

IPSWICH BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (as amended)

PUBLIC NOTICE

NOTICE OF THE CONFIRMATION OF THE ARTICLE 4 (1) DIRECTION RELATING TO AREAS OF IPSWICH

Ipswich Borough Council has confirmed a non-immediate Article 4 (1) Direction on the 15 November 2023 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Article 4 Direction relates to change of use from Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 of that Schedule (Houses in Multiple Occupation). The Article 4(1) Direction removes permitted development rights for this type of change of use from the date when the Direction comes into force. Planning permission will therefore be required for change of use from Class C3 to Class C4 once the Direction is in force.

The areas within which a change of use from dwelling house under Class C3 to House of Multiple Occupation for which planning permission will now be required under the Article 4(1) Direction applies to areas within the following Wards of Ipswich: **Alexandra; Bixley; Bridge; Castle Hill; Gainsborough; Gipping; Holywells; Priory Heath; Rushmere; St John's; St Margaret's; Westgate**. These areas can be viewed on the map attached to the Direction.

Ipswich Borough Council consulted on the Direction between 9am on Wednesday 10 May to 11.45pm on Wednesday 21 June 2023 and has now considered representations received during this period.

The Borough Council confirmed the Direction on **15 November 2023** and the Direction will come into force on **1 June 2024**.

NB Once the Direction comes into force, the change of use of a dwelling house (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use. Submission of a planning application will be subject to a planning fee.

Please note that this is a notification of confirmation of the Article 4 and not a consultation.

The adopted Direction, map and accompanying documentation can be viewed for a 8 week period **from 9am on Tuesday 28 November 2023 to 11.45pm on Tuesday 23 January 2024** and can be viewed at the following locations:

- The Council's website by visiting <https://www.ipswich.gov.uk/Article-4-HMO-Post-Confirmation-Notification>
- Grafton House Reception, 15-17 Russell Road, Ipswich (Mon-Fri 9am to 5pm) – by appointment only (see arrangements below)*
- At the County Library, Northgate Street, Ipswich, IP1 3DE (Mon, Weds, Thurs 9am to 6pm; Tues, Fri 9am to 7pm; Saturdays 8.30am to 5pm and Sundays 10am to 4pm); and
- Town Hall, Cornhill, Ipswich (Mon to Sat 10am to 4pm).

*To view the documents at the Council's Offices, Grafton House, please call 01473 432019 or email planningpolicy@ipswich.gov.uk to arrange viewing.

**Date of notice:
28 November 2023**

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