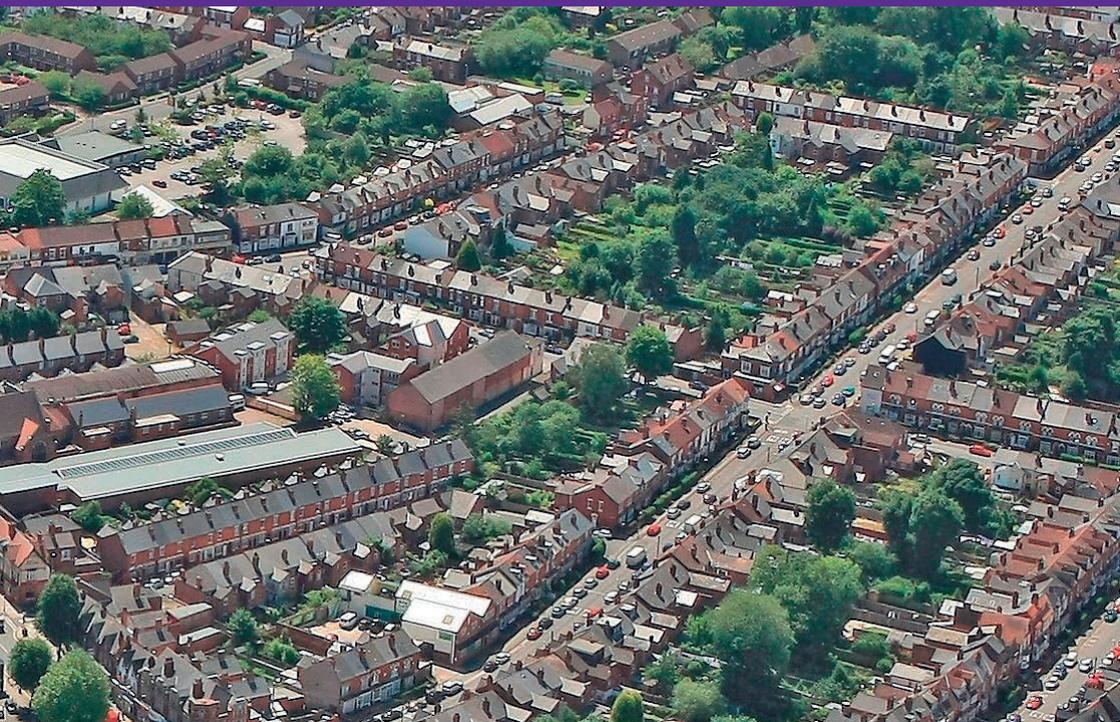


Public consultation on the

# Planning Policy Document

for managing the growth of  
Houses in Multiple Occupation (HMOs) in  
parts of Selly Oak, Harborne and Edgbaston

**INFORMATION AND QUESTIONNAIRE  
Consultation Period:  
15 September – 24 October 2014**



# Introduction

## We would like your views

You are being asked to comment on the Draft Planning Policy Document which is to provide a policy approach to planning applications seeking a change of use from residential property to Houses in Multiple Occupation (HMOs) in the Article 4 Direction area (see map).

A period of 6 weeks consultation will take place on this Planning Policy Document, following which a report will be made to Cabinet outlining the results of the public consultation, identifying any improvements or changes and recommending adoption of the policy.

We will record all representations received and they will be posted on Be Heard along with our responses regardless of how we received the comments.

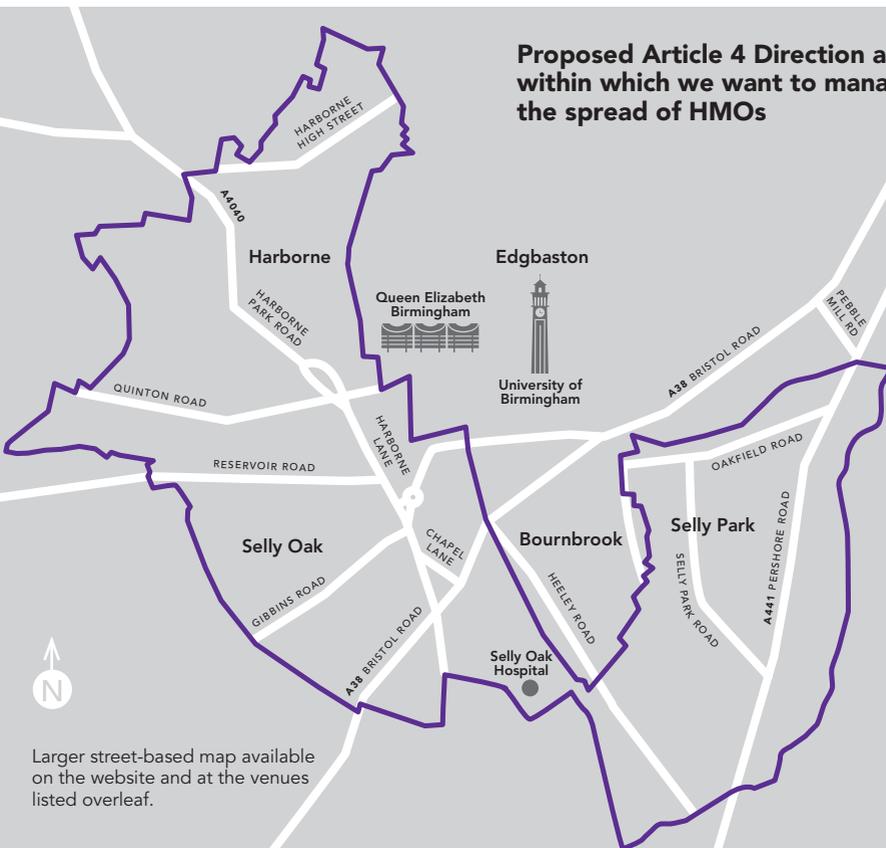
## What is proposed?

