



Ipswich Borough Council Review of the Article 4 Direction for Houses in Multiple Occupation



IPSWICH
BOROUGH COUNCIL

March 2026

Ipswich Borough Council Review of the Article 4 Direction for Houses in Multiple Occupation

1. Executive Summary

- 1.1 Since the Article 4 Direction came into force in June 2024, 37 planning decisions relating to HMOs have been made within the Borough. Of these, 12 applications were approved, 13 were refused, and 12 Certificates of Lawful Development (CLDs) were issued. Applications continue to be assessed on their individual planning merits, both within and outside the Article 4 Direction area.
- 1.2 Outside the Article 4 Direction, permitted development rights for small HMOs remain in place. Since implementation, 25 HMOs have been licensed outside the Article 4 area, representing an average increase of approximately 1.2 licensed HMOs per month. However, 14 of these properties were already in operation prior to June 2024, indicating that the majority do not represent new provision.
- 1.3 Between June 2024 and 31 December 2025, there were six Certificates of Lawful Development and seven planning applications submitted outside the Article 4 area, relating to 11 properties. Of these applications, six were approved and one refused.
- 1.4 The review found no evidence of new concentrations of HMOs emerging. Existing clusters of licensed HMOs have remained broadly stable since the Article 4 Direction came into effect. There is also no clear trend of increasing HMO size. The average number of bedrooms in approved HMOs was 8 between June and December 2024, increased to 9.75 between January and June 2025, before falling to 6.75 between July and December 2025.
- 1.5 Overall, the evidence indicates that the Article 4 Direction has not led to a significant increase in HMO numbers, clustering, or scale, and that changes observed since implementation remain modest and controlled.

2. Introduction

- 2.1 The purpose of this paper is to review the operation and impact of the Article 4 Direction relating to small Houses in Multiple Occupation (HMOs), as applied to defined parts of Ipswich Borough, which came into force on 1 June 2024.
- 2.2 The paper provides a data-led, evidence-based review of activity and considers whether further intervention is justified at this time.

3. Background and Policy Context

- 3.1 An Article 4 Direction removes specified permitted development rights, meaning that planning permission is required for certain physical works or changes of use that would otherwise be permitted development. In Ipswich, the Article 4 Direction relating to small Houses in Multiple Occupation (HMOs) of up to six residents

applies to the material change of use from dwellinghouses (Use Class C3) to small HMOs (Use Class C4) within defined parts of the borough.

3.2 The Article 4 Direction enables proposals involving the change of use from Class C3 (dwellinghouses) to Class C4 (small Houses in Multiple Occupation) to be assessed against the relevant policies of the Ipswich Local Plan 2018-2036 (March 2022) =. The Article 4 Direction does not preclude such development, but ensures that proposals are determined in accordance with Local Plan policy considerations and other material considerations.

3.3 The preparation of the Article 4 Direction followed the prescribed statutory process to ensure that it was appropriately prepared. The key stages were as follows:

- 2022 – The Council agreed that there was sufficient evidence to commence the process of controlling small HMOs in parts of Central Ipswich.
- 9 May 2023 – The Council formally initiated the Article 4 Direction in accordance with the statutory process.
- 15 November 2023 – Following consultation, the Council confirmed the Article 4 Direction.
- 1 June 2024 – The Article 4 Direction took legal effect, requiring planning permission for changes of use from Class C3 (dwellinghouses) to Class C4 (small HMOs) within the designated area¹.

