

PLANNING COMMITTEE ADDENDUM Presentation H

2.00PM, WEDNESDAY, 9 MARCH 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM

**Page
No.**

H BH2021/04399 - 119A St James's Street, Brighton - Full Planning

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119A St James's Street

BH2021/04399

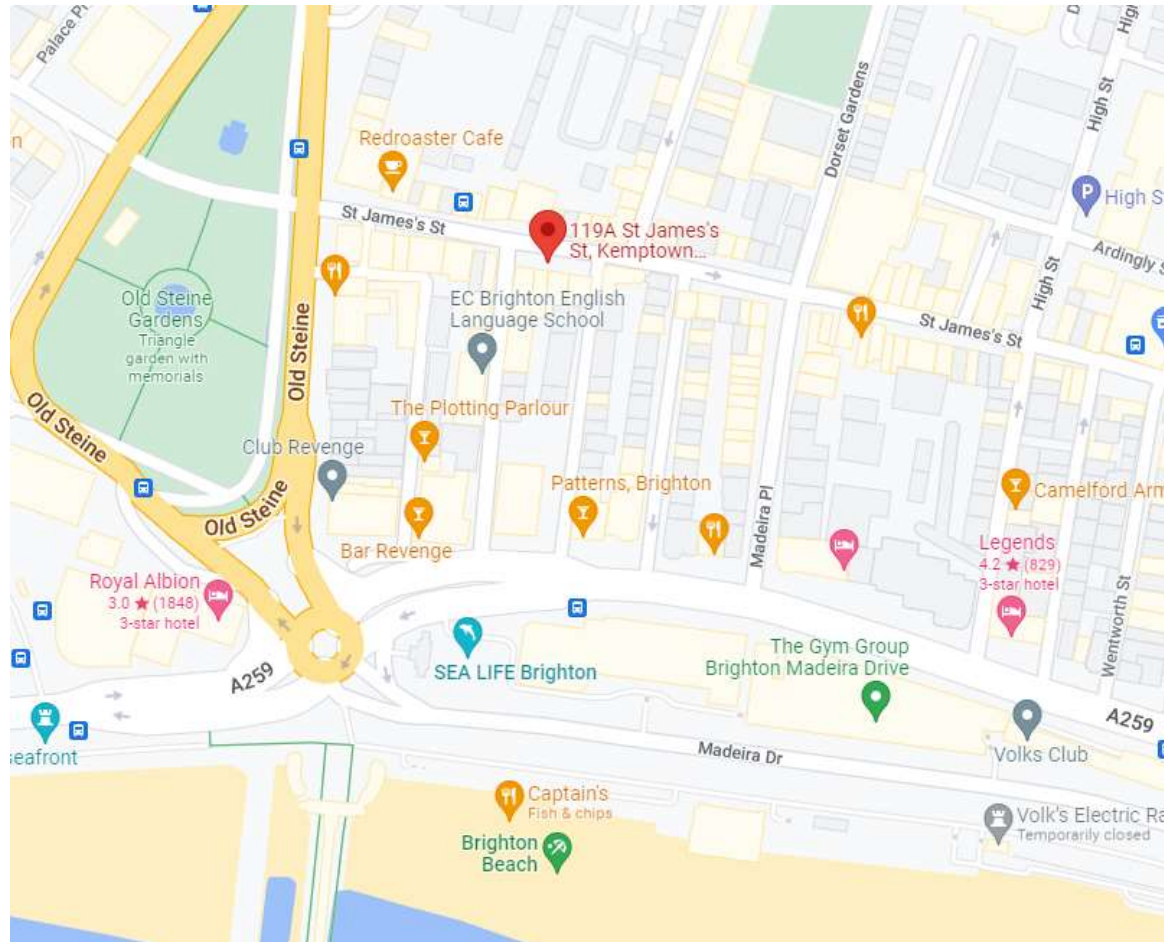


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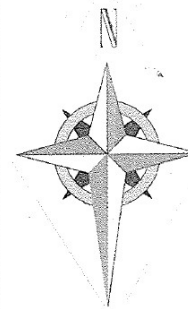
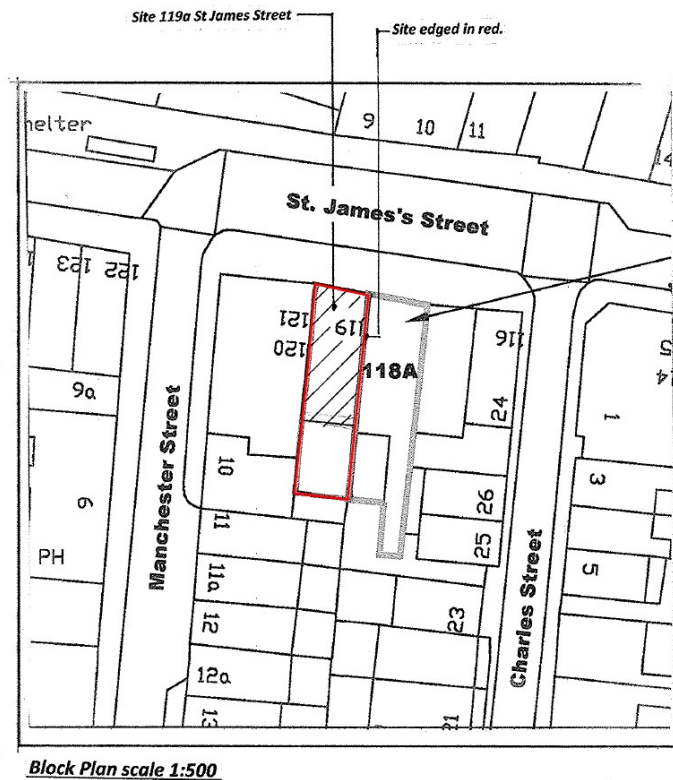
Application Description

Change of use from four bedroom flat (planning use class C3) to five bedroom small house in multiple occupation (HMO)(planning use class C4).

Map of application site



Existing Block Plan

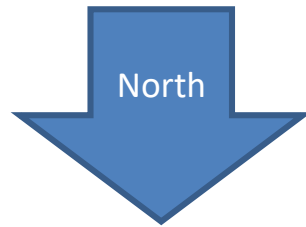


Aerial photo(s) of site



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3D Aerial photo of site



Photos of site

Fire escape as shown on drawings



Entrance to dwelling

Neighbouring conservatory (118A St James's Street)

Stairs to existing dwelling



Other photo(s) of site

Entrance gate
(shared with
other flats)



Between 23 & 25 Charles Street



Path behind entrance gate

HMO Map



HMO mapping:

