

REDCAR & CLEVELAND BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Redcar & Cleveland Borough Council is consulting on the introduction of a Direction under Article 4(1) of the above Order removing permitted development rights relating to changes of use from residential (C3) to Houses in Multiple Occupation(C4) within Coatham ward.

The Direction was made on 25 September 2025 and is intended to come into force on **5 October 2026**, subject to being confirmed by the Council.

The Direction relates to development compromising a change of use of a building from a use falling within Class C3 (dwellinghouses) of Schedule 1 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 compromised within Class L(b) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Direction removes permitted development rights for a change of use of a building from Class C3 (dwellinghouses) to Class C4 (houses in multiple occupation) from the date on which the Direction comes in force. Therefore, planning permission will be required for this type of development from the date on which the Direction comes into force.

The Direction applies to the electoral ward of Coatham. A copy of the Direction, including a map defining the area covered, can be viewed on the Council's website at <https://www.redcar-cleveland.gov.uk/planning/planning-strategy/article-4-direction-hmos..> Arrangements can also be made to view paper copies of the documents at Redcar & Cleveland Leisure and Community Heart by calling the number below.

Representations can be made between 9.00am on Wednesday 1 October 2025 and 5:00pm on Monday 27 October 2025 and should be sent in writing to: Redcar & Cleveland Borough Council, Planning Strategy, Seafield House, Kirkleatham Street, Redcar, TS10 1SP. Alternatively, you can email your representations to: **strategic.planning@redcar-cleveland.gov.uk** no later than the above date and time.

Further information on the Article 4 is available by contacting the Planning Strategy Team on (01287) 612356.

Dated: 29 September 2025



