

**111. ARTICLE 4 DIRECTION – HOUSES IN MULTIPLE OCCUPATION**

The Planning Policy Manager presented the report of the Borough Planning Officer on recent changes in the legislation relating to Houses in Multiple Occupation (HMOs) with 6 or fewer occupants. His report recommended the making of an Article 4 Direction covering the whole Borough. This would take away permitted development rights for changes of use from a dwelling house to an HMO with 6 or fewer occupants. It was proposed that the coming into effect of the Direction be delayed for a year in order to avoid compensation on the refusal of planning permission.

Well managed HMOs could play a useful role in the range of housing available in the Borough to meet local needs. The purpose of the Article 4 Direction was not to stop their provision altogether but to ensure that, through the need to obtain planning permission in individual cases, undesirable concentrations of HMOs did not occur in future.

Councillor Chowney moved approval of the recommendations to the report which was seconded by Councillor Finch.

**RESOLVED (unanimously) – that: -**

- (1) an Article 4 Direction be made to remove permitted development rights otherwise granted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to change the use of a Class C3 dwelling house to a Class C4 Houses in Multiple Occupation with 6 or fewer occupants, the Direction to come into effect at least one year from the date that it is made;**
- (2) a six week period of public consultation is undertaken concerning the proposed Article 4 Direction; and**
- (3) it be noted that options for planning policies to prevent the concentration of Houses In Multiple Occupation in any one area of the town will be explored through the Core Strategy in the Local Development Framework plan making process.**

**The reason for this decision was:**

The making of an Article 4 Direction is a policy matter for Cabinet to decide.