No of HMOs: 4

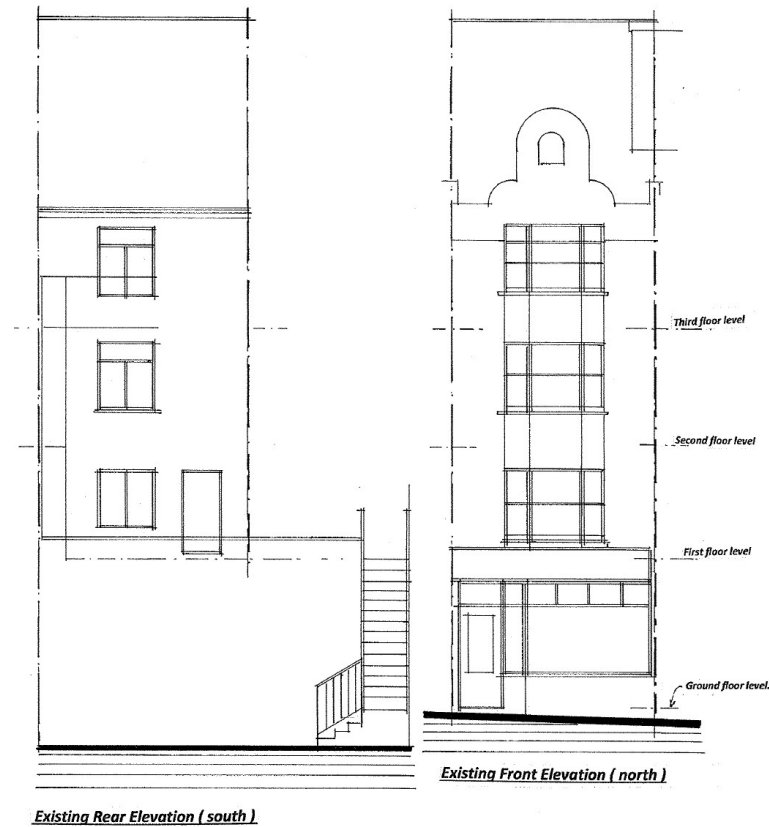
No of dwellings: 100

% of HMOs: 4%



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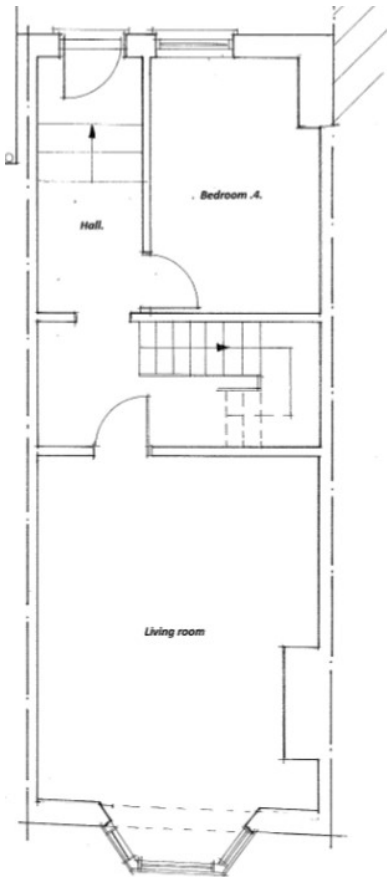
Existing Elevations (no changes proposed)



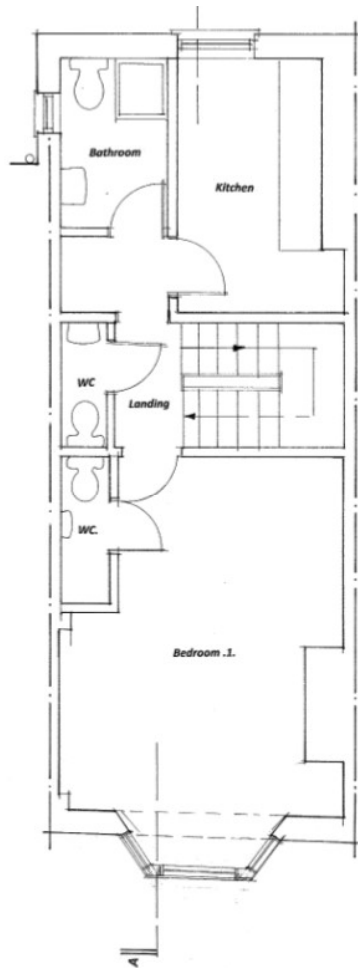
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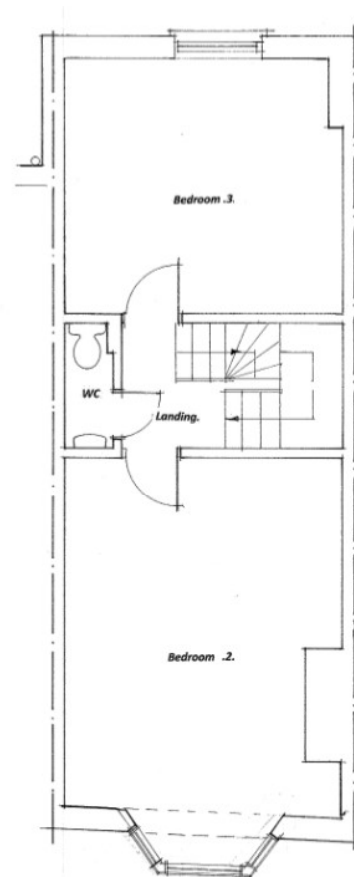
Existing Floor Plans



