

HORLEY TOWN COUNCIL

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Planning Policy Team
Reigate and Banstead Borough Council
Town Hall
Castlefield Road
Reigate
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RH2 0SH

By Email: planning.policy@reigate-banstead.gov.uk

Dear Sir/Madam

Re Article 4 Direction for Houses in Multiple Occupation

Horley Town Council welcomes the opportunity to comment on Reigate and Banstead Borough Council's proposal to put in place an Article 4 direction to remove permitted development rights allowing a conversion of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (HMO) (Use Class C4).

HTC is supportive of the proposal to introduce a Section 4 directive for small HMOs, thereby being able to control the future number and locations of such dwellings and is pleased to see that RBBC has identified areas of concern over waste spaces and parking; issues from a greater density of occupiers.

HTC has concerns on the use of a 'non immediate' direction. This could lead to an increase in applications for small HMOs with property owners trying to beat the implementation date of July 2027.

If an application for a conversion to an HMO is granted before July 2027, we presume the applicant can complete before that date under the current regulations. We note that RBBC mentions this under 2.36 but considers this to be low risk, which is of concern to us.

We trust our comments will be taken into consideration and we look forward to hearing from you.

Yours faithfully

Joan Walsh
Chief Executive Officer

cc:
Cllr Mike George, HTC

