



REMOVAL OF PERMITTED DEVELOPMENT RIGHTS FOR CONVERSION OF DWELLING HOUSES (C3) to Houses in Multiple Occupation (C4)

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

NON-IMMEDIATE ARTICLE 4 DIRECTION CONFIRMATION OF THE DIRECTION (SCHEDULE 3)

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| Reference number: | Article 4 Falmouth |
| Proposed Article 4(1) Area: | Falmouth Town Council's Urban Area – excluding the area of the Port and Pendennis Castle |
| Date of Site Notice: | 24 June 2016 |
| Date Article 4(1) comes into effect: | 16 June 2017 |

Description of Article 4(1): This Direction removes permitted development rights for the change of use of a building from a use falling within 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 (Houses in Multiple Occupation) of that Schedule being development comprised within Class L(b) of Part 3 (Changes of Use), Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and not being development within any other class.

Use Class C4 are homes with between 3 and 6 unrelated individuals who share basic amenities. New HMOs will need to apply for planning permission. Existing HMOs will not be affected, and won't need to apply for retrospective planning permission, unless they revert back to a non-HMO. Planning policy, being developed in Falmouth Town Council's Neighbourhood Plan, will help inform planning applications for proposed changes of use from C3 to C4.

Members of the public can view the Schedule on the Cornwall Council's website at www.cornwall.gov.uk/falmoutharticle4 electronically at any of the One Stop Shops during normal office hours.

Details of Falmouth's emerging Neighbourhood Plan, including details of how Falmouth residents can shape their town's future, are found here: <http://planforfalmouth.info/> Additionally, hard-copies of the schedule and map can be accessed in Falmouth at Town Council Offices, Municipal Buildings, The Moor, Falmouth, Cornwall, TR11 2RT.

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