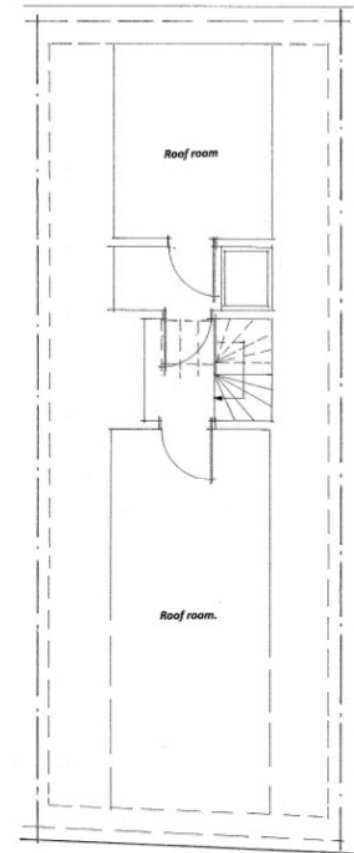
Existing First Floor Plan



Existing Second Floor Plan



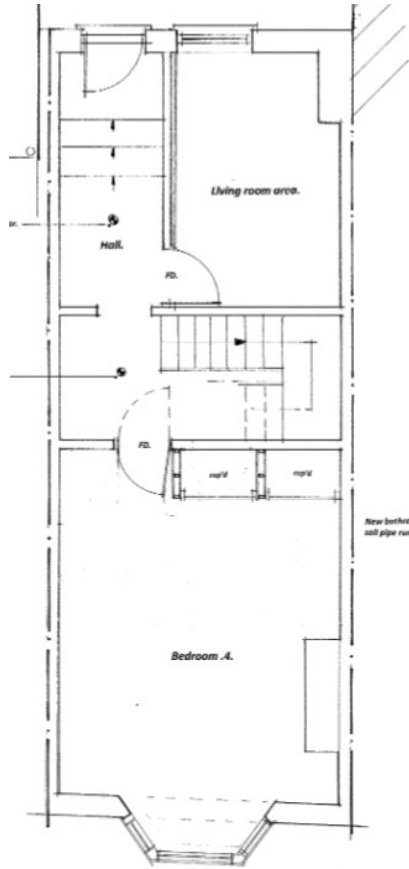
Existing Third Floor Plan



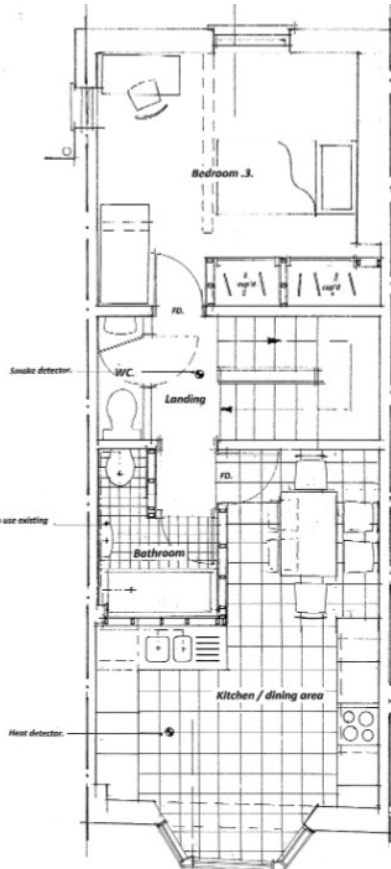
Existing Roof Level Plan



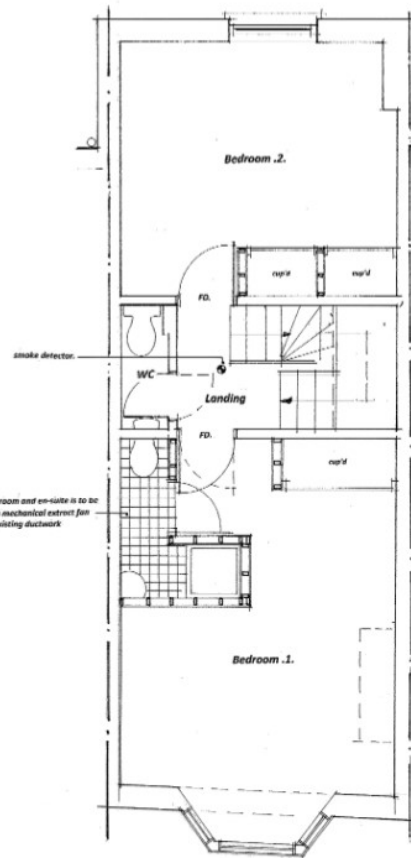
Proposed Floor Plans



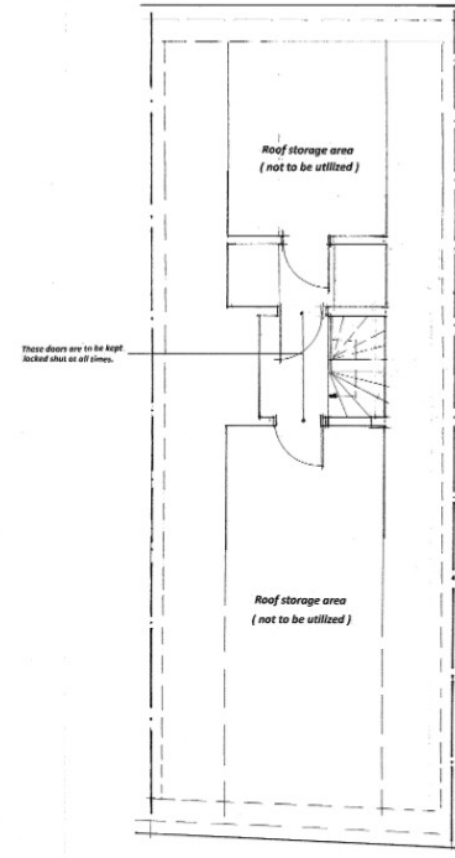
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan

