

# 248 Dyke Road

BH2023/00568



Brighton & Hove  
City Council

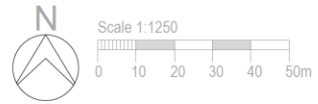
# Application Description

- Part-retrospective application for the change of use of single dwellinghouse (C3) to form 7no bedroom large house in multiple occupation for 11no persons (sui generis) with external works including installation of cycle parking facilities, revisions to fenestration, and associated alterations.

# Location Plan



Location Plan 1:1250



# Aerial photo(s) of site



# 3D Aerial photo of site

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# Street photo of site

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# Other photo(s) of site

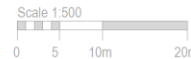
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# Proposed Block Plan



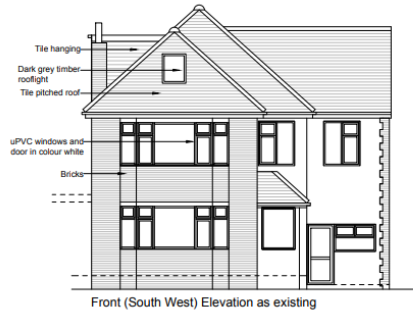
Block Plan 1:500



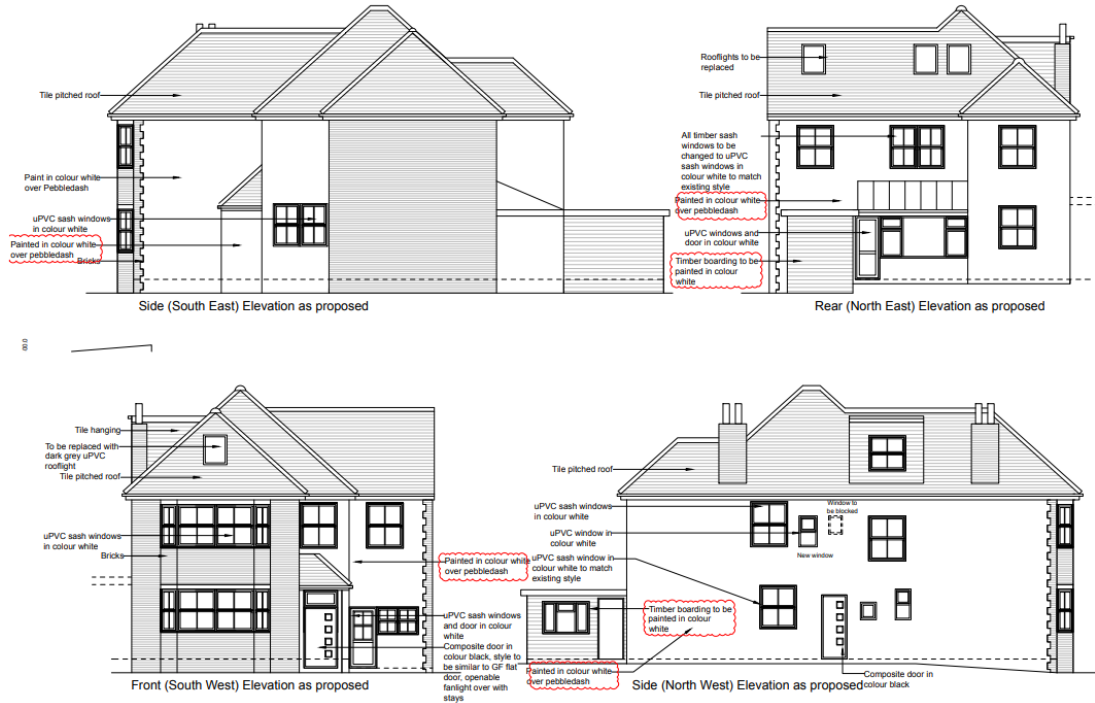


# Existing Elevations

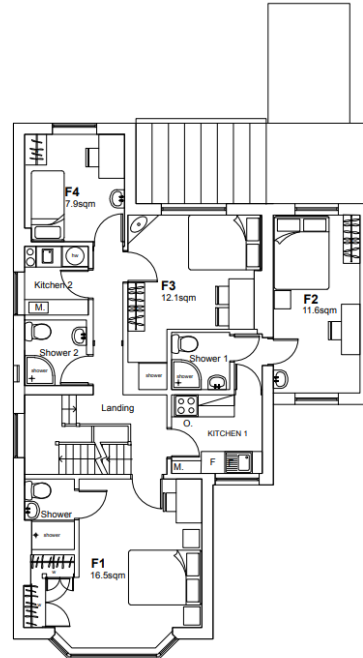
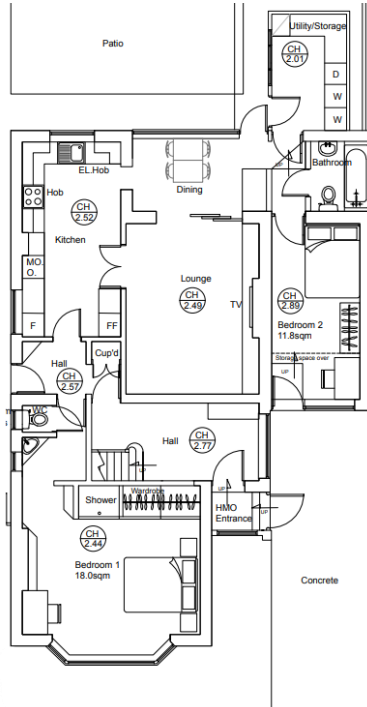
45



