

Appendix 1: Planning Policy Background to Houses in Multiple Occupation

Planning Background

The Arun Local Plan 2011-2031 (ALP) recognises the contribution of HMOs to the economy, particularly as a source of housing for people on low incomes, those on benefit payments, students, seasonal workers and those starting off in the economy as young professionals. It also recognises that a large concentration of HMOs can have significant and potentially damaging impact on the amenity of a local area such as noise and disturbance, generation of more refuse and a greater demand for off-street parking.

In determining applications for changes of use to HMOs, Policy H SP4 Houses in Multiple Occupation of the ALP is applied. This policy states that where planning applications for HMOs are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet certain criteria. The criteria are that proposals do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing; do not contribute to the generation of excessive parking demands or traffic in an area; and provide adequate areas of open space.

Policy H SP4 Houses in multiple occupation

Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;
- c. Provide adequate areas of open space.

