

2C Lansdowne Place

BH2020/00240



**Brighton & Hove
City Council**

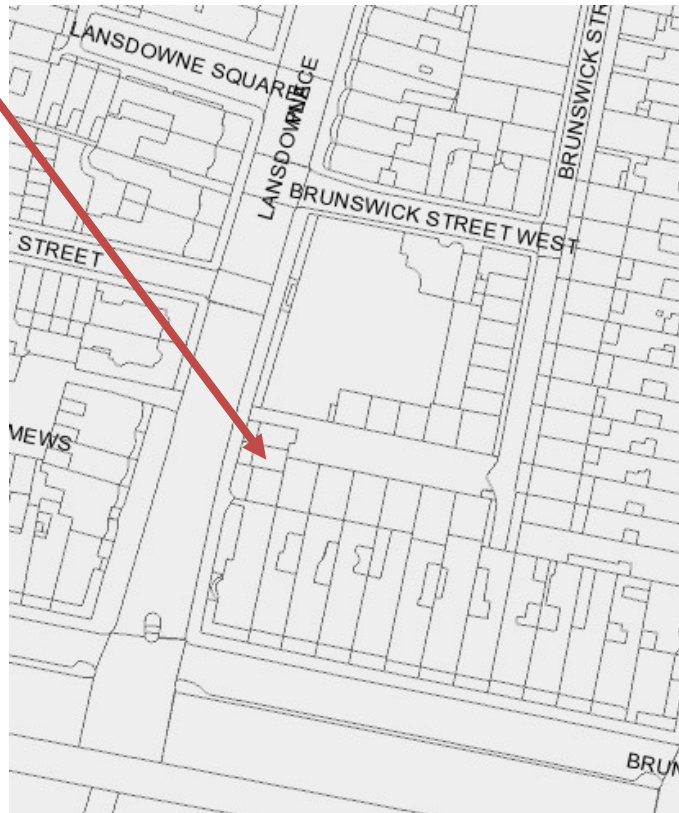
Application Description

- Part retrospective application to convert a C3 residential dwelling into a Sui Generis large House in Multiple Occupation – incorporating internal alterations to facilitate this use.