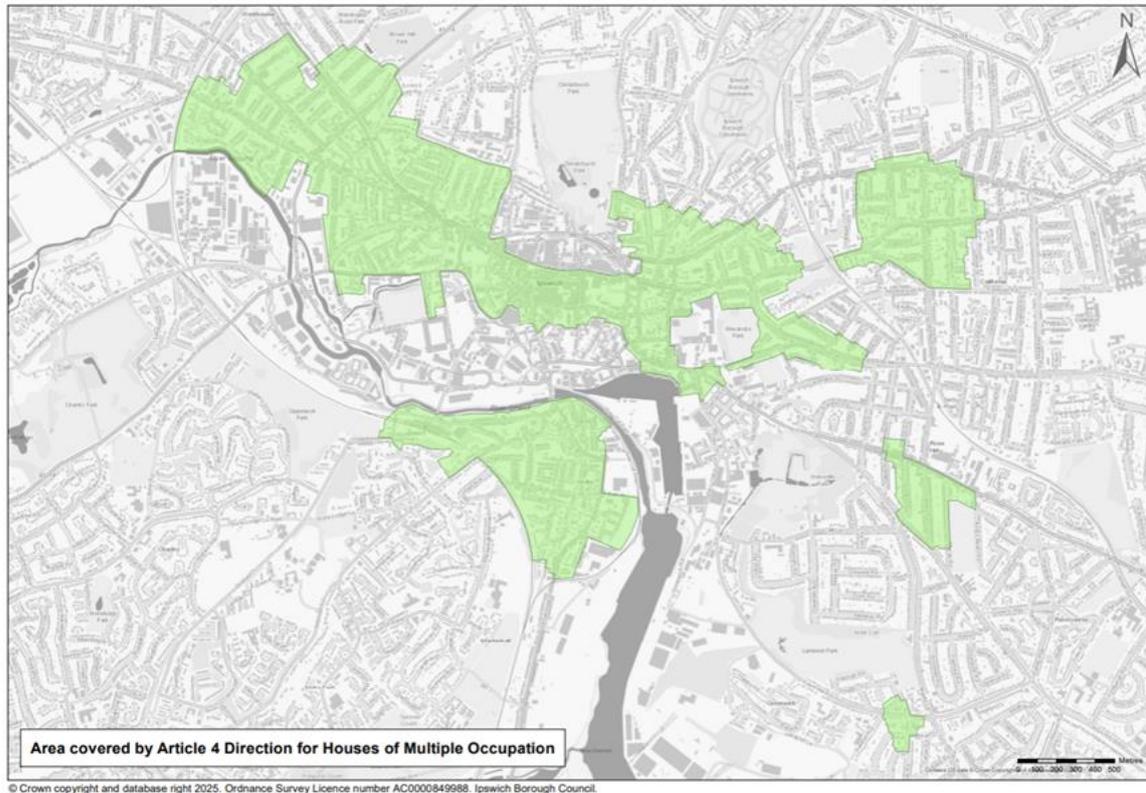
3.4 The Council chose to introduce a non-immediate Article 4 Direction in order to avoid potential liability for compensation. As a consequence, there was a 12-month period between the formal initiation of the Direction and it taking legal effect. During this period, permitted development rights remained in place, providing a limited window in which changes of use could be implemented without the need for planning permission. It is anticipated that this has influenced patterns of HMO activity observed during the lead-in period.

3.5 In accordance with national planning policy, including the National Planning Policy Framework (December 2024) and Planning Practice Guidance, the Article 4 Direction was required to be justified by robust evidence and applied only to the smallest geographical areas necessary to address identified harm.

3.6 A detailed, evidence-led assessment was therefore undertaken to identify locations where permitted development rights were contributing to concentrations of small HMOs with the potential to adversely affect local amenity and community wellbeing.

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3.7 This assessment informed the identification of defined areas within the following wards: Alexandra; Bixley; Bridge; Castle Hill; Gainsborough; Gipping; Holywells; Priory Heath; Rushmere; St John's; St Margaret's; and Westgate. In some cases, only limited parts of a ward are affected. The map below illustrates the extent of the Article 4 Direction.



3.8 Once an Article 4 Direction has been made by a local planning authority, the Secretary of State has the power to intervene or call in the Direction where it is considered unjustified or inconsistent with national policy². In the case of the Ipswich Article 4 Direction, no such intervention occurred during the statutory period prior to its confirmation by the Council, indicating that the Direction was supported by a sufficiently robust evidence base and considered to be compliant with national policy requirements.

3.9 National policy and guidance require Article 4 Directions to be kept under review to ensure that they remain justified by robust evidence and proportionate in scope. The Article 4 Direction was adopted in June 2024, and the Council is now undertaking this review as part of its ongoing monitoring responsibilities.

3.10 This review revisits the key indicators identified in the original Technical Evidence Paper and updates the relevant datasets to assess current conditions and determine whether the evidence continues to support the extent and application of the Article 4 Direction.

² Article 4(1) and Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015

4. Methodology

4.1 This report evaluates planning records for HMOs across the Borough, HMO licensing records, and planning enforcement investigations relating to HMOs both within and outside the Article 4 area.

4.2 Licensed HMO data and planning application data serve distinct but complementary purposes. Licensing data provides an overview of the scale, distribution and occupancy of HMOs currently in operation, while planning application data illustrates how the Article 4 Direction is operating in practice by requiring proposals to be assessed against Local Plan policy. Although some overlap between datasets is inevitable, they measure different regulatory processes and together provide a robust and comprehensive evidence base for reviewing the justification, proportionality and effectiveness of the Article 4 Direction.

4.3 Together, these datasets are used to identify patterns and trends in HMO activity and to assess the operation and impacts of the Article 4 Direction.

5. Data Collection

Licensed HMOs Since Introduction of the Article 4 Direction

5.1 At the time the Article 4 Direction came into force on 1 June 2024, there were 202 licensed HMO properties in the Borough (including both C4 and *sui generis* uses³), with approximately 89% located within the Article 4 area.

5.2 HMOs accommodating five or more occupants from different households are required to be licensed by the Council. Licensing ensures that properties meet appropriate safety and living standards for occupants.

