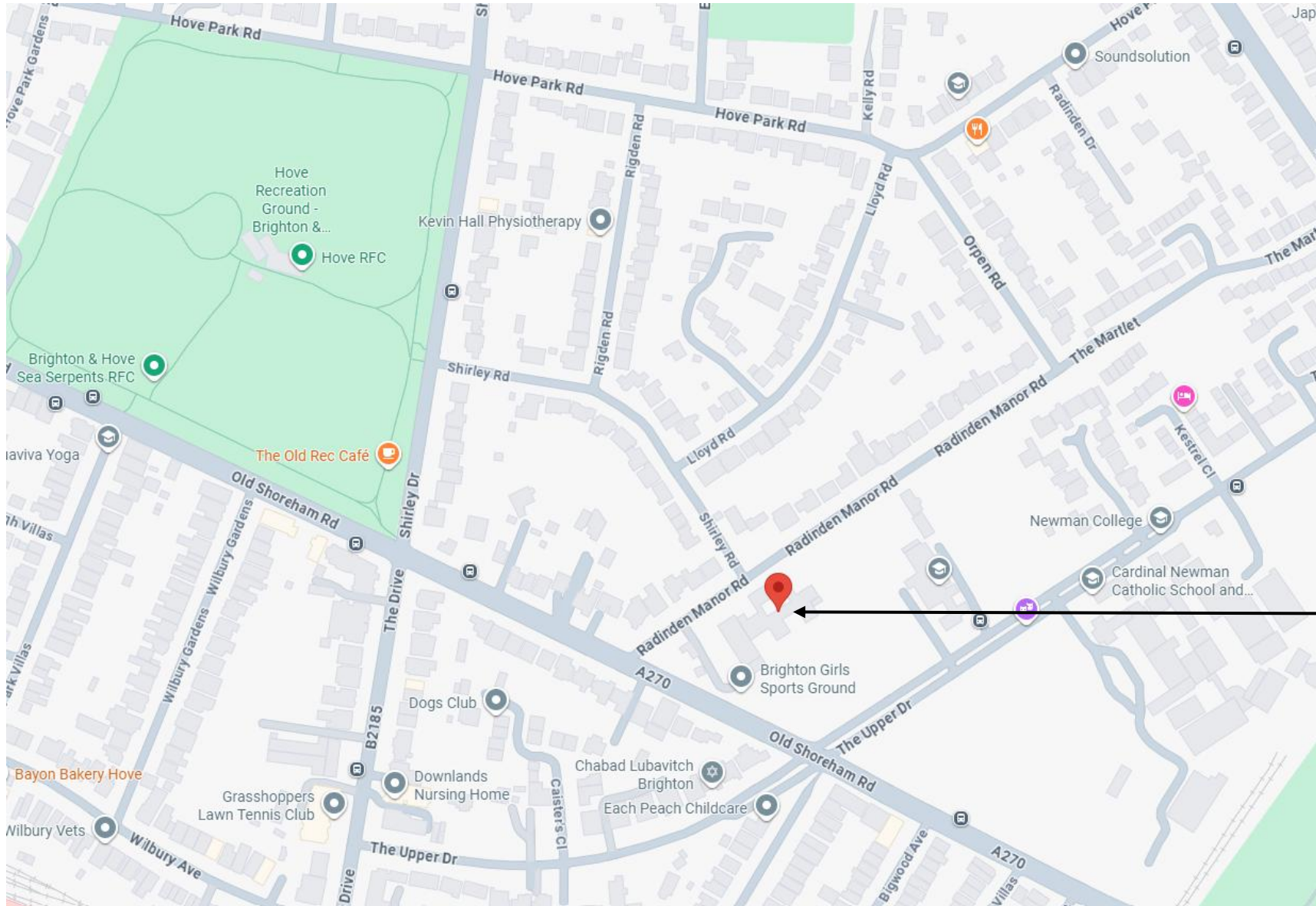


**Brighton & Hove
City Council**

Application Description

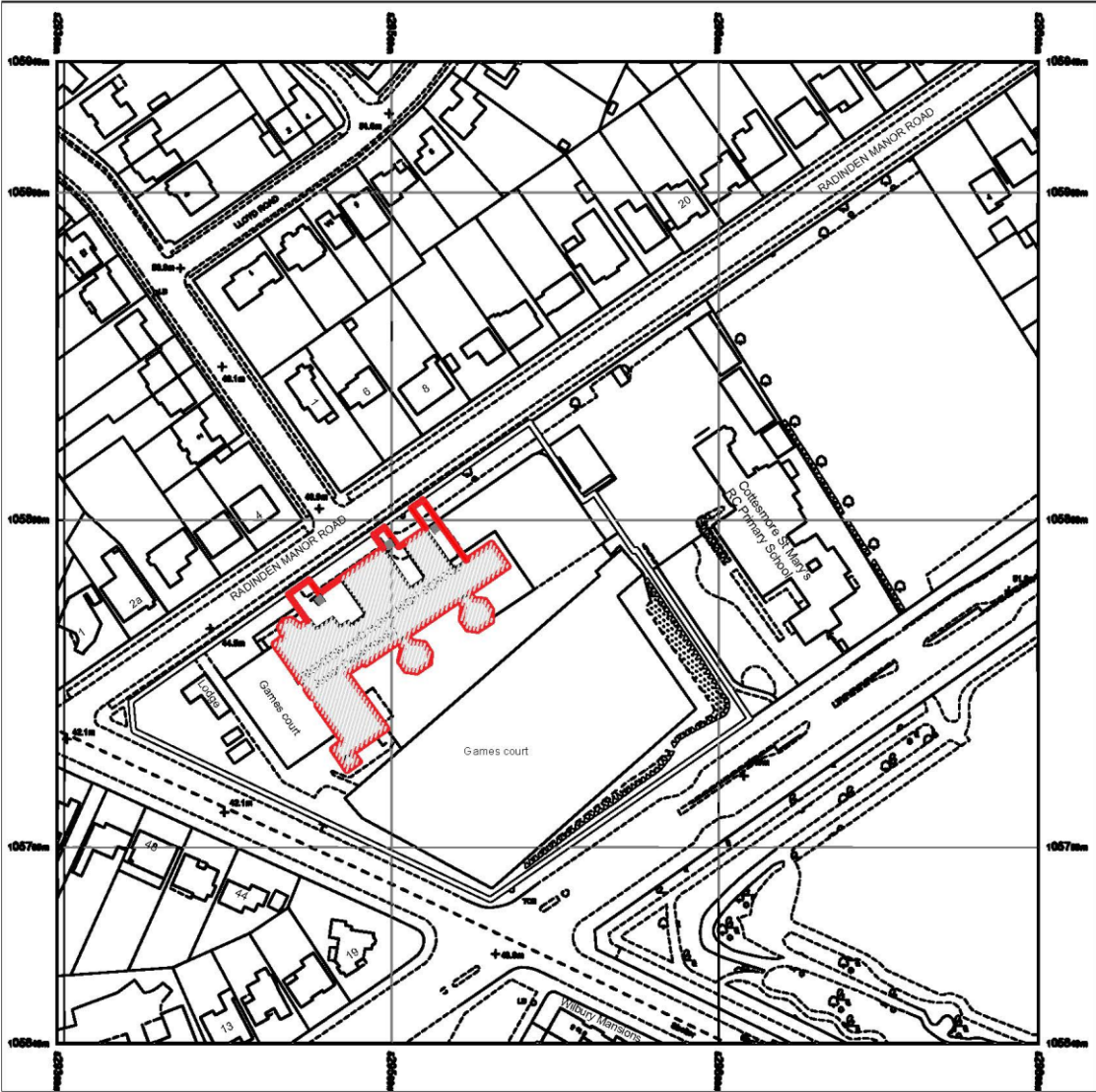
- ▶ Retrospective change of use of the former school building from education use to a large House in Multiple Occupation for a maximum of 47 residents.
- ▶ Temporary permission is sought for two years while the wider site is sold and longer-term proposals are explored.
- ▶ No extensions or external alterations are proposed.

