



Suite 4 | Sheridan House | 112 - 116 Western Road | BN3 1DD

15 South Street

15 South Street, Lancing, BN15 8AN

Planning Statement

Dear Brighton & Hove Council,

Change of Use from C4 HMO to Sui Generis - Large HMO (8 bedroom). Loft conversion with three front dormers, extension of existing stair core, and rooflights.

15 South Street is currently a six bedroom HMO situated within Lancing. It is not located in a conservation area nor is the building statutory listed, it is located within flood zone 01. Alongside the six existing bedrooms there are three Shower rooms, a large kitchen, ancillary storage and a garden space.

The property has been subject to a few planning applications in recent years with an application, which are listed below:

- AWDM/0155/23 - Application for a Lawful Development Certificate for an existing use as a single dwelling - **Approved**
- AWDM/0399/22 - Single storey rear extension - **Approved**
- AWDM/1463/22 - Application for a Lawful Development Certificate for an existing use as a single dwelling (implemented under planning permission reference AWDM/2052/20) - **Withdrawn**
- AWDM/2052/20 - Change of use of 13 and 15 South Street from commercial use to 1 no. three-bedroom dwelling and 1 no. four-bedroom dwelling, with new gates, parking and bike stores. - **Approved**

The above applications have all firmly established this property as dwelling which has since seen it converted into a HMO, adequately meeting all the HMO requirements.

The proposal is to increase the accommodation within the existing dwelling by adding three roof dormers to form two additional bedrooms in the roof space with an additional shared shower room. This would require the change of use into a large eight bedroom HMO.

The proposal is considered to meet or exceed all criteria to convert this property into a eight bedroom HMO as outlined below:

Bedroom Provision

The proposed new bedrooms in the loft space are both 9sqm, this matches the existing bedrooms in the house and under Adur & Worthing's HMO guidance would exceed the statutory requirement of 6.51sqm for one person (which this room is intended for).

There are no kitchen facilities provided in an bedrooms with all services such as kitchens and bathrooms provided communally inline with the HMO guidance.

Washing & WC Facilities

The HMO guidance states:

'Where all or some of the units of living accommodation in an HMO do not contain bathing and toilet facilities for the exclusive use of each individual household there must be an adequate number of communal bathrooms, toilets, and wash hand basins suitable for those households. One communal washing or WC facility can be shared by a maximum of five occupants'

The existing house exceeds this requirement by providing 1 no. Washroom facility for every two bedrooms. The proposed bedrooms would also follow this ratio by providing an additional shower room on the second floor for shared use by the new bedrooms. The additional shower room is therefore conveniently located for use by both bedrooms, has access to an external window meaning the space is well ventilated and will be furnished with sanitary facilities that meet all the requirements of the HMO guidance.

Kitchen & Shared Communal Space

The HMO guidance provides the following criteria for shared communal space:

'For shared houses and flats you will need to provide a dedicated space for the occupants to sit down and socialise/consume meals, should they wish. This can be within the kitchen or a separate living space but should be proportionate in size to the number of occupiers sharing the dwelling. If the property is formed exclusively of compliant bedsits, as described above, you will not have to provide additional communal living/dining space.'

The proposal seeks to maintain the existing kitchen/communal space with no additional space or size alterations made. The above requirement is quite vague on the specific size of the communal space, so as the agent we sought clarification on the proposed layout from the council. Our email dated 6th August 2025 was responded to by James Elliott - Senior Environmental Health Officer, who stated:

'I can confirm that the existing space would be considered large enough for the proposed increase of rooms/occupants. This is subject to the kitchen provision meeting the criteria set out in the compliance guide...'

Fire Safety

A protected route will be formed from the new second floor accommodation to ensure compliance with the HMO guidance regulations and Part B.

As stated above the proposed increase could be accommodated within the existing provision of communal space and kitchen. Any alterations required to the kitchen will be undertaken as part of the works.

Overall, the proposal is considered to be an effective manner in which to develop the site. The development is of a high quality design that creates a HMO which meets or exceeds all regulations and space standards and the alterations are felt to be acceptable in planning terms including compliance with all relevant policies.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

We look forward to hearing from you.

Ashley Harrison
Director & Architect
PMR Architecture