5.3 As of January 2026, there are 225 licensed HMO properties in the Borough, representing an increase of 23 since June 2024, with approximately 85% located within the Article 4 area. This represents an average increase of approximately 1.2 licensed HMOs per month. When compared to 2022, when there were 151 licensed HMOs, this represents an overall increase of 74 licensed properties.

5.4 This increase is partly attributable to the licensing of previously unlicensed HMOs during this period, which has inflated the headline figures. As a result, the headline increase in licensed HMO numbers reflects improved compliance and regulatory oversight as well as any net growth in HMO provision during the review period.

³ Use Class C4 relates to small Houses in Multiple Occupation occupied by between three and six residents. HMOs with more than six occupants are classed as *sui generis* uses and require planning permission regardless of whether an Article 4 Direction is in place. All HMOs are also subject to separate licensing requirements under housing legislation, which operate independently of planning control.

5.5 Figure 1 provides a ward-level comparison of licensed HMO properties in 2022, prior to the Article 4 Direction coming into effect, and 2025, following its implementation. A ward-level breakdown allows changes in licensed HMO numbers to be assessed spatially, helping to identify whether growth or reductions are concentrated in particular locations, whether patterns have shifted following the introduction of the Article 4 Direction, and whether there is any evidence of displacement between wards.

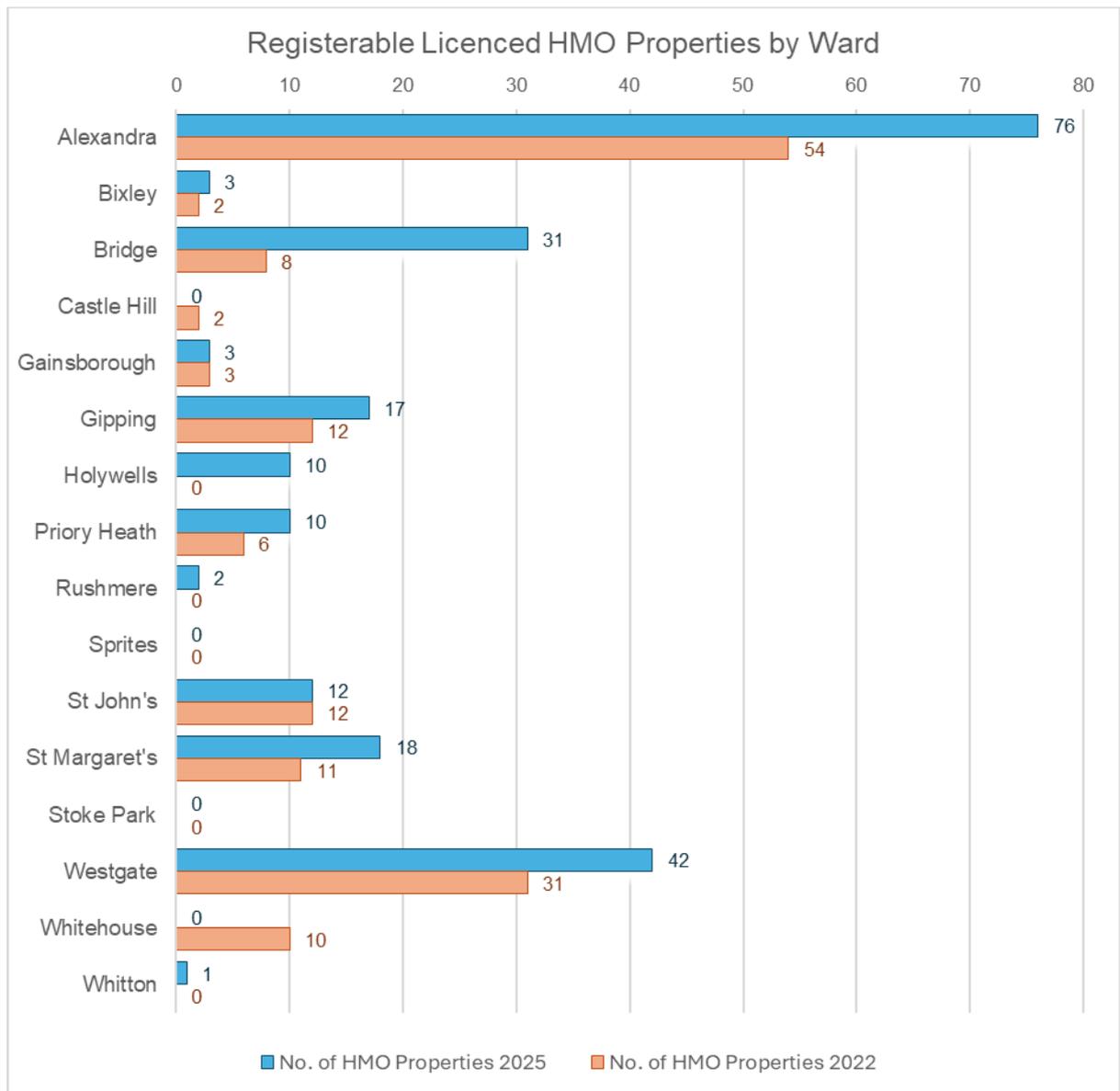


Figure 1: Ward-level comparison of licensed Houses in Multiple Occupation in 2022 and 2025