Map of Application Site

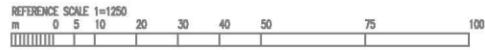


Site

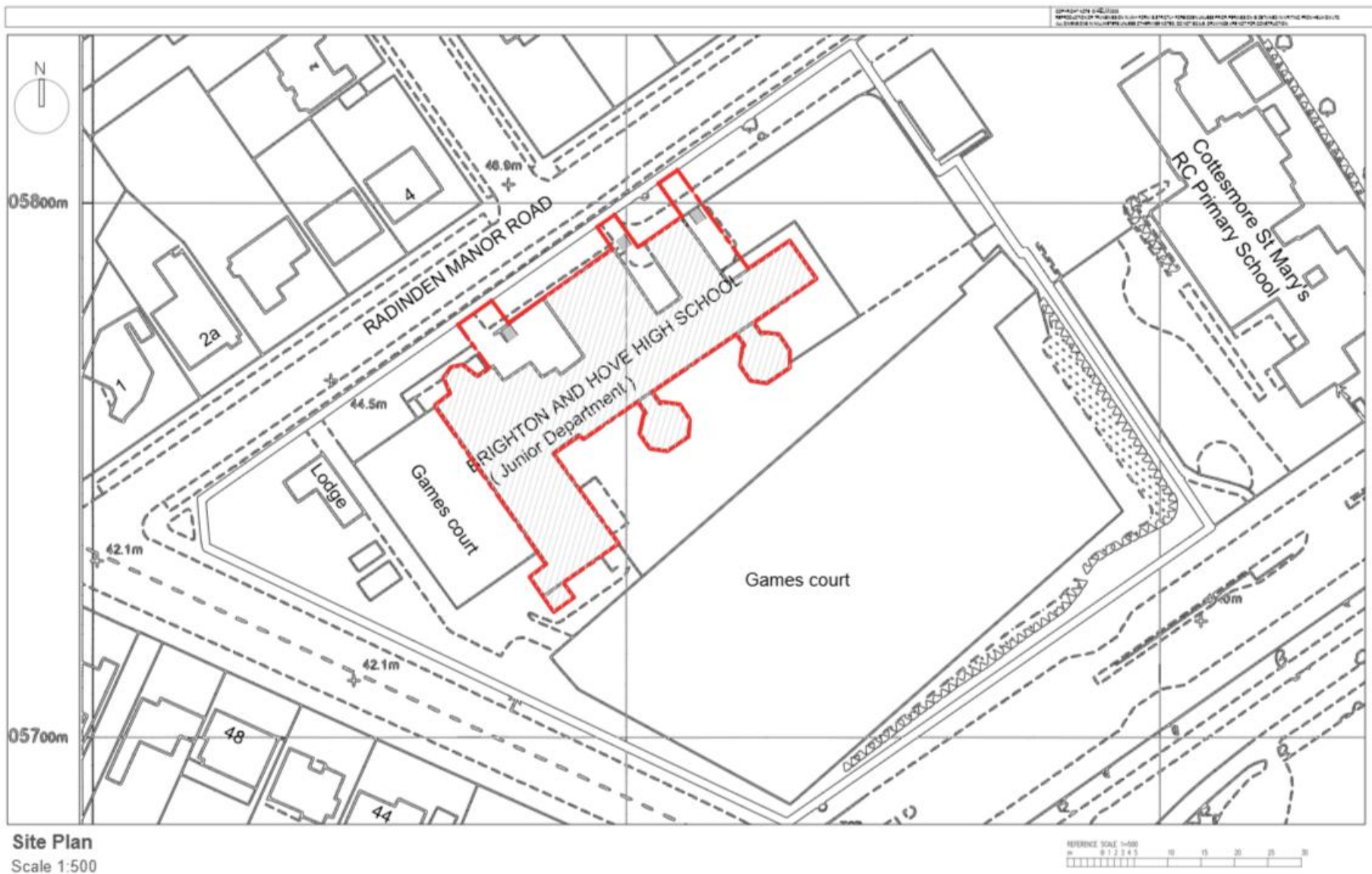
Existing Location Plan



Location Plan



Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Site



Site

Other Photos of Site

First Floor Communal Area



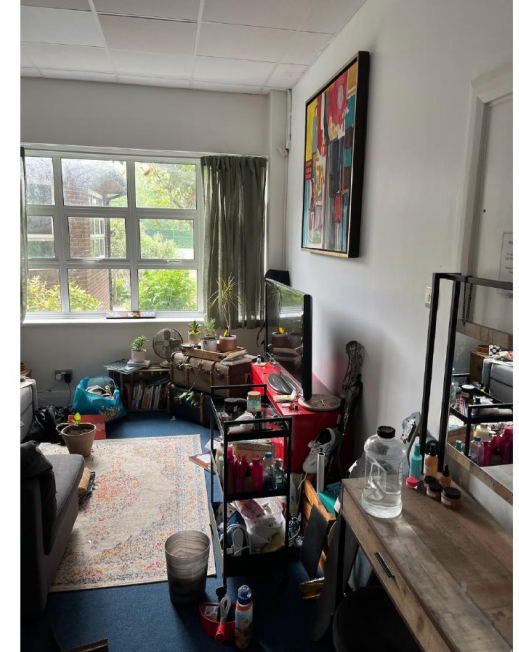
Kitchen



Shower Room



Room 6



Other Photos of Site

Room 10



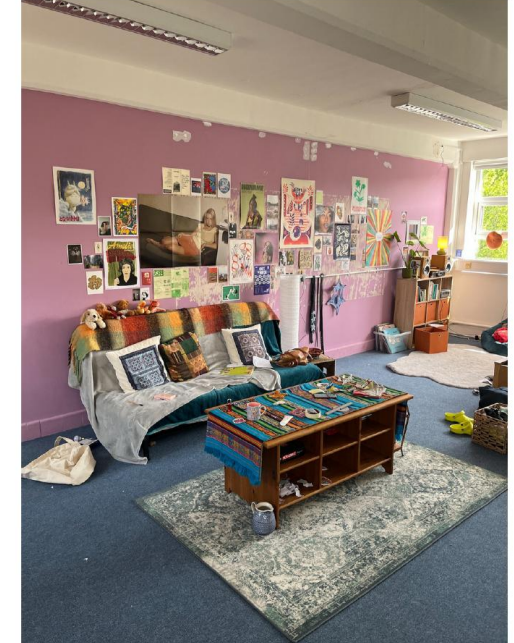
Room 11



Room 43



Room 44



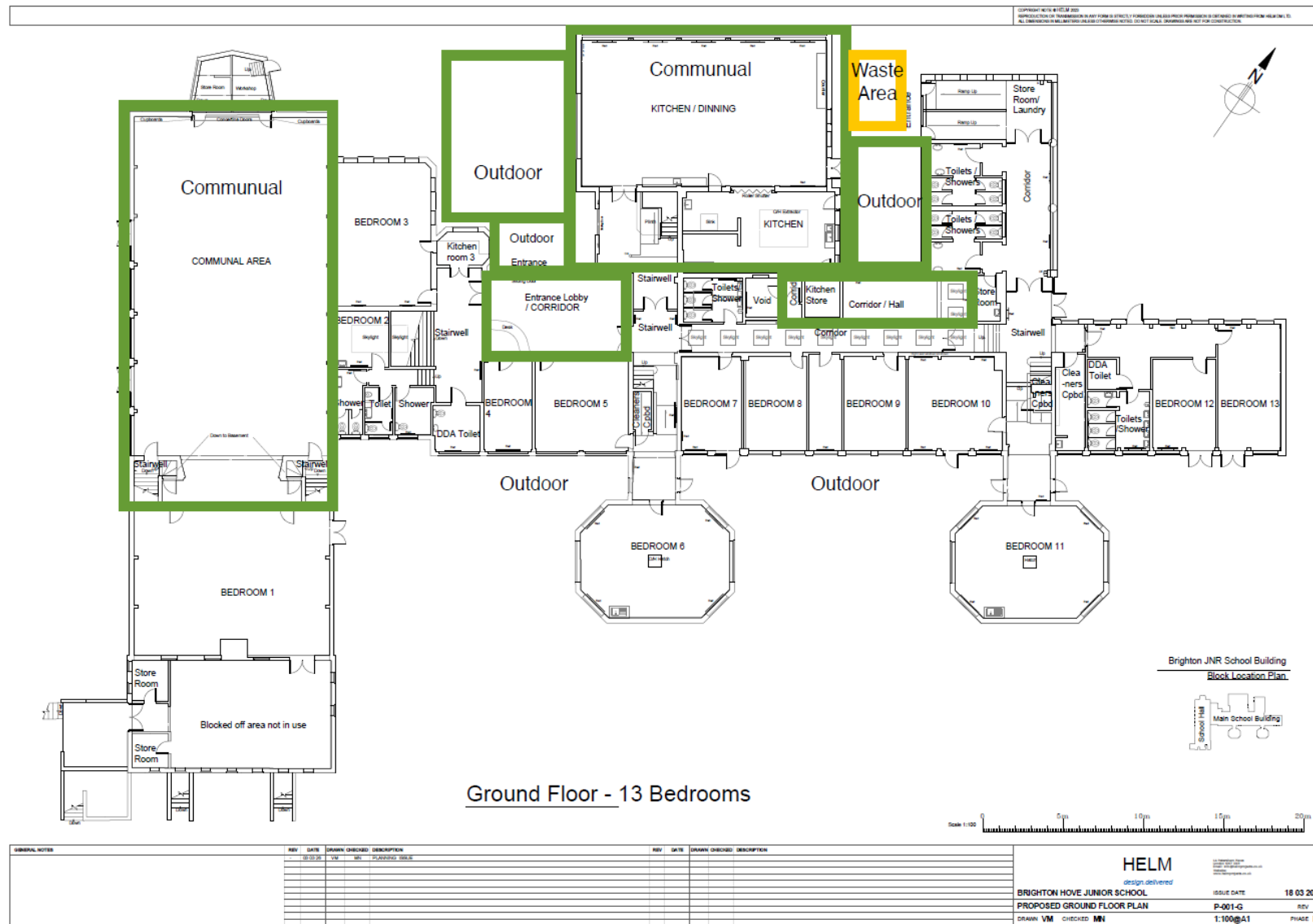
Other Photos of Site



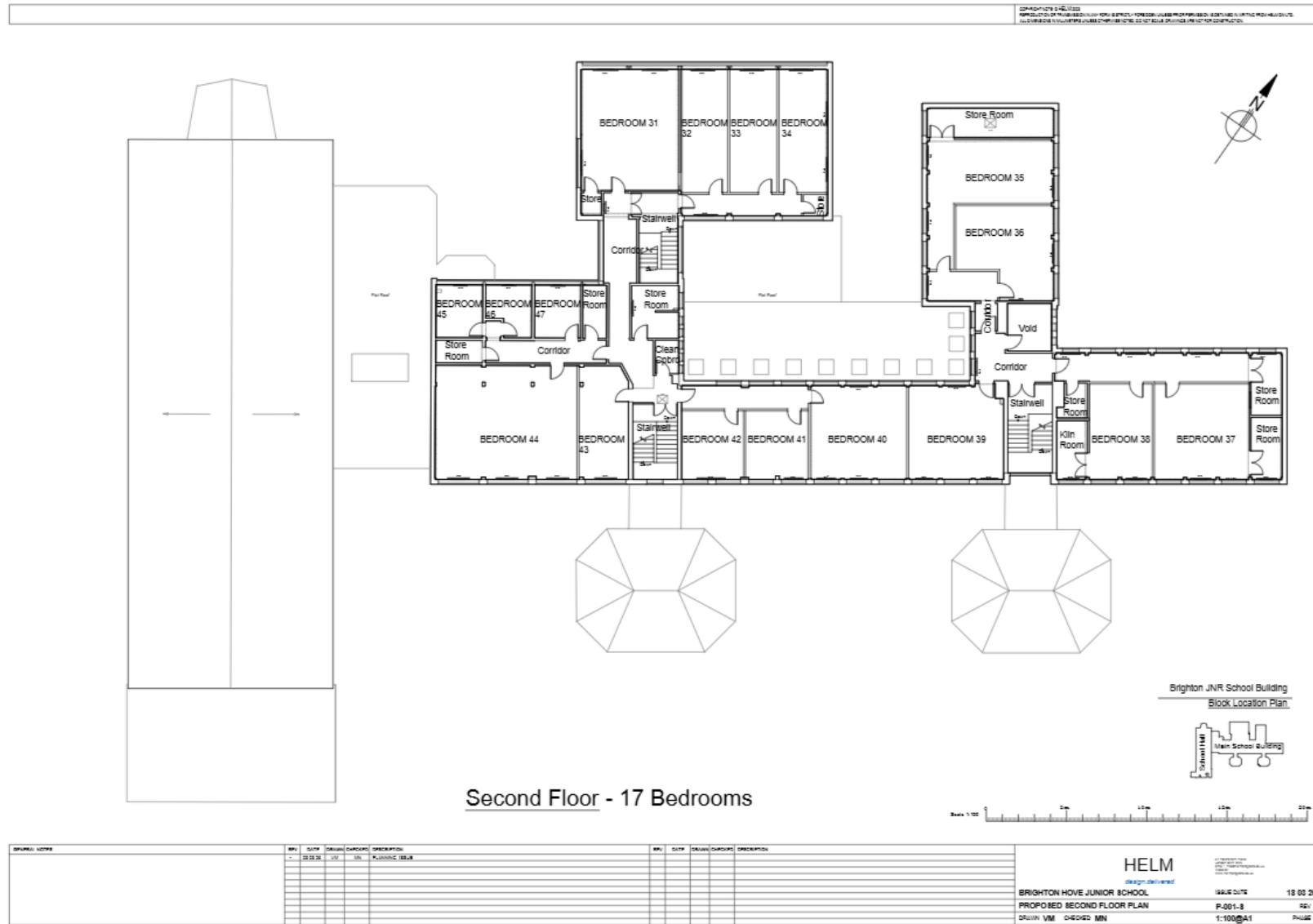
Split of uses/Number of units

- ▶ Large HMO for a maximum of 47 residents
- ▶ 47 single-occupancy bedrooms:
 - ▶ 13 at ground-floor level
 - ▶ 17 at first-floor level
 - ▶ 17 at second-floor level
- ▶ Bedrooms range from approximately 8sqm to 109sqm
- ▶ Approximately 440sqm of communal accommodation:
 - ▶ 47.5sqm kitchen
 - ▶ 140sqm kitchen/dining room
