

55 Auckland Drive

BH2022/01630



Brighton & Hove
City Council

Application Description

- Change of use from a dwellinghouse (C3) to a small house in multiple occupation (HMO)(C4). Proposed works to include the erection of a single-storey rear extension, and cycle and bin store to front.
 - *Deferred from August Committee as Members required further detail on how a decision can be made without an assessment being made under HMO Policy DM7 of City Plan Part 2.*

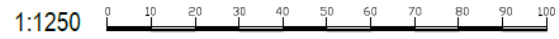
Map of application site



Location Plan



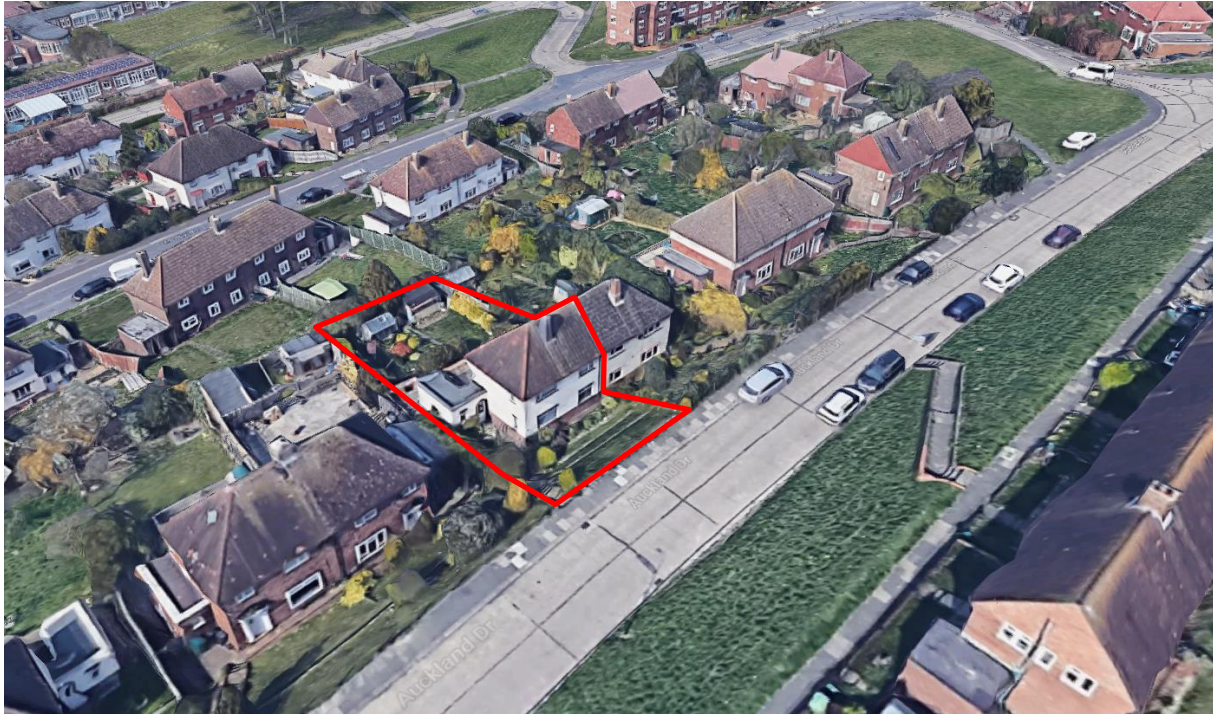
Location plan 1:1250



Aerial photo(s) of site



3D Aerial photo of site

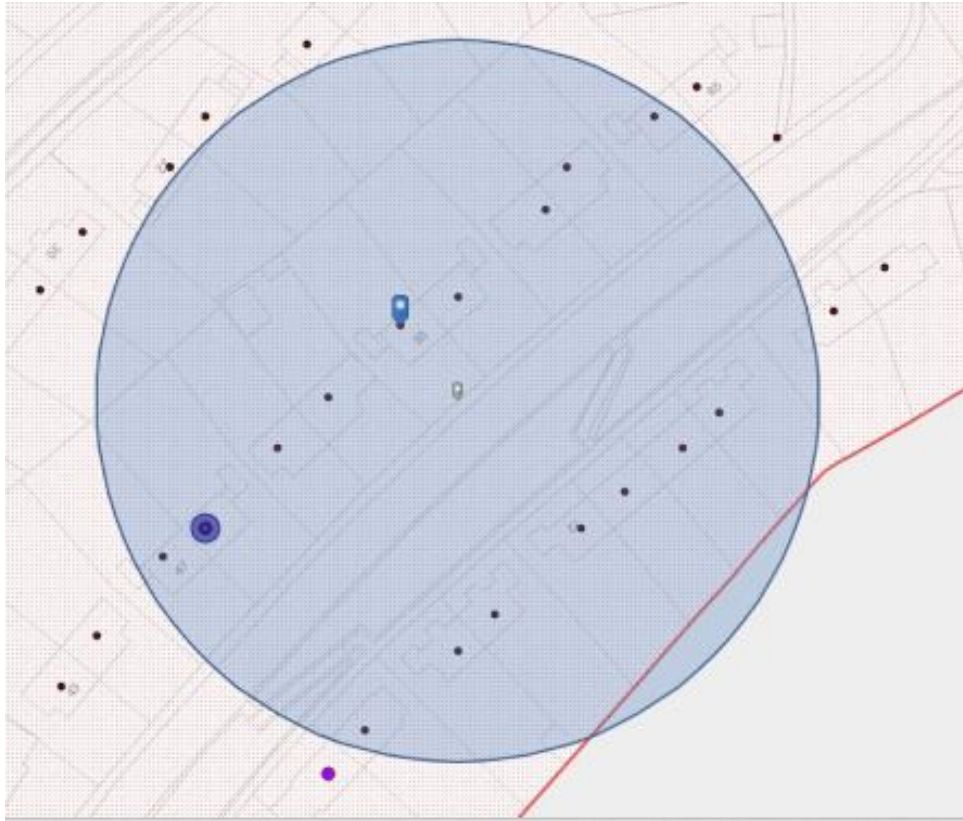


132

Street photo(s) of site



HMO Map



HMO mapping:

No of HMOs within
50m:2

No of dwellings: 24

% of HMOs: 8.33%

The blue marker shown
is for the application site
which is excluded from
the HMO mapping.

Proposed Block Plan



135

02

Rear Elevation

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Existing Rear Elevation 1:100