5.6 The data indicates increases in licensed HMOs in the Alexandra, Bixley, Bridge, Gipping, Holywells, Priory Heath, Rushmere, St Margaret's, Westgate and Whitton wards. While Alexandra and Westgate record the highest numbers of licensed

HMOs, these figures should be considered in context. Alexandra Ward contains 76 licensed HMOs, which represents approximately 1.3% of the total residential properties in the Ward (5,830 properties). Westgate Ward has 42 licensed HMOs, equating to approximately 0.9% of the Ward's housing stock (4,650 properties)⁴. When expressed as a proportion of total dwellings, licensed HMOs continue to represent a minority use within both Wards. Reductions are evident in Castle Hill and Whitehouse, with no change recorded in Gainsborough and St John's. Overall, the ward-level analysis indicates that changes in licensed HMO numbers are spatially varied and do not point to a consistent pattern of displacement or concentration arising from the Article 4 Direction.

Planning Application Data

- 5.7 Figure 2 provides a breakdown of HMO planning applications received between 2012 (as reported in the 2022 Technical Evidence Paper) and 2025, including approved and refused applications, together with Certificates of Lawful Development, covering the entire Borough.
- 5.8 This breakdown provides a longer-term overview of HMO planning activity across the Borough, enabling trends over time to be identified, including changes in application levels, approval and refusal rates, and the use of Certificates of Lawful Development before and after the introduction of the Article 4 Direction.
- 5.9 As anticipated, overall activity increased from 2023 onwards, with a notable rise in applications for Certificates of Lawful Development in 2024. This pattern is consistent with the introduction of the non-immediate Article 4 Direction, which was subject to a 12-month lead-in period during which permitted development rights remained in place. During this period, some existing HMOs sought confirmation of lawful use or to regularise their planning position prior to the Direction taking effect. The subsequent reduction in Certificates of Lawful Development in 2025, the first full year of operation of the Article 4 Direction, reflects the conclusion of this lead-in period and the removal of permitted development rights within the designated area.
- 5.10 The number of approved planning applications has also increased, which is consistent with the effect of the Article 4 Direction in removing permitted development rights and requiring applications to be submitted for assessment against Local Plan policy. The proportion of refused applications suggests that proposals are being subject to appropriate scrutiny.
- 5.11 The recent committee approval of the HMO application at 8 Little Croft Street⁵, Bridge Ward, provides a positive example of how the Article 4 Direction is operating in practice. The proposal was required to be considered by the Planning Committee following the removal of permitted development rights and was assessed in detail

⁴ Date: 2024, Source: Valuation Office Agency (VOA)

⁵ <https://democracy.ipswich.gov.uk/documents/s45378/Item%201.pdf>

against Local Plan policy. The application was approved only after concerns were addressed and appropriate conditions were imposed, demonstrating that the Article 4 Direction is enabling higher-quality, policy-compliant HMOs to come forward.