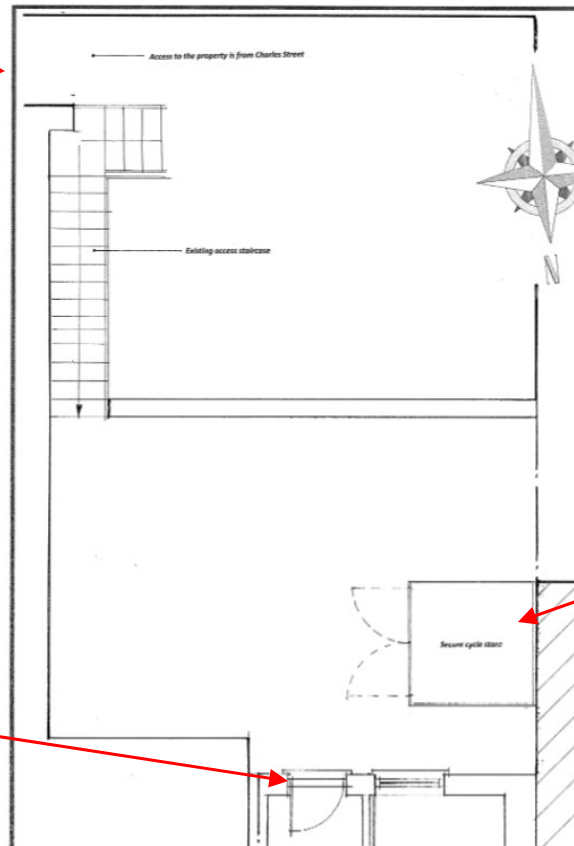


Proposed Roof Level Plan



Cycle Store & Access

Access from Charles Street



Entrance to property
(first Floor)

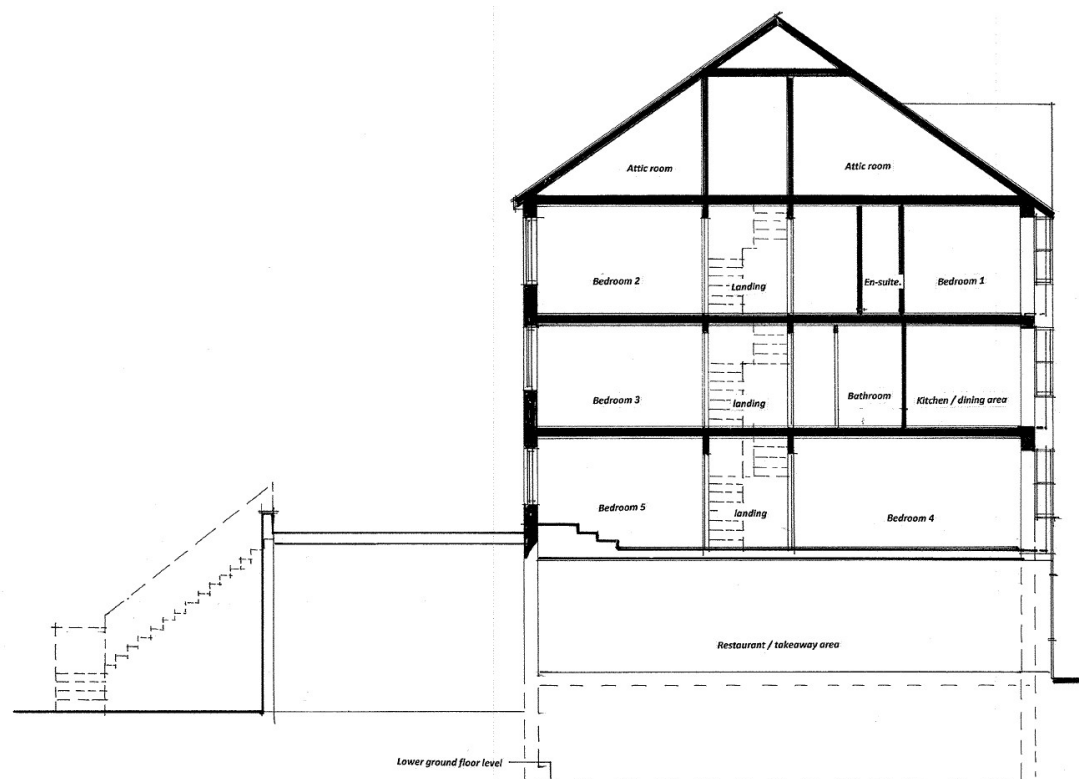


Proposed cycle store
(deails by condition)



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Site Section



Proposed Cross Section A - A

14

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Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

Recommend: **Approve**