

Article 4 Direction Consultation Information

This consultation statement has been produced to explain what an Article 4 Direction is, why the Council is pursuing it, what the Council hopes to achieve, and why it is considered necessary. This statement will also set out how you can have your say on the proposed Article 4 Direction.

What is an Article 4 Direction?

Some forms of development do not require planning permission from the Council. Instead, some forms of development are allowed under nationally prescribed 'permitted development rights', which are set out in the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).

Where a Council considers it necessary, it can make an Article 4 Direction to override national permitted development allowances, so that a planning application must be made and approved for particular types of developments.

The introduction of an Article 4 Direction does not mean that planning applications for the particular type(s) of development would be refused. It simply establishes a need to apply for planning permission.

What does this Article 4 Direction relate to?

Under current 'Permitted Development' rules, a dwelling house (use class C3) can be changed to a small house in multiple occupation (HMO) (use class C4) for between three and six residents without the need for planning permission. The introduction of this Article 4 Direction will remove these permitted development rights, so that planning permission would be required to make this change.

This Article 4 Direction will apply to Benn, Brownsover and Newton, Coton and Boughton, Eastlands and New Bilton wards within Rugby, if it is confirmed by the Council. It would apply to all new development of the type described, and would not be applied retrospectively.

Why is this Article 4 Direction necessary?

Community feedback has identified concerns regarding concentrations of HMOs in some areas of Rugby, as discussed in the '[Issues and Options](#)' consultation for the update of the local plan (p31).

This Article 4 Direction will help the Council manage development of new HMOs alongside an updated local plan, by requiring all changes of use to a HMO to apply for planning permission.

How you can have your say on the Article 4 Direction

During the consultation period a copy of the Article 4 Direction will be available for inspection on the council's website <https://www.rugby.gov.uk/consultations>

and at:

Rugby Borough Council's offices, Town Hall, Evreux Way, Rugby, CV12 2RR

Rugby Library and Information Centre, Little Elbow Street, Rugby, CV21 3BZ

Consultation responses can either be sent via

- 1) email to localplan@rugby.gov.uk with 'Article 4 Direction' in the subject line, or

- 2) by post to:
Article 4 Direction,
Development Strategy Team,
Town Hall,
Evreux Way
Rugby
CV21 2RR

What happens now?

The Council must consult on its intention to introduce an Article 4 Direction. The consultation period will run until **5pm 21 March 2024**.

At the end of the consultation period, all comments received will be considered and reported to Rugby Borough's Cabinet and Council, which will determine whether the Article 4 Direction should be confirmed. If confirmed, the Direction would come into force no sooner than 12 months from the date of the notification (08 February).