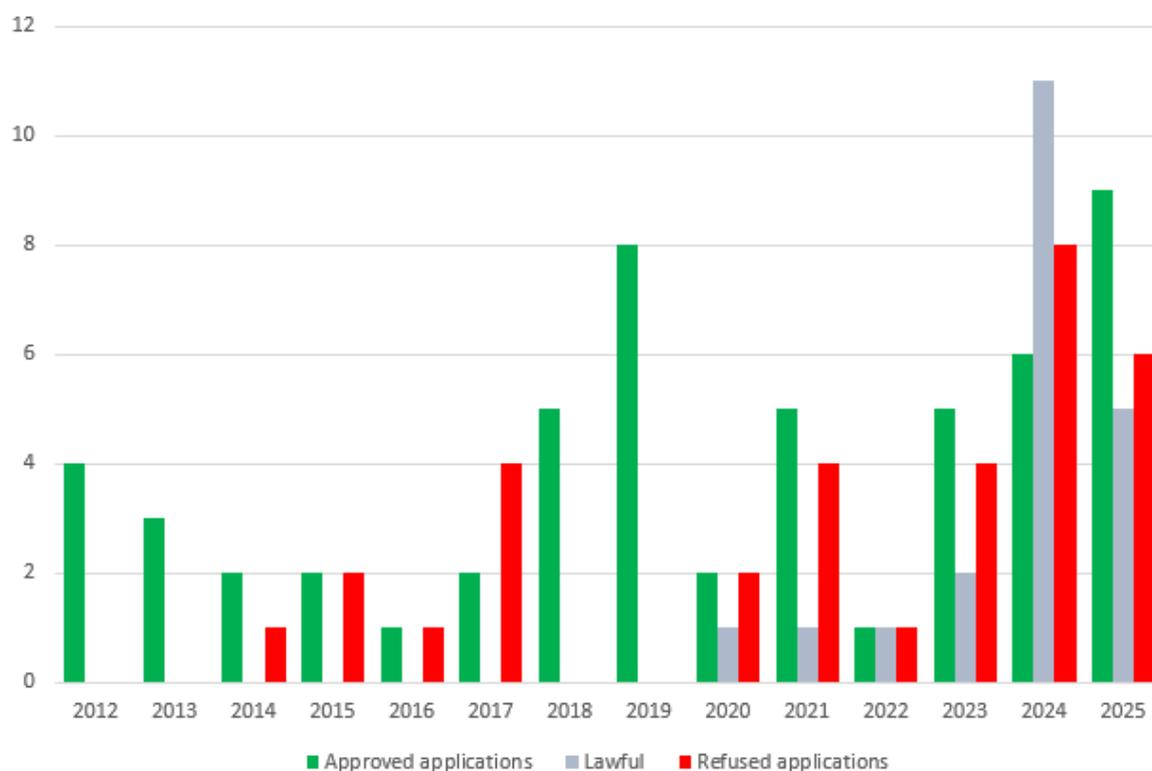


Figure 2: HMO planning applications approved and refused, and Certificates of Lawful Development granted, 2012–2025

5.12 Table 1 provides a ward-level breakdown of HMO planning applications approved and refused, together with Certificates of Lawful Development⁶, determined since the adoption of the HMO Article 4 Direction. Details of the applications received can be found in Appendix 1. Appendix 2 enables the assessment of spatial patterns and any evidence of displacement in HMO planning activity to be assessed following the adoption of the Article 4 Direction.

Table 1 – HMO Planning Applications and Certificate of Lawful Developments determined from June 2024-December 2025

Ward	Approved	Refused	Certificate of Lawful Development	Total
Alexandra	3	7	3	13
Bixley	2	1	2	5
Bridge	2	2	1	5

⁶ A Certificate of Lawful Development (CLD) is a formal confirmation from the Council that a use or development is lawful under planning rules and does not need planning permission, thereby reducing the risk of future enforcement action or legal challenge.

Castle Hill	1	0	0	1
Gainsborough	1	0	0	1
Gipping	0	0	2	2
Holywells	0	0	1	1
Priory Heath	1	0	1	2
Rushmere	1	0	0	1
St John's	0	1	1	2
St Margaret's	0	0	0	0
Stoke Park	0	0	0	0
Westgate	1	2	1	4
Whitehouse	0	0	0	0
Whitton	0	0	0	0
Totals	12	13	12	37

5.13 In wards such as Alexandra, the number of refused HMO planning applications (7) exceeds the number of approvals. This suggests that the Article 4 Direction is enabling proposals to be assessed against Local Plan policy and refused where impacts are not considered acceptable, rather than facilitating development by default.

5.14 Table 1 and Figure 3 also show that several wards outside the Article 4 area, including Stoke Park, Whitehouse and Whitton, have experienced no HMO planning applications or Certificates of Lawful Development during the review period. In addition, some wards within the Article 4 area, such as St Margaret's, have not generated any HMO-related applications. This indicates that the Article 4 Direction has not resulted in widespread displacement of HMO activity across the Borough.

Enforcement Investigations

5.15 The original Technical Evidence Paper identified 24 enforcement investigations relating to suspected HMO activity across the Borough (2019–2022). Westgate Ward accounted for the highest number of investigations (11) during this period, reflecting its relatively high concentration of HMOs at that time. Other wards with notable HMO presence, such as Alexandra and Gipping, recorded fewer investigations, demonstrating that there was no direct correlation between the number of HMOs and the number of enforcement cases within individual wards.

5.16 Updated enforcement data for the period April 2024 to December 2025 records a total of 28 enforcement investigations relating to suspected HMO activity. These investigations relate to suspected breaches and do not necessarily indicate confirmed non-compliance. As set out in Table 2, enforcement activity during this period has been distributed across a wider range of wards, with the highest numbers recorded in Alexandra (10) and Westgate (8).

Table 2 - HMO Enforcement Investigations by Ward (April 2024 - December 2025)

Ward	Total investigations
Alexandra	10
Westgate	8
Bridge	2
Holywells	2
Bixley	2
Gipping	1
St Margaret's	1
Whitton	1
Castle Hill	1
St John's	0
Priory Heath	0
Total	28

5.17 Overall, the comparison of historic and updated enforcement data indicates that while enforcement activity fluctuates between wards over time, there remains no consistent or direct relationship between enforcement levels and HMO concentrations. The data does not indicate any clear pattern of widespread displacement of HMO-related complaints or enforcement issues to areas outside the Article 4 Direction boundary.