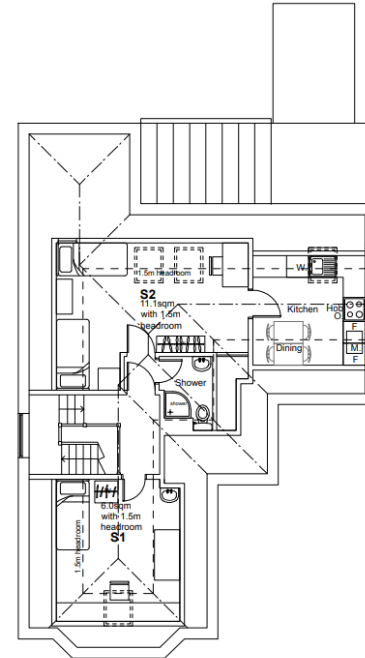
# Proposed Elevations



# Existing Floor Plans



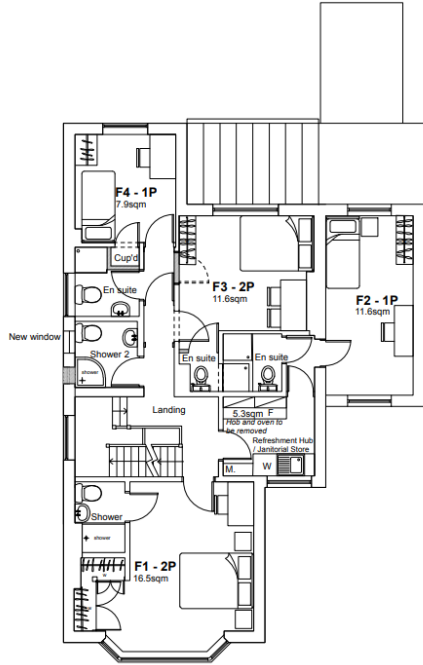
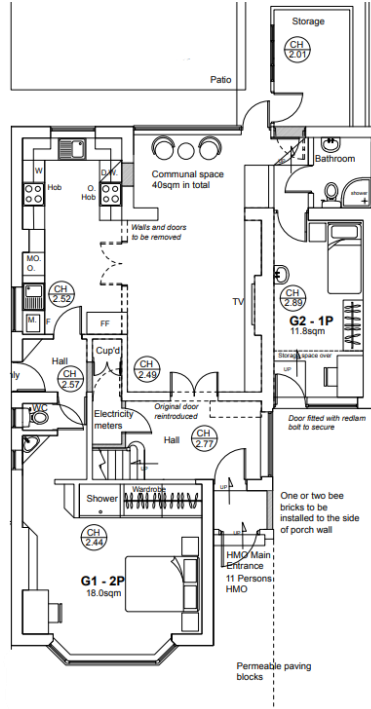
First Floor Plan as existing



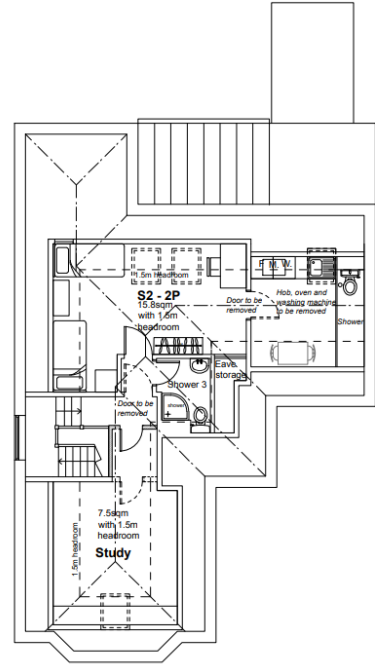
Second Floor Plan as existing

# Proposed Floor Plans

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First Floor Plan as proposed



Second Floor Plan as proposed

# Representations

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**Seven (7)** representations have been received, objecting to the proposal on the following grounds:

- It is unknown if more than 10% of the dwellings within 50m of the application site are in use as HMOs.
- Loss of a family home
- The building is currently unsightly, and this will get worse with more inhabitants.
- Overdevelopment
- Detrimental impact on local highway including parking provision.
- Potential of delivery scooters being parked on the property.
- Littering
- Noise nuisance
- Light pollution from security lighting
- Clarification on why security is required.
- Anti-social behaviour such as late-night parties/gatherings
- Unknown 'if the applicant is a suitable person to run a large HMO'. Lack of contact details.
- Lack of public consultation and advertisement of the

application.

- Clarification on whether the property will be an Air B'n'B party house.
- Detrimental impact on property value.
- The development is not fair on local residents.
- The proposed development would fail to meet HMO Licensing Standards due to the lack of two fully equipped kitchens.
- The head rooms annotated in the loft-level bedrooms may be incorrect.

Concerns have been raised that local residents were not properly advised about the application or consulted. This application was advertised in accordance with the LPA's consultation procedure, with adjacent properties being sent letters and the scheme being advertised on the Council's website.

# Key Considerations in the Application

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- Principle of the Change of Use
- Impact on Amenity
- Impact on Highway Safety
- Standard of Accommodation



# Conclusion and Planning Balance

- The change of use would not lead to an over intensification of HMOs in the local or wider area.
- The impact on the amenities of local residents (primarily noise-related) can be managed through conditions or through non-planning legislation.
- Any overspill parking would be controlled through management of the Controlled Parking Zone.
- The standard of accommodation is acceptable in terms of size and layout, for up to eleven occupants.

