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9 - 12 St Catherine's Terrace BN3 2RZ

BH2022/00670

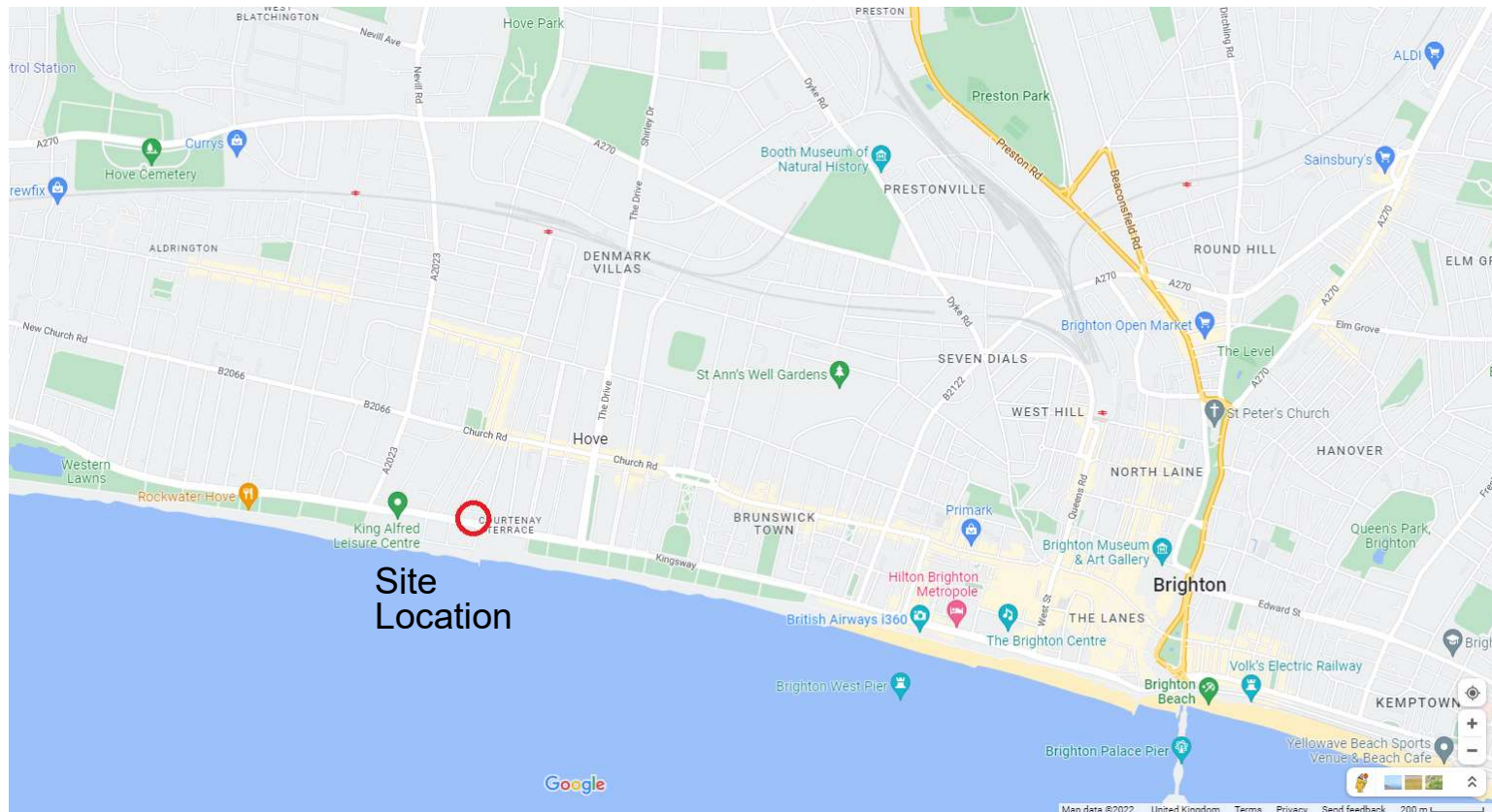


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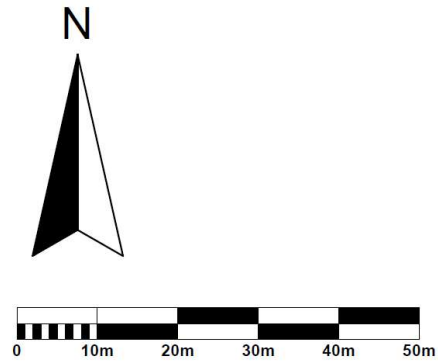
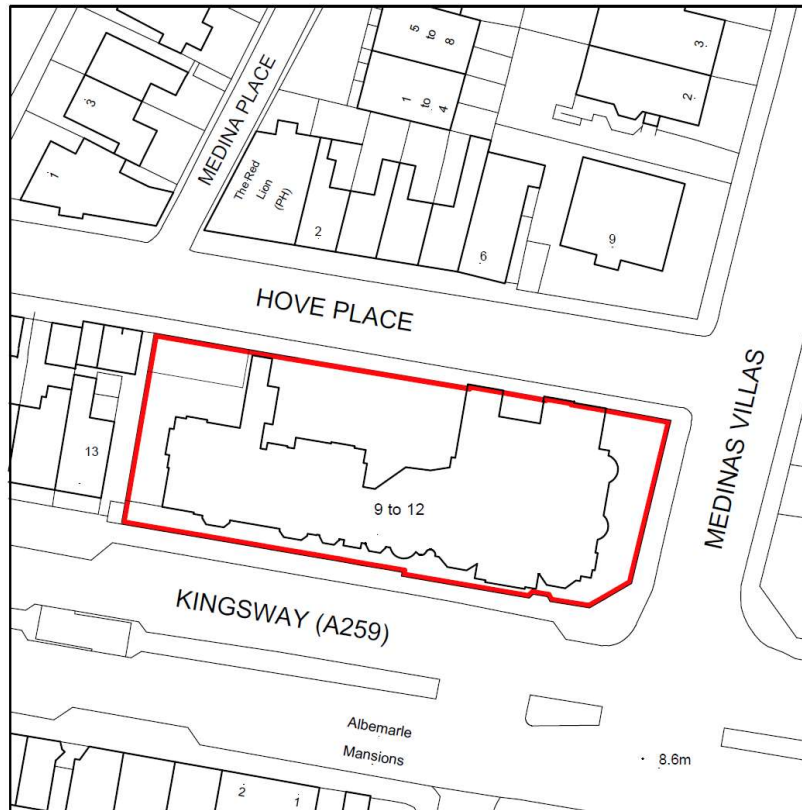
Application Description

- Change of use from hotel (C1) to use as a 50no. bed hostel providing temporary accommodation to the homeless with an element of support (Sui Generis) for the period from October 1st 2021 to March 31st 2024. (Retrospective)

