



**CITY OF DURHAM  
PARISH COUNCIL**

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25 November 2019

Dear Lisa,

**DM/19/03494/FPA: Demolition of existing rear extension and erection of two-storey extension at rear of dwelling and installation of dormer windows in roofspace also to rear to an existing small HMO (use class C4), 18 Providence Row Durham DH1 1RS**

The City of Durham Parish Council's Planning Committee considered this application at its meeting on 22 November 2019 and agreed to object.

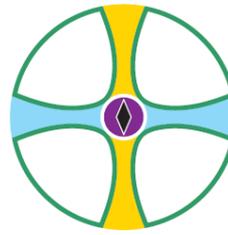
The proposal is to extend an existing 5 bedroom C4 HMO into a 6 bedroom C4 HMO. The Parish Council is aware that the Submitted County Durham Plan policy for HMOs seeks to drop control over extensions to existing HMOs, but the County Council itself formally considers that the Submitted County Durham Plan carries no weight as yet. Accordingly, the application must be determined by the Interim Policy and by Saved Policies of the City of Durham Local Plan 2004.

National Planning Policy Framework paragraph 8b describes the key social objective of the planning system as being to support strong, vibrant and healthy communities; paragraph 62 sets the objective of creating mixed and balanced communities, and paragraph 192 seeks sustainable communities. Communities are people, not buildings, but planning policies have to deal with physical development. An extension as proposed here which increases the number of student bedrooms from 5 to 6 is counter to the aim of fostering a balanced and mixed community. Accordingly, the Interim Policy rightly opposes extensions to existing HMOs.

The County Council's Interim Policy on Student Accommodation states in the relevant section:

**"HMO**

**In order to promote the creation of sustainable, inclusive and mixed communities and maintain an appropriate housing mix, applications for new build Houses in Multiple Occupation (both C4 and sui generis), extensions that result in additional bed-spaces,**



and changes of use from any use to:

- a Class C4 (House in Multiple Occupation), where planning permission is required;  
or
- a House in Multiple Occupation in a sui generis use (more than six people sharing)

**will not be permitted if more than 10% of the total number of properties within 100 metres of the application site are already in use as HMOs or student accommodation exempt from council tax charges.....”**

In the case of 18 Providence Row, within a 100 metre radius some 70% of properties are student HMO properties. Clearly there are already well in excess of the 10% proportion of student HMO properties allowed under the Interim Policy, and therefore the application is contrary to the Interim Policy.

Saved Policy H9 of the City of Durham Local Plan 2004 states that:

**“The sub-division or conversion of houses for flats, bedsits or for multiple occupation, or proposals to extend or alter properties already in such use will be permitted provided that:**

- 1. Adequate parking (in accordance with policy T10), privacy and amenity areas are provided or are already in existence; .....**”

There is no parking provision and thus the application fails to meet the requirements of Saved Policy H9.

It appears that bedroom 2 is 2.06 metres in width; the nationally described space standard would require it to be at least 2.15 metres wide. The proposal is therefore unacceptable in this regard.

In conclusion, the Parish Planning Committee urges that this application should be refused as contrary to the Interim Policy for Student Accommodation and Saved Policy H9. If the officer recommendation is approval then the Parish Council would wish this application to be called to Committee so that it can put its case to Members.

Yours sincerely,

ADAM SHANLEY

Clerk to the City of Durham Parish Council