

141 Elm Grove

BH2021/04478



Brighton & Hove
City Council

Application Description

- Application to vary conditions 1, 2 and 3 of planning permission BH2021/03176 to permit conversion of lower ground floor living room into sixth bedroom within house of multiple occupation.

Conditions to Be Varied

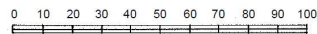
- Condition 1: The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.
- Condition 2: The development hereby approved shall be implemented in accordance with the proposed layout detailed on the proposed floorplans, drawing no 2021-05-P07 REV B received on the 28/10/2021, and shall be retained as such thereafter. The layout shall be retained as communal space at all times and shall not be used as bedrooms.
Reason: To ensure a suitable standard of accommodation for occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.
- Condition 3: The HMO unit hereby approved shall only be occupied by a maximum of five (5) persons.
Reason: To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.



Existing Location Plan



LOCATION PLAN (1:1250)

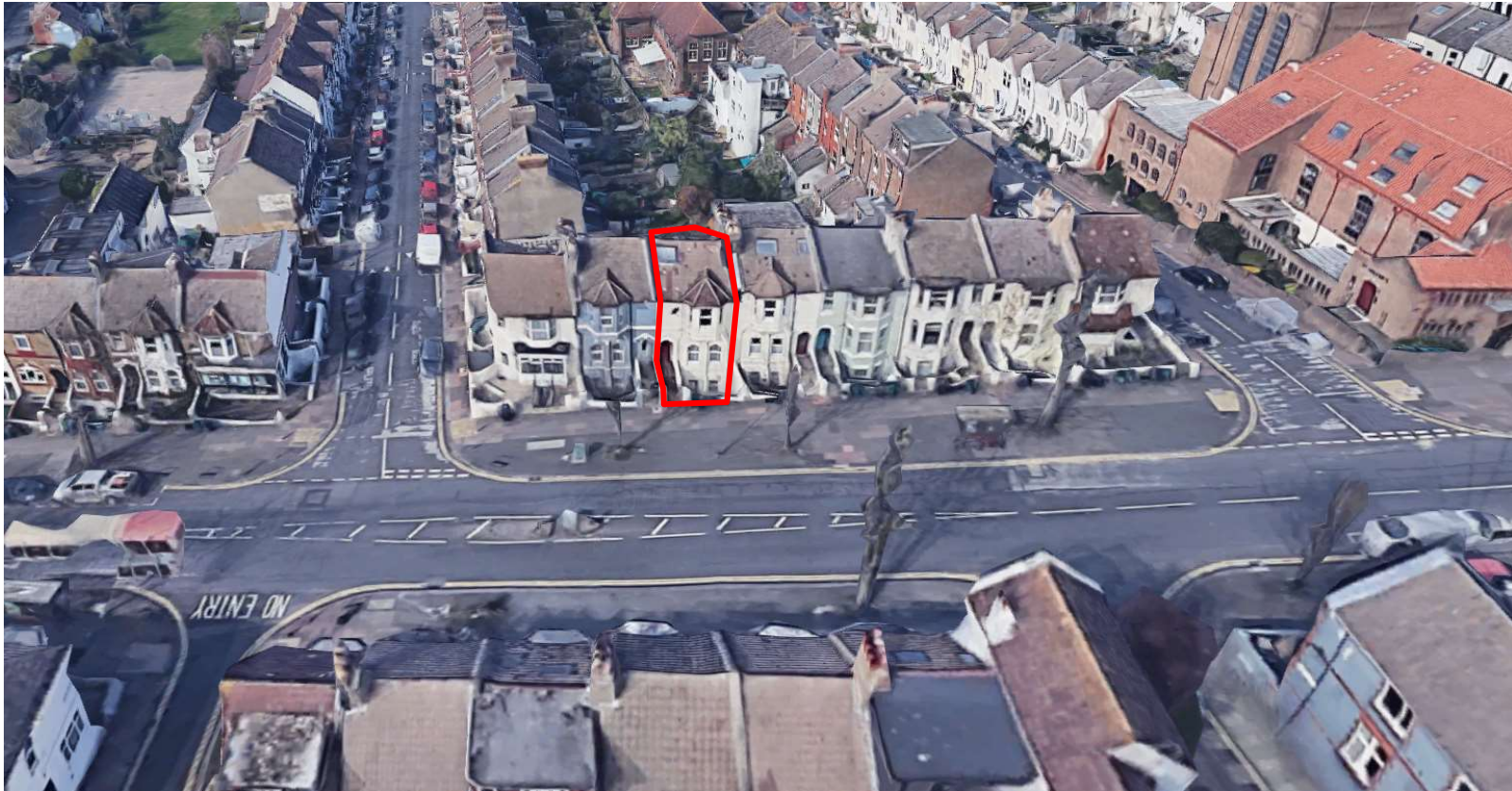


Aerial photo(s) of site



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3D Aerial photo of site



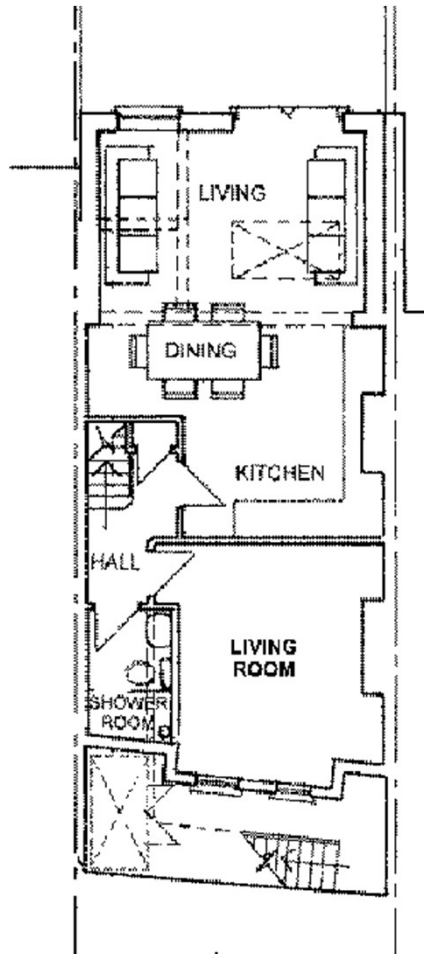
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Internal Photos



Lower Ground Floor Layout

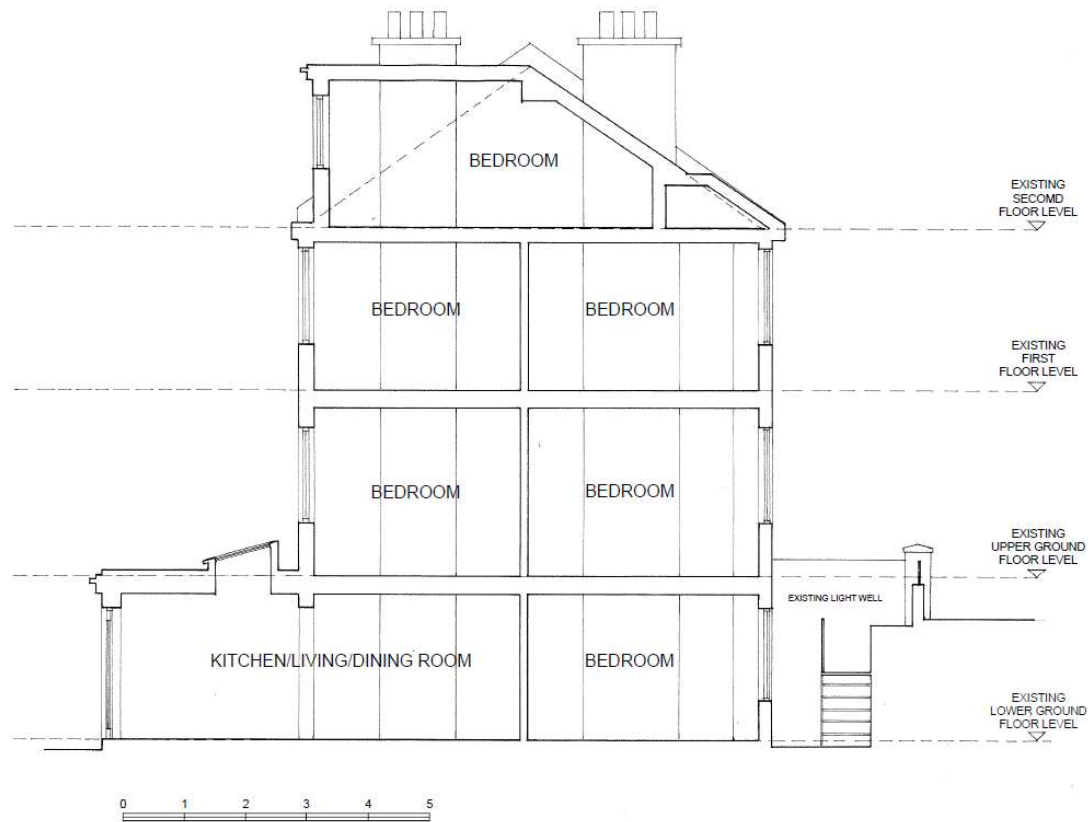
Approved



Proposed



Proposed Site Section(s)



29

2021-05-P-13

Key Considerations in the Application

The main considerations in the determination of this application relate to:

- Standard of Accommodation
- Impact on neighbouring amenity
- Sustainable transport

Conclusion and Planning Balance

- The conversion of the lower ground floor lounge into a bedroom would not result in a poor standard of living accommodation for the occupant of the room, or for other occupants of the building.
- No significant impact on neighbouring amenity
- No significant impact sustainable transport
- **Recommend: Approve**

