

Durham County Council  
Planning Development  
County Hall  
Durham  
DH1 5UL

City of Durham Parish Council  
Office 3 D4.01d  
Clayport Library  
8 Millennium Place  
Durham  
DH1 1WA  
21 August 2019

Dear Ms Jennings,

**DM/19/01810/FPA | Part two storey rear extension and part single storey rear extension, raising of ridge height and loft conversion, increasing from 4 to 6 bedrooms. | 22 Blaidwood Drive Durham DH1 3TD**

The City of Durham Parish Council Planning Committee considered this application at their meeting on the 16th August and are objecting on the following grounds:

This property has already been extended in 1995 to give, at that time, one of the residents' parents a "granny annexe". It is referred to in the paperwork associated with this application (4/95/485) as a very large extension and, as such, this property is therefore already considerably larger than all the other properties in the same estate, but still not incongruously large at present.

This further extension has the potential to take the property well out of scale with other residences thereby breaching the City of Durham Local Plan saved policies H7 (2) and H10 (3). In particular nos 17, 19 and 24 to the east of the property will suffer a monolithic outlook.

Nearby residents are clearly concerned that this property both lends itself and has the potential to become an HMO given the proximity of two new colleges and a PBSA offering 2000 beds together with associated student amenities. (NB There are already HMOs in the newly built estate to the south.) This is a distinct possibility given the absence of an Article 4 direction in this area. The Committee noted a letter from the applicants denying this but also noted that all plans are subject to change if the unexpected happens. We feel that this would bring this application in conflict with saved policies Q9 and H9.

Councillors are further concerned that there appears to be no door in between the main house and the annexe on the plans. It would therefore be very easy for this property to be converted into two separate residences which would again be in conflict with saved policy H10.

We also believe that this application conflicts with NPPF paragraph 11b and paragraph 12.

Finally, we support the two conditions that the local councillor has asked to be put on this application if it is granted. The first is a construction plan which would take in the difficulty of access and the delicate nature of the road surface and the second is a condition which prevents the annexe from becoming a separate property.

Yours sincerely

ADAM SHANLEY

Clerk to the City of Durham Parish Council