6. Analysis

6.1 Since the Article 4 Direction came into force, 37 planning decisions relating to HMOs have been determined across the Borough, comprising 12 approvals, 13 refusals and 12 Certificates of Lawful Development. This indicates that planning control is being applied on a case-by-case basis, rather than operating as a blanket restriction on development.

6.2 Within the Article 4 area, the distribution of approvals and refusals demonstrates that proposals are being assessed on their individual planning merits against Local Plan policy. For example, Alexandra Ward recorded seven refusals compared to three approvals, indicating that the Direction is effective in preventing inappropriate HMO development where policy tests are not met, while still allowing acceptable proposals to proceed.

6.3 Outside the Article 4 area, permitted development rights remain in place. Since implementation of the Direction, 25 licensed HMOs have been recorded outside the Article 4 area. However, 14 of these were already operational prior to June 2024, indicating that the majority do not represent new development arising as a result of displacement.

6.4 Between 1 June 2024 and 31 December 2025, there were six Certificates of Lawful Development granted, and seven planning applications submitted outside the Article 4 area (six approved and one refused). These decisions relate to 11 properties, as multiple applications were submitted for 313 Colchester Road. This

level of activity does not indicate a significant shift in HMO development pressure beyond the Direction.

6.5 Spatial analysis shows that existing clusters of licensed HMOs have remained broadly stable since the Article 4 Direction came into effect. No new concentrations have been identified either within or outside the Article 4 area.

6.6 In particular, established clusters within Alexandra Ward, including those to the north and east of Alexandra Park, have shown no material change since June 2024. This suggests that the Direction has been effective in managing additional development in areas already identified as sensitive.

6.7 Enforcement investigations relating to suspected HMO activity have been recorded during the review period; however, these figures largely reflect reporting and investigative activity rather than confirmed breaches or wider trends in HMO development. Levels of enforcement activity can also be influenced by factors such as public awareness and reporting practices, rather than changes in underlying conditions.

6.8 It is difficult to compare HMO sizes before and after the introduction of the Article 4 Direction, as smaller HMOs did not require planning permission prior to its implementation and are therefore not consistently recorded. This limits the ability to make a direct comparison over time.

6.9 However, analysis of post-Article 4 decisions does not indicate a sustained trend towards larger HMOs being approved. The average number of bedrooms in approved HMOs was 8 between June and December 2024, increased to 9.75 between January and June 2025, before falling to 6.75 between July and December 2025. It is too early to draw any firm conclusions at this stage; however, the position will continue to be kept under review.

7. Conclusions

7.1 The purpose of this review has been to assess whether the evidence continues to justify the extent and application of the Article 4 Direction for HMOs.

7.2 The available data indicates that the Article 4 Direction is operating as intended. Within the defined area, changes of use to small HMOs are being appropriately assessed against Local Plan policy, with a balance of approvals and refusals demonstrating effective and proportionate planning controls.

7.3 Outside the Article 4 area, the evidence does not demonstrate displacement of HMO development or the emergence of new concentrations. The number of licensed HMOs beyond the controlled area remains limited, with the majority already in existence prior to the Direction coming into force. Planning and lawful development activity outside the Article 4 area has been limited and dispersed,

indicating that the Direction has not resulted in unintended impacts elsewhere in the Borough.

7.4 It is also recognised that the Article 4 Direction has only been in operation for a relatively short period, and that the data available at this stage reflects initial trends rather than long-term outcomes. As such, it is considered premature to draw definitive conclusions that would justify extending or otherwise amending the Direction at this time.

7.5 National planning policy requires Article 4 Directions to be justified by robust evidence, proportionate in scope, and applied to the smallest geographical area necessary. On this basis, extending or otherwise reviewing the Direction in the absence of clear evidence of worsening conditions or harm would carry risk, including potential inconsistency with national policy and exposure to challenge.

7.6 Furthermore, the Government has made clear its intention to revise national policy relating to the use of Article 4 Directions. The draft revisions published on 16 December 2025 reinforce the requirement for Article 4 Directions to be justified by robust evidence, to be proportionate, and to apply to the smallest geographical area necessary. Given that national policy is currently under review, it is considered prudent to avoid premature decisions to extend or amend the Article 4 Direction until the policy position is clarified. Proceeding in advance of the finalised National Planning Policy Framework could risk inconsistency with national policy, expose the Council to challenge, or require further review once the updated framework is adopted. In this context, continued monitoring of HMO activity and impacts, alongside the preparation of updated evidence, represents a proportionate and policy-compliant approach.

7.7 As such, the most proportionate and policy-compliant approach is to retain the existing Article 4 Direction in its current form and continue monitoring key indicators through regular review.