Existing



Proposed Rear Elevation 1:100

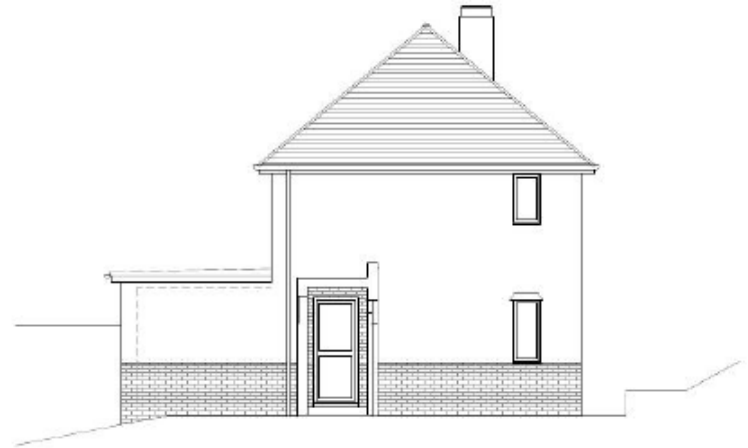
Proposed

Side Elevation



Existing Side Elevation 1:100

Existing

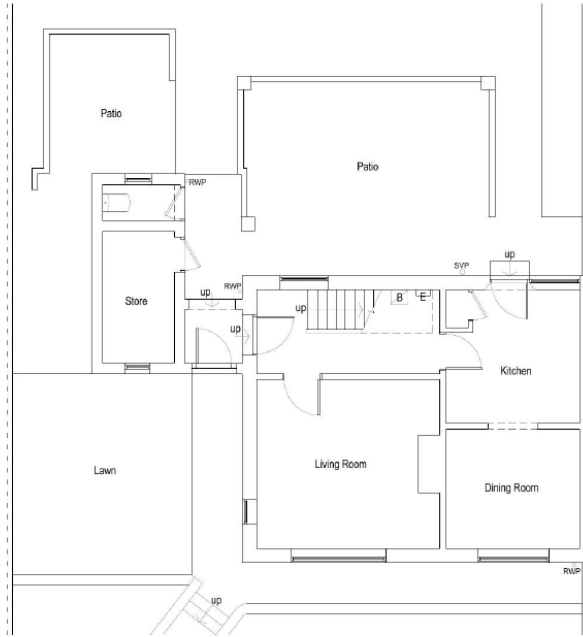


Proposed Side Elevation 1:100

Proposed

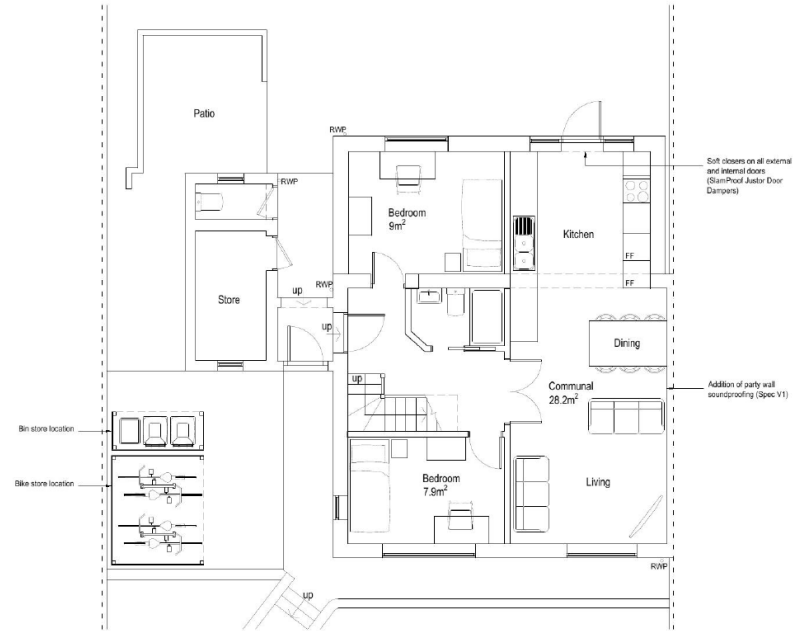
Ground Floor Plan

138



Existing Ground Floor Plan 1:50

Existing

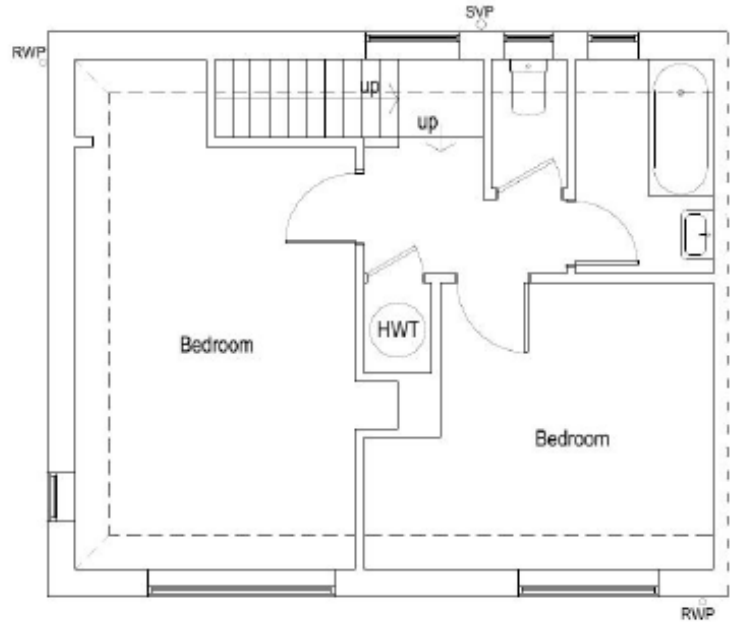


Proposed

ID

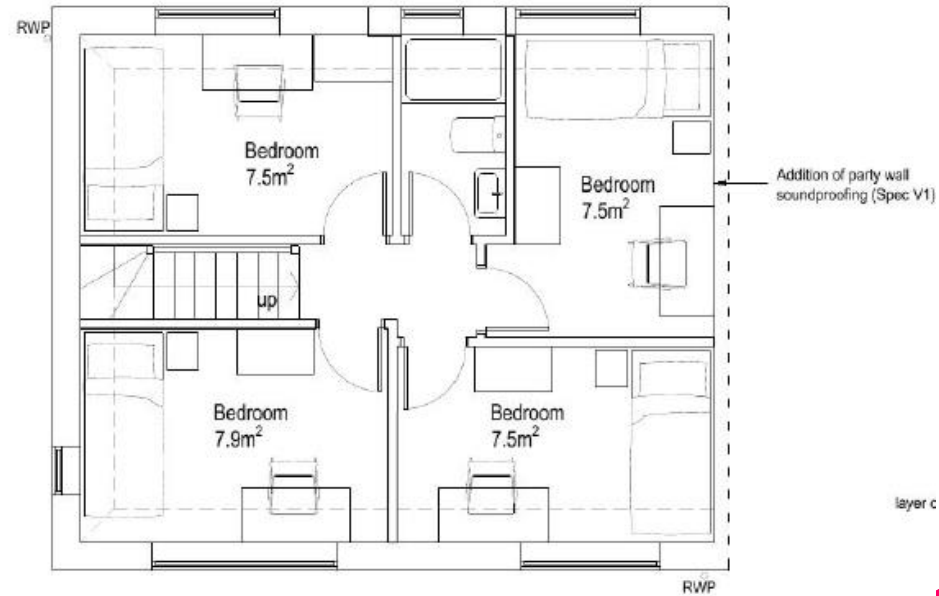
First Floor Plan

139



Existing First Floor Plan 1:50

Existing



Proposed First Floor Plan 1:50

