

**Briefing Note on the Notice of Motion from Councillor Paul Harper
relating to Over-development of Inner Maidstone**

Provided by the Head of Planning and Development

The conversion of larger residential properties to self-contained flats and houses in multiple occupation aids the provision of accommodation for smaller households and contributes towards a mix and choice of homes, as advocated by the National Planning Policy Framework.

Under the planning regulations¹, permission is not required to change a single dwelling house to a house in multiple occupation, or vice versa. A house in multiple occupation is defined in the legislation as the use of a dwelling house by not more than six residents. So, many changes to convert a single occupancy house into a house of multiple occupation can be carried out without planning permission. For schemes that do require permission, the draft local plan includes policies which set criteria that proposals for houses in multiple occupation must meet.

Policy DM8 includes criteria for changes to the character of the street scene, boundary treatment, and impact on residents and parking. Policy DM4 sets out the principles of good design which proposals are expected to meet including, for example, respecting the amenities of occupiers on neighbouring properties and the creation of a safe environment for pedestrian and vehicular movements.

¹ The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010