HMO Planning Applications and Certificate of Lawful Developments Determined from June 2024 - December 2025 by Ward

Reference	Address	Proposal	Decision	Decision Date	Ward	Number of Bedrooms
24/00366/CLD	83 Grove Lane Ipswich IP4 1NZ	Certificate of Lawful development for use of single dwelling house (Use Class C3) as a HMO (House of Multiple Occupation) for up to 6 people (Use Class C4).	CLD	15/07/2024	Alexandra	6
24/00385/CLD	158 St Helens Street Ipswich IP4 2LH	Certificate of Lawful development for use of single dwelling house (Use Class C3) as a HMO (House of Multiple Occupation) for up to 4 people (Use Class C4).	Refused	17/07/2024	Alexandra	3
24/00383/CLD	41 Oxford Road Ipswich IP4 1NL	Certificate of Lawful development for use of single dwelling house (Use Class C3) as a HMO (House of Multiple Occupation) for up to 4 people (Use Class C4).	Refused	17/07/2024	Alexandra	4
24/00401/CLD	268 Woodbridge Road Ipswich IP4 2QT	Application for certificate of lawful use of dwelling as a HMO for no more than six (6) persons.	CLD	17/07/2024	Alexandra	6
24/00516/CLD	176 St Helens Street Ipswich IP4 2LH	Certificate of lawful development for existing use of premises as an HMO (C4 use class) for up to 6 people.	CLD	11/09/2024	Alexandra	5
24/00824/FUL	158 St Helens Street Ipswich IP4 2LH	Change of use from 4 bed dwelling house (Use Class C3) to a 5 resident (3 bed) HMO (Use Class C4) (retrospective application).	Refused	23/12/2024	Alexandra	3
24/00991/FUL	10 - 10A Museum Street Ipswich	Change of use from police building (Sui Generis) to 1no. dwellinghouse (C3) and 1no. 15 bedroom (15 person) HMO (Sui Generis), including alterations / insertion of new doors at ground floor; and erection of a first floor raised mezzanine garden area	Refused	14/03/2025	Alexandra	15
25/00217/FUL	4 Great Colman Street Ipswich IP4 2AD	Change of use of ground floor to mixed women's and children centre (use class E(f)) and place of religious instruction (use class F1(f)); and change of use of first and second floor to 4-bed (up to 8-person) HMO (Sui Generis) for use ancillary to the pro	Approved	29/05/2025	Alexandra	4
25/00224/FUL	19A (Maritime House) St Helens Street Ipswich	Change of use of 3no. flats (Use Class C3) to 3no. 3-bed 3 person HMO (Use Class C4), including ancillary refuse and cycle stores.	Refused	29/05/2025	Alexandra	3 x 3
25/00222/FUL	43 St Johns Road Ipswich IP4 5DE	Change of use from single dwellinghouse (use class C3) to 6 bedroom / person HMO (use class C4).	Refused	09/06/2025	Alexandra	6
25/00220/FUL	28 Grove Lane Ipswich IP4 1NR	Change of use of single dwellinghouse (use class C3) to 6-bed/person HMO (use class C4).	Refused	26/06/2025	Alexandra	6
25/00586/CLD	260 Woodbridge Road Ipswich IP4 2QT	Certificate of lawful development for use as a seven bedroom House of Multiple Occupation (HMO).	Approved	02/10/2025	Alexandra	7
25/00724/LBC	33 Elm Street Ipswich	Conversion of building from single dwelling to 8 bedroom, 10 person HMO; demolition of internal partition walls, insertion of new partitions, kitchen and bathrooms and rear elevation extraction vents.	Approved	31/12/2025	Alexandra	8
24/00331/CLD	313 Colchester Road Ipswich IP4 4SF	Application for certificate of lawful development/use for proposed change from single dwellinghouse (Class C3 use) to a house of multiple occupation (Class C4 use) for no more than six people.	CLD	10/06/2024	Bixley	6
24/00507/FUL	313 Colchester Road Ipswich IP4 4SF	Change of use from 6 bed HMO (C4 use class) to 9 bed HMO (Sui Generis use class).	Refused	12/09/2024	Bixley	9