It is proposed that in order to maintain balanced communities and avoid the concentration of HMOs, any new application that would result in the proportion of HMOs exceeding 10% of the dwellings within a 100 meter radius of the application property will be refused.

The threshold policy based approach tackles concentrations of HMO properties and identifies the point beyond which issues arising from concentrations become harder to manage and communities can become less balanced.

The policy does not prohibit further HMOs coming forward, but will lead to a more even spread of them across the Article 4 Direction area.

## Proposed Article 4 Direction area within which we want to manage the spread of HMOs



Larger street-based map available on the website and at the venues listed overleaf.

## **Background to the Article 4 Direction:**

A decision to introduce an Article 4 Direction in this area resulted from an analysis of city wide concentrations of HMOs revealing the particularly high levels found in Bournbrook and the spread to surrounding areas of Selly Oak, Harborne and Edgbaston wards.

On 21st November 2013 the Council authorised the making of a non-immediate Article 4 Direction covering parts of Selly Oak, Edgbaston and Harborne wards to help the Council better manage the growth of HMOs. The aim is to avoid over-concentration of such uses thus maintaining balanced communities.

Formal consultation on this proposal ran from 29th November 2103 to 31st January 2014 and a report is being taken to Cabinet outlining the results of this and seeking confirmation of the Direction.

If approved this will remove permitted development rights for the change of use to a House in Multiple Occupation (HMO) (Class 4) from a dwelling (Class 3) within the defined area. The earliest date the Direction can come into effect is 30th November 2014.

## **Which area will it apply in?**

The map opposite identifies the area we are considering. It includes parts of Selly Oak, Edgbaston and Harborne wards.

## **Where do I find out more?**

The Draft Planning Policy Document can be found by visiting our website at **[www.birmingham.gov.uk/hmoppdarticle4](http://www.birmingham.gov.uk/hmoppdarticle4)** together with a map, reports and frequently asked questions.

Alternatively, you can request a copy of the Draft Planning Policy Document by ringing Yousuf Miah on **0121 303 9890**.



# Consultation Questionnaire

## Consultation questionnaire

Before completing the questionnaire, you may find it helpful to read the Draft Planning Policy Document which is also available at the venues listed. The policy that we are seeking your views on is as follows:

### Policy HMO1

Conversion of C3 family housing to HMOs will not be permitted where there is already an over concentration of HMO accommodation (C4 or Sui Generis) or where it would result in an over concentration. An over-concentration would occur when 10% or more of the houses, within a 100m radius of the application site, would not be in use as a single family dwelling (C3 use). The city council will resist those schemes that breach this on the basis that it would lead to an over-concentration of such uses.

You can access and view the full policy document at the library or at the web site provided.

**Do you have any comments or suggestions on the above policy proposal?**

If necessary, please use separate paper for your answers and return it to us using the freepost address.

# Your details

## Your details

Completing this section is optional but it would be helpful if you would answer the following questions so that we can gauge the effectiveness of the consultation

Name

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Postcode

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### Gender

- Male
- Female
- Prefer not to say

### Which age group do you fall under?

- Under 25
- 26–45
- 46–65
- 65+
- Prefer not to say

### How would you describe your ethnic origin?

- Asian
  - Asian British
  - Black
  - Black British
  - White
  - White British
  - Other (please describe)
- 

### Are your day to day activities limited because of health problems or a disability?

- Yes
- No
- Prefer not to say

# Find out more and comment

Public consultation on the Draft Planning Policy Document will run from 15th September – 24th October 2014.

You can view the policy document, report, map and frequently asked questions at the following venues:

## **Selly Oak Library**

669 Bristol Road, B29 6AE

## **Harborne Library**

High Street, B17 9QG

## **Guild of Students**

Edgbaston Park Road, B15 2TU

A series of drop-in sessions and meetings are planned and you are welcome to come along and speak to officers:

## **Monday 22 September 2014**

10:00am-1:00pm

### **Selly Oak Library**

## **Thursday 2 October 2014**

4:00pm-6:00pm

### **Harborne Library**

## **Wednesday 8 October 2014**

7:00pm

### **Selly Oak Ward Committee**

## **Saturday 18 October 2014**

12:00pm-3:30pm

### **Sainsbury's Supermarket**

If you want to find out more and to comment, you can do so in the following ways:

## **Website**

[www.birmingham.gov.uk/hmoppdarticle4](http://www.birmingham.gov.uk/hmoppdarticle4)

## **Consultation Portal**

[www.birminghambeheard.org.uk/development/a4dplanningpolicy](http://www.birminghambeheard.org.uk/development/a4dplanningpolicy)

## **Email**

[consultation\\_P&Rsouth@birmingham.gov.uk](mailto:consultation_P&Rsouth@birmingham.gov.uk)

## **Post**

You can post this questionnaire to:

## **FREEPOST**

**RSXB-ATZL-RTHU**

**Article 4 Direction**

**Planning and Regeneration – South**

**PO Box 28**

**Birmingham B1 1TU**

If you have any other questions or queries, please contact: Yousuf Miah on 0121 303 9890.