

Gloucester City Council

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, ARTICLE 4(1).

NOTICE OF MAKING AN ARTICLE 4 DIRECTION AFFECTING SPECIFIED DWELLINGHOUSES WITHIN KINGSHOLM AND WOTTON, ELMBRIDGE, WESTGATE, BARTON AND TREDWORTH, MORELAND AND KINGSWAY.

1. Purpose of the Direction

The purpose of this Article 4(1) Direction is to remove permitted development rights for the change of use from dwellinghouses (Use Class C3) to small Houses in Multiple Occupation (Use Class C4) of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (“the Order”) within the designated areas. This will enable Gloucester City Council to manage and control the concentration and impact of HMOs through the planning process by restoring the requirement for planning permission under Part III of the Town and Country Planning Act 1990 for such a change of use.

2. Legal Basis

This Direction is made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015, as amended. The Direction removes permitted development rights granted under Schedule 2, Part 3, Class L(b) of the Order.

3. Areas Affected

The Direction applies to several wards in the administrative area of Gloucester City Council, namely, **Kingsholm and Wotton, Elmbridge, Westgate, Barton and Tredworth, Moreland and Kingsway.**



A more detailed map showing the boundaries of the affected areas is available on the Council’s website and at: Appointment Centre, Gloucester City Council, Eastgate Management Suite, Eastgate Street, Gloucester, GL1 1PA.

4. Justification for the Direction

The Direction is justified because evidence demonstrates that high concentrations of HMOs in the designated areas, have led to poorer outcomes for communities in the areas most affected. Considerations of evidence around ASB, poor waste management, pressure on local services, Loss of family housing, imbalance in housing mix and additional factors that impacts on community cohesion and residential amenity, were made during the decision-making process. Further information around the evidence supporting this conclusion can be found in the consultation documents <https://www.arkconsultancy.co.uk/hmo-consultations-GCC/>

5. Type of Direction

This is a non-immediate Article 4 (1) Direction. It will come into force 12 months after the date of publication of the notice, subject to confirmation by Gloucester City Council following public consultation.

6. Consultation and Notification Requirements

In accordance with the Town and Country Planning (General Permitted Development) Order 2015, the Council will:

- Publish a notice of the Direction in a local newspaper;
- Display site notices at 2 locations in each of the wards identified above in the affected area;
- Notify the Secretary of State;
- Make the Direction and supporting documents available on the Council's website and at its office at the address specified at paragraph 3 above;
- Run a 10-week public consultation for this proposal and more details on how to make representations can be found here <https://www.arkconsultancy.co.uk/hmo-consultations-GCC/>

7. Enforcement Date

Subject to confirmation, the Direction will come into force on 3 March 2027. From this date, express planning permission under Part III of the Town and Country Planning Act 1990 will be required for any change of use from Use Class C3 to Use Class C4 within the designated area.



Signature:

Name: Andrew Hearne

Designation: Director of Place, Assets & Regeneration

Dated: 2 March 2026