

THE ASSEMBLY

30 MARCH 2011

REPORT OF THE CABINET

Title: Withdrawal of Permitted Development Rights for Houses in Multiple Occupation		For Decision
Summary <p>At its meeting on 15 March 2011, the Cabinet considered the attached report (Appendix A) in regard to the withdrawal of Permitted Development Rights for the change of use of dwelling houses to houses in multiple occupation.</p> <p>Under the Town and Country Planning (General Permitted Development) Order 1995, the Secretary of State issued directions that with effect from 1 October 2010 planning permission is no longer required to convert a dwelling house into a small home in multiple occupation (HMO). This Council's Unitary Development Plan, adopted in 1995, includes policies to control HMOs in view of the particular concerns regarding the number of family homes being lost to conversions and the new Borough-wide Development Policies DPD contains similar provisions to address this on-going concern.</p> <p>Article 4 of the Order enables local authorities to issue a direction withdrawing permitted development rights where they would undermine local objectives to create or maintain mixed communities, thereby requiring appropriate planning consent to be obtained from the local authority for any such developments.</p>		
Recommendation <p>The Assembly is recommended to make a non-immediate Article 4 Direction, covering the whole borough, withdrawing permitted development rights for changes of use from use class C3 (dwelling house) to use class C4 (house in multiple occupation).</p>		
Cabinet Member: Councillor McCarthy	Portfolio: Cabinet Member for Regeneration	Contact Details: Tel: 020 8724 8013 E-mail: mick.mccarthy@lbbd.gov.uk
Head of Service: Jeremy Grint	Title: Divisional Director of Regeneration and Economic Development	Contact Details: Tel: 020 8227 2443 E-mail: jeremy.grint@lbbd.gov.uk

Background papers used in the preparation of this report:

- Withdrawal of Permitted Development Rights for Houses in Multiple Occupation Cabinet Report and Minute 125, 15 March 2011.