Map of application site



Location Plan



Aerial photo of site



3D Aerial photo of site



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Streetview photo of site



Streetview photo of site

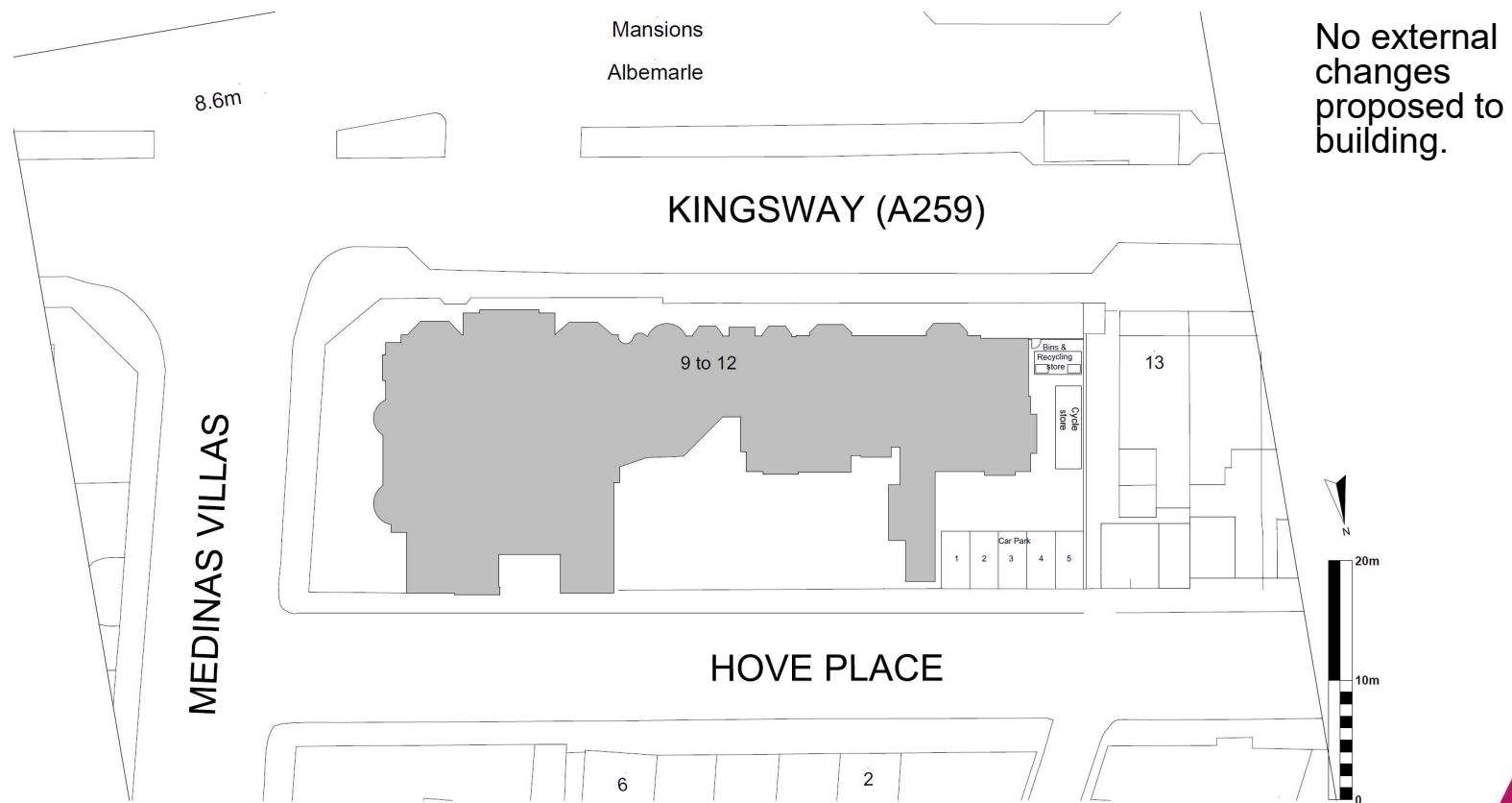
- facing east



Site from north-east (Medina Villas)



Existing & Proposed Site Plan



No external changes proposed to building.

Key Considerations in the Application

- Principle of Use;
- Impact on Amenity of Local Residents

Conclusion and Planning Balance

- The loss of hotel accommodation is considered acceptable because the site is outside of the Hotel Core Zone;
- The provision of accommodation for the City's homeless people to meet an identified need, in a sustainable location, must be given weight;
- A Management Plan and Community Responsibility Protocol would be secured by condition, setting out measures to create a sustainable community for site residents, and neighbours;
- The temporary nature of the permission to 31 March 2024 would allow an assessment of the impact of the use.

Recommendation: Approve