

Summary of Consultation Responses to Article 4 Direction to remove permitted development rights for Houses in Multiple Occupation in part of Newcastle Consultation

Respondent	Support / Object / Suggest Change	Comment	NCC Response
Barrie M Craven	Support	Greatly in favour of restrictions on HMOs and conversions to HMOs and conversions to HMOs from private houses. HMOs should be subject to planning permission at least.	Support is noted.
Cllr. Christopher Boyle	Support	Only observation is that the Direction should be brought in without further delay.	Support is noted.
Geoff & Anne Wadsworth	Support	Consider that there have been huge demographic changes in the Jesmond area over the last 25 years. Consider that the increased amount of purpose built accommodation proposed in the city means there is no need for any further accommodation in Jesmond, whereas there is a serious shortage of homes for owner occupation. Appreciates that an Article 4 Direction would not prevent development, but considers the requirement to submit a planning application to convert a family dwelling to a small house in multiple occupation, would alleviate some of the above concerns. Agree strongly that the Council should proceed with an Article 4 Direction.	Support is noted.

Jesmond Residents Association	Support	31 named signed petition in support of Newcastle City Council's proposal to apply for an Article 4 Direction to remove permitted development rights for HMOs in Jesmond.	Support is noted.
Newcastle University Students' Union	Object	Newcastle University Students' Union feel that, for future HMO development, each case should be judged on its merits and in relation to a set of defined guidelines about its impact on the surrounding area. These guidelines could include setting minimum accommodation standards, an obligation to maintain the exterior of the property to acceptable standards by landlords and to engage future tenants about the need to be respectful and considerate members of the community. Concerns about the way an Article 4 Direction could be used to enforce a blanket ban on further HMO developments within the AHM and the effect this would have upon student housing provision in Newcastle.	An Article 4 Direction does not prevent development but it does require that a planning application is submitted so that the impact can be assessed. Each planning application submitted will be determined on its own merits.
Northumbria Students' Union	Object	Concerns regarding the length of the consultation period, they understood that a good consultation practice is to have a consultation period of at least 8 – 12 weeks. Suggest behavioural rather than legislative change is required, throughout schemes such as the Silent Students Happy Homes (SSHH) where there is a mix of long term and transient residents.	CLG guidance advises that the period for consultation should be a period of at least 21 days and as such we have exceeded the statutory requirement. Work is underway between the Council's Private Rented Service and Landlords to try and ensure higher standards of property management. The Article 4 Direction deals strictly with what requires planning permission. Each planning application submitted will be determined on its own merits. An Equalities Impact Assessment is underway and we will consult with Newcastle University Students' Union in April 2011 on it.

		<p>Concerns that a possibility of two-bed properties being developed being developed to avoid any new planning permission requirements would lead to an increase in price on two bed properties, led by a market of landlords, which would price first-time buyers and other couples and friends out of the market with no positive impact on the community – and in fact having a negative impact on the City Council’s long term plans to keep more graduates in the city. No evidence that an Equalities Impact Assessment has been carried out to look at the changes.</p>	
Delessert de Maligny LLP	Object	<p>Concerns that the Article 4 Direction introduces a blanket requirement for planning consent to be required for small HMOs over a large part of the city. Suggests other areas in the west of the City where there are high numbers of HMOs, are not included in the Article 4 and as such students and others seeking accommodation in HMOs in Jesmond are in effect being discriminated against. Article 4 Direction will inevitably lead to an increase in their numbers in adjacent areas. HMOs within Jesmond are not exclusively for students, many provide accommodation for young professionals and accordingly demand for rented accommodation will remain high.</p>	<p>An Article 4 Direction does not prevent development but it does require that a planning application is submitted so that the impact can be assessed. Each planning application submitted will be determined on its own merits. The Article 4 Direction takes account of the area covered by the Shared Housing Supplementary Planning Document. The Council may look at other areas in the future if there is felt to be a need.</p>

NLA	Object	<p>Concern that the Executive report advocating an Article 4 Direction makes little or no reference to the actual problems with HMOs that affect Newcastle. Further, it provides no evidence that HMOs are a problem in Newcastle or how an Article 4 Direction will combat these problems. The NLA is therefore unable to provide informed comment on the reasoning for the scheme as no reasons appear to have been advanced by the City Council. Should an area become subject to an Article 4 Direction we would want to see the local authority using the information gained to engage with landlords in order to encourage them to participate in whatever other measures Newcastle City Council and its partners have enacted to improved the quality of the private rented sector.</p>	<p>The Executive report advocating an Article 4 Direction was the latest of many reports to Executive, Strategic Housing, Planning and Transport and the Shared Housing Working Group pertaining to problems associated with HMOs. These reports can be found on the Council's website at http://www.newcastle.gov.uk/core.nsf/a/toiletboards. In addition, the evidence base that sits behind the Shared Housing SPD refers to the problems associated with HMOs in Newcastle.</p>
John E Farrington	Suggest Change	<p>Requests that the designated zone should include Jesmond Dene Road and the other adjacent roads currently not included in the control area. Contends that the density of HMOs is becoming a serious amenity problem in many streets in Jesmond.</p>	<p>The Council through the review of the Shared Housing SPD will be looking at other areas where there will be a need for potential further control.</p>
Jill Young	Suggest Change	<p>The increase presence of students in this area over the last few years is clearly evident, but this is not restricted to the terraces included within the proposed housing area. Concerns that Beatty Avenue, Sturdee</p>	<p>The Council through the review of the Shared Housing SPD will be looking at other areas where there will be a need for potential further control.</p>

		Gardens, Keyes Gardens , Cromer Gardens and Hillside Crescent should be included within the area of shared housing mix, and afforded the same protection proposed for the areas to the west of the metro line.	
Cllr. Gregory Stone	Suggest Change	At present it is somewhat anomalous that the St Gabriels area (i.e. the streets west of Heaton Road and South Benton Bank) is not included in the AHM, and North Heaton councillors and residents support this area being included. Although it is currently predominantly family semi-detached housing, we have been aware of increasing pressure for HMO conversions as prospective landlords seek to buy up and convert any properties that come into the market in this area given that the rest of the Heaton area is already within the AHM. It was previously suggested to us by the Council that this area could be reconsidered for inclusion as and when the policy was reviewed.	The Council through the review of the Shared Housing SPD will be looking at other areas where there will be a need for potential further control.