

Article 4 Directions regarding the conversion of dwellings to Houses of Multiple Occupation (HMO)

The Council has approved the making of ten new Article 4 Directions. An Article 4 Direction is a planning tool that is used to remove particular permitted development rights where there is a risk that the proper planning of an area could be undermined. In this case, the Directions remove the right to convert a dwelling house to a house of multiple occupation with up to 6 residents without planning permission. They relate to ten residential zones falling within the following areas:

- Weald Drive, Furnace Green
- Victoria Mews, West Green
- Caburn Heights, Southgate
- Aintree Road & Epsom Road, Furnace Green
- Ardingly Close, Ifield
- Farmleigh Close, Pound Hill
- Beverley Mews, Three Bridges
- Ringwood Close, Furnace Green
- Rillside & Winterfold, Furnace Green
- Arden Road, Furnace Green

Maps showing the extent of each zone can be viewed [here](#).

The Directions have been made in response to permitted development rights that currently allow the change of use of buildings from dwelling houses (Class C3) to houses of multiple occupation with up to 6 residents (Class C4) without the need for planning permission.

The Directions have been made in order to limit the development of clusters of houses of multiple occupation within the zones concerned, where some houses of multiple occupation are already present, and where the predominant types of housing are particularly favoured for such conversions.

When in force, the Article 4 Directions will remove the permitted development rights referred to above. This will mean that planning permission is required where a change of use is proposed from a dwelling house (Class C3) to a small house of multiple occupation (Class C4) use.

The Council is has chosen to pursue non-immediate Article 4 directions, which are subject to a 12 month notification period and a statutory consultation period. Notification letters will be/have been sent to property owners within the zones.

The council has invited comments between 17 May 2021 and 14 June 2021. Subject to consideration of the feedback received, the Directions would come into force on 15 June 2022.

Details of the Article 4 Directions can be viewed on the council's website at www.crawley.gov.uk/A4D. Paper copies are also available to view at Crawley Library.

Further background information is provided in the associated [Report](#) which was considered by Cabinet on 3 February 2021 and the [Minutes](#) recording the decision of the Cabinet to proceed to make the Directions.

If you have any questions, or would like further information about any of the issues raised in this bulletin, please contact Ian Warren, Senior Planning Officer on 01293 438644 or email [lan.Warren@Crawley.gov.uk](mailto:lan.Warren@ Crawley.gov.uk).