 - ▶ 253sqm communal hall
- ▶ Approximately four parking spaces retained

Proposed Plan



Proposed Plan



Representations

- ▶ **Seventeen (21) objections** have been received.
- ▶ **Two (2)** representations **support** the proposal.
- ▶ **Two (2)** representations **comment** (neither support nor object).
- ▶ **Councillors Samer Bagaeen and Ivan Lyons** have **objected**.

The main concerns relate to:

- ▶ Noise and late-night disturbance
- ▶ Traffic, parking and pedestrian safety
- ▶ Scale and intensity of occupation; management and control of the 47-person limit
- ▶ Waste storage and collection
- ▶ Loss of the educational/community use
- ▶ Impact on residential amenity and the character of the area

Supporters cite the provision of accommodation and the managed reuse of a vacant building.

Key Considerations

- ▶ Temporary loss of the educational/community use
- ▶ HMO concentration and housing provision
- ▶ Standard of accommodation
- ▶ Noise and neighbouring amenity
- ▶ Management and maximum occupancy
- ▶ Transport and parking
- ▶ Waste and recycling
- ▶ Sustainability/Energy efficiency

Conclusion and Planning Balance

- ▶ Proposal conflicts with City Plan Policy DM9 because the need for the building as an alternative community facility has not been fully demonstrated; however is outweighed in this case by temporary loss only and housing need.
- ▶ HMO use partially meets City Plan policy - the 16.7% HMO concentration within 50m exceeds the 10% threshold in CP21, however meets requirement for less than 20% HMOs in wider DM7 output area (1.4%). On balance acceptable given no loss family dwelling and is for temporary use only.
- ▶ The proposal would provide 47 bedspaces and bring a substantial vacant building into managed occupation. Conditions can mitigate amenity impacts – on number of occupants, management plan and restriction on outdoor amenity area use.
- ▶ Some degree of transport impact expected although limited on-site parking, and nature of proposal means car-use likely to be limited. Also needs to be compared to impact of the previous school use. Site is sustainable and near public transport. An HMO is a residential use in character, location is a residential area; any potential impacts are not considered so harmful or severe to warrant refusal of the application. Transport Team no objection subject to conditions.
- ▶ The bedrooms and communal areas provide an acceptable standard of accommodation.
- ▶ Conditions would secure adequate management, transport information/facilities and waste.
- ▶ NPPF DM8 – weight given to retrospective proposal not sufficient to weigh balance to a refusal
- ▶ **Approval subject to conditions (including 2 yr temporary consent)**

