

Jennifer Jennings
Durham County Council
Planning Development
Central/East Room 4/86-102
County Hall
Durham
DH1 5UL

City of Durham Parish Council
c/o 5 Alexandra Close
Ponteland
NE20 0BS

19 March 2019

Dear Ms Jennings,

DM/19/00650/FPA. Two storey side extension, single storey front and rear extension and replacement rear storage building: 30 Toll House Road, Crossgate Moor, Durham, DH1 4HU

The City of Durham Parish Council **objects** to this planning application because none of the proposed room plans have a scale or dimensions indicated, which means it is not possible to assess room sizes. Therefore, the application **does not meet the requirements of Planning Practice Guidance Paragraph: 023 Reference ID: 14-023-20140306** because it has not been drawn to an identified scale, nor does it indicate the direction of north. The application should not have been validated. Only if and when correct plans are submitted should the consultation period start.

The following remarks are contingent on the above defect being corrected, and subject to a possible further submission when the plans are available.

In principle the Parish Council welcomes any application if it leads to the enhancement of residential accommodation for families.

We have, however, concerns about this planning application. The internal arrangement, with an additional bedroom on the ground floor, four bedrooms on the first floor, two shower rooms plus a bathroom, resembles a house in multiple occupation and this would contravene its current designation as a C3 dwelling. We wonder if the applicant and his agent, both of whom are from Sunderland, are aware of the Article 4 Direction that applies to this part of Durham City.

Should it be decided to grant this application then it must be emphasised to the applicant that the permission is for a C3 property and should it be occupied as an HMO without the appropriate consent for a change of use then enforcement action will follow. Furthermore, a construction management plan needs to be prepared that addresses the fact that this is a busy road where traffic often queues back from the lights to this property, and where there is a cycle lane. Construction vehicles must not obstruct the highway, and deliveries need to be outside peak periods.

Yours sincerely,

Adam Shanley
Clerk to City of Durham Parish Council