24/00758/FUL	593 - 595 Felixstowe Road Ipswich	Change of use from care home (Use Class C2) to HMO (Sui Generis) (retrospective application).	Approved	10/04/2025	Bixley	19
25/00569/CLD	821 Woodbridge Road Ipswich IP4 4NS	Certificate of lawful use of premises as a Class C4 (Small HMO) and development comprised of a loft conversion including addition of rooflights, hip to gable extension and rear dormer.	CLD	06/10/2025	Bixley	6
25/00629/FUL	313 Colchester Road Ipswich IP4 4SF	Change of use from 6 person, 6 bedroom HMO (Use Class C4), to 8 person, 8 bedroom HMO (Sui Generis).	Approved	17/11/2025	Bixley	8
24/00351/FUL	19 Willoughby Road Ipswich IP2 8AW	Change of use of dwelling (Use Class C3) to 9-bedroom HMO (House of Multiple Occupation) (Sui Generis use).	Refused	12/07/2024	Bridge	9
24/00202/FUL	33 Burrell Road Ipswich IP2 8AH	Change of use from a 6 bed HMO (Use Class C4) to an 8 bed HMO (sui generis use).	Approved	18/10/2024	Bridge	8
25/00193/CLD	10 Burrell Road Ipswich IP2 8AB	Certificate of Lawful Development of existing use as a 5-person HMO (Use Class C4).	CLD	09/05/2025	Bridge	5
25/00370/FUL	8 Little Croft Street Ipswich IP2 8EE	Change of use from single dwellinghouse (use class C3) to 6 bed, 6 person small HMO (use class C4).	Refused	21/08/2025	Bridge	6
25/00596/FUL	8 Little Croft Street Ipswich IP2 8EE	Change of use from a single dwellinghouse (Use Class C3) to a five-person HMO (Use Class C4).	Approved	21/10/2025	Bridge	5
24/00722/FUL	312 Norwich Road Ipswich IP1 4HD	Change of use from guest house (C1) to 10 bedroom Home of Multiple Occupation (Sui Generis).	Approved	11/04/2025	Castle Hill	10
25/00652/FUL	476 - 478 Landseer Road Ipswich IP3 9LU	Change of use of Phlebotomy Facility (Use Class E) to 2no. 6-bedroom 6-person HMO (Houses of Multiple Occupancy), including single-storey rear extension and associated external and internal alterations, cycle storage outbuildings, and access.	Approved	03/12/2025	Gainsborough	2 x 6
24/00498/CLD	7 - 9 Ancaster Road Ipswich IP2 9AG	Certificate of Lawfulness for existing use of building as House in Multiple Occupation accommodating up to twenty-eight people (Sui Generis).	CLD	28/10/2024	Gipping	28
25/00258/CLD	7 - 9 Ancaster Road Ipswich IP2 9AG	Certificate of lawful use: Use of established 28 person HMO as 2 separate HMOs (1no. 14 person HMO and 1no. 14 person HMO).	CLD	23/05/2025	Gipping	2 x 14
25/00147/CLD	9 Clapgate Lane Ipswich IP3 0RB	Certificate of lawful use for proposed conversion of existing C3 single dwelling house into C4 (Small HMO) house of multiple occupancy for 6 or fewer individuals.	CLD	28/03/2025	Holywells	6
24/00481/FUL	212 Felixstowe Road Ipswich IP3 9AE	Change of use from 6-bedroom HMO (C4 use-class) to 7-bedroom HMO (Sui Generis use-class).	Approved	12/08/2024	Priory Heath	7
24/00728/CLD	16 Hatfield Road Ipswich IP3 9AF	Certificate of Lawful Development for the existing use of the building as a 7-person, 7-bedroom House of Multiple Occupation (HMO) (Sui Generis use).	CLD	10/12/2024	Priory Heath	7
25/00265/FUL	405 Woodbridge Road Ipswich IP4 4ES	Change of use from single dwelling (use class C3) to 8 bed, 8 person HMO (Sui Generis), and including removal and infilling of ground floor rear elevation door.	Approved	04/07/2025	Rushmere	8
24/00434/CLD	69 Nelson Road Ipswich IP4 4DU	Certificate of Lawful Development for existing use of the building as a 16 bedroom HMO (Sui Generis use-class).	Refused	03/09/2024	St John's	16
24/00603/CLD	69 Nelson Road Ipswich IP4 4DU	Certificate of Lawful Development for existing use of the building as a 14 bedroom HMO (Sui Generis use-class).	CLD	24/09/2024	St John's	14
24/00480/FUL	135 Norwich Road Ipswich IP1 2PP	Change of use from 6-bedroom HMO (C4 use-class) to 7 bedroom HMO (Sui Generis use-class).	Approved	12/08/2024	Westgate	7

24/00715/FUL	120 London Road Ipswich IP1 2HQ	Change of use from 4 bed dwelling house (use class C3) to a 5 resident (4 bed) HMO (Use Class C4). (retrospective application). (Amended Description).	Refused	20/11/2024	Westgate	4
24/00962/FUL	68 Newson Street Ipswich IP1 3NY	Change of use from dwellinghouse (use class C3) to 5 person (5 bedroom) HMO (use class C4).	Refused	12/05/2025	Westgate	5
25/00306/CLD	345 Norwich Road Ipswich IP1 4HA	Certificate of lawful development for proposed use of dwelling (C3 use) as a 6-person House of Multiple Occupation (HMO) (C4 use).	CLD	02/06/2025	Westgate	6

Appendix 2: HMO Planning Applications Approved and Refused, and Certificates of Lawful Development Granted, 1 June 2024 – 31 December 2025

