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29 October 2019

Dear Mr Fenwick,

**DM/19/03033/FPA | Retention of Timber Cladding and Render to Existing Single-Storey Side Extension and Installation of Rear Door to West Facing Rear Elevation. | Old Coach House 2 Percy Terrace Durham DH1 4DY**

We have read the objection from Councillor Liz Brown and agree with her regarding the cladding. Saved Policy E6 seeks to preserve and enhance the character, appearance and setting of the Durham City Centre Conservation Area and this cladding does none of these things. It does not reflect the materials used in the rest of the street and stands out because of this.

We note the comments from Councillor Brown and the local residents concerning the future plans to use this property as an Airbnb. The only reason we can see for the proposed new door at the rear of the property is to give access to the rear lane where guests' cars might be parked. When the site was visited on 27 October one car was parked in the lane:



The gap between the bins on the left and the car on the right is 2.6 metres. This is about the width of a refuse wagon, and the wing mirrors can increase the width to 2.9 metres. You will note from the tyre tracks that a smaller vehicle has had to deviate in order to pass the parked car. If more cars are parked here – and we note it is out with the red line boundary of the property – then it would complicate matters even further as the corner would be obstructed.

Saved Policy T1 states that “The council will not grant planning permission for development that would generate traffic which would be detrimental to highway safety and/or have a significant effect on the amenity of occupiers of neighbouring property.” This policy is not restricted to the public highway and would apply to this proposal.

We agree with Councillor Brown that policies H13 and V6 are also applicable here. Consequently, this application should be refused as the adverse impacts to residents and the Conservation Area significantly outweigh the benefits.

Yours sincerely,

**The City of Durham Parish Council Planning Committee**