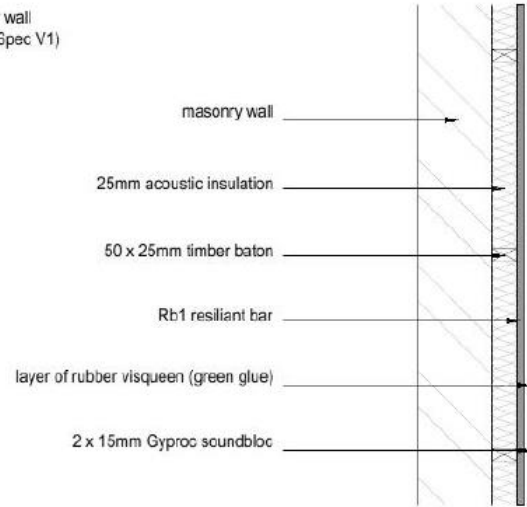
Proposed

ID

Proposed Sound Insulation

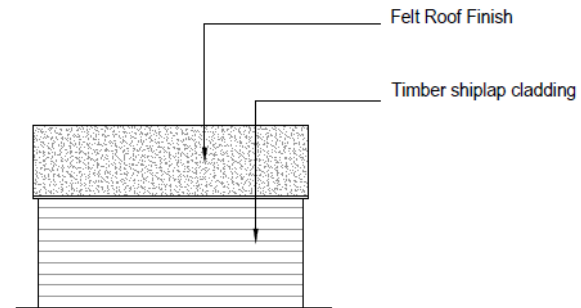
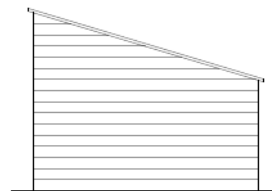
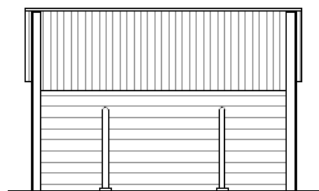
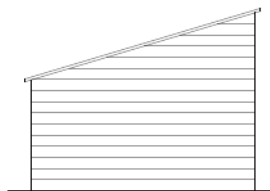
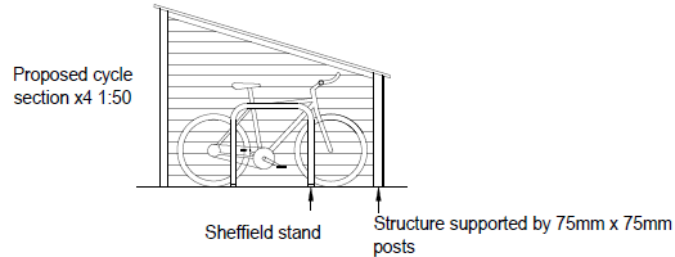
Party wall soundproofing
Sound insulation - Rw 56dB

Section of party wall
soundproofing (Spec V1)



Soundproof wall insulation specification Version 1 1:10

Cycle Elevations

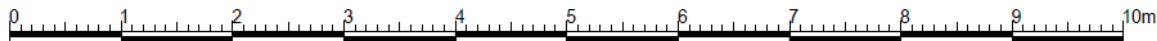


Proposed cycle side elevation x4 1:50

Proposed cycle front elevation x4 1:50

Proposed cycle side elevation x4 1:50

Proposed cycle rear elevation x4 1:50



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)
- Complies with criteria in Policy DM7 of City Plan Part 2, with exception of criterion 2(a) for which compliance could not be demonstrated due to mapping not being in place. Not reasonable to require compliance for applications submitted prior to mapping being available.
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

- Recommend: **Approve**