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Map of application site



Existing Location Plan



Location plan 1:1250



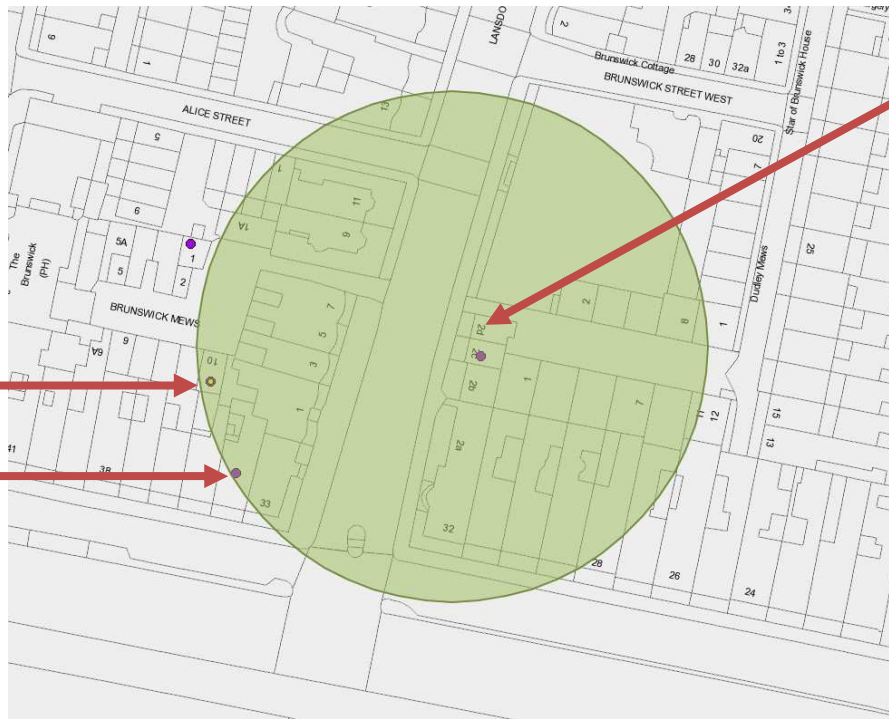
Aerial photo(s) of site



3D Aerial photo of site



HMO Mapping



Licensed C4 HMO

Licensed C4 HMO

Recently approved SG
HMO under planning
reference
BH2019/03736



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Street photo(s) of site



Existing and proposed Block Plan

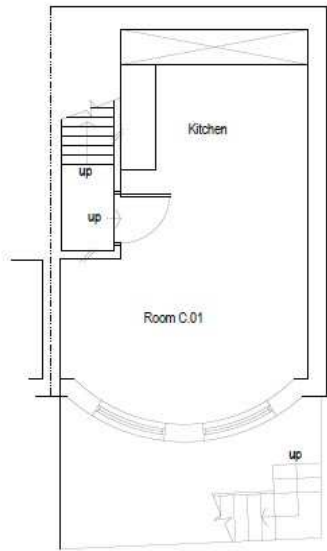


Block plan 1:500



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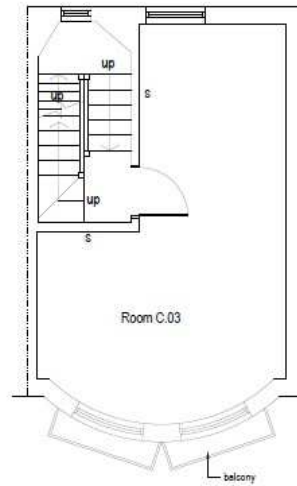
Existing Floor Plans



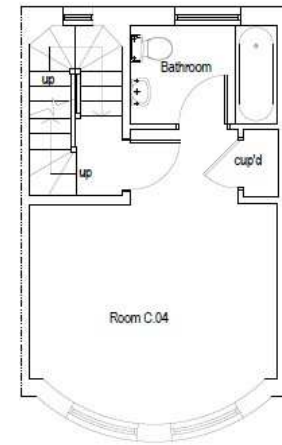
Existing Lower Ground Floor Plan 1:50



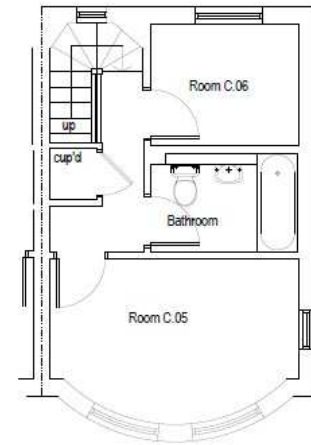
Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

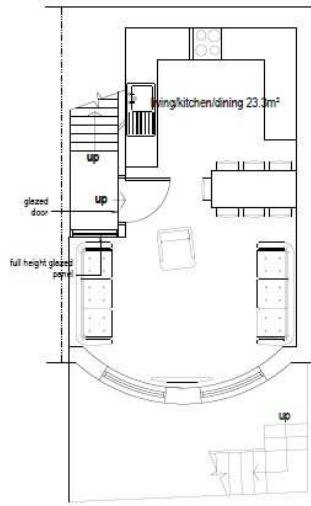


Existing Second Floor Plan 1:50



Existing Third Floor Plan 1:50

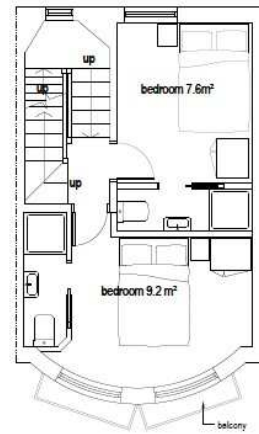
Proposed Floor Plans



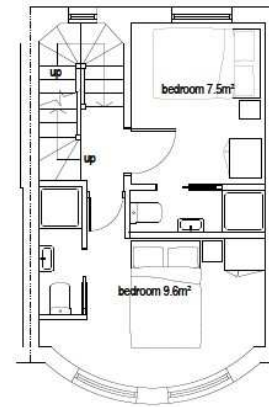
Proposed Lower Ground Floor Plan 1:50



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Second Floor Plan 1:50



Proposed Third Floor Plan 1:50



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Key Considerations in the Application

- Impact of an HMO on the amenity of the neighbours and wider area
- Impact of the proposal on the Conservation Area
- Standard of accommodation.



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Conclusion and Planning Balance

- Only 0.66% of other properties in 50m search area are HMOs – meets CP21
- No external works, no impact on the Conservation Area
- Accommodation (rooms and communal space) suitable for the proposed number of occupants



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