



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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10 April 2020

Dear Ms Jennings,

DM/20/00839/FPA | Alterations to increase large HMO house from 9 bedroom to 12 bedroom large HMO. Works include internal alterations, new windows and new external rear door. Replace conservatory glazed roof with traditional slate pitched roof. Build up conservatory walls. | 6 Southend South Road Durham DH1 3TG

The Parish Planning Committee considered this application on 7th April 2020 and agreed to object because the proposals are contrary to Saved Policies T1 and H9 of the City of Durham Local Plan, and because they fall short of the statutory space standards applying to HMOs..



The above photograph (from Google Streetview) was taken in March 2019. 6 Southend is the property on the left. The property on the right 4-5 Southend, is also a student HMO.

The submitted plans show a car parked in the gap between numbers 6 and 5. However, as may be seen, cars park directly outside these properties and in the immediate vicinity on the public highway/footpath, blocking access to the gap just mentioned. This parking results in obstructive parking, and can cause damage to the footway, flagged paving and kerbing .

The increase in number of bedrooms to the property could give rise to **an increased demand for parking on a heavily-trafficked road where there is already a lack of safe and legal parking, thereby resulting in increased vehicular/pedestrian conflict and a significantly detrimental impact on highway safety.** Pedestrians are being forced to walk in the road, which is the main access into Durham and Durham University from the South-West, the A177. **All of this** would be detrimental to highway safety and so contrary to Saved Policy T1. In addition, Saved Policy H9 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; [...]

This is a property already in use as an HMO but, as may be seen, the parking is inadequate and there are no proposals to remedy this situation.

Turning to the statutory space standards, Mrs Blenkinsop has already pointed out that “there are not enough bath/shower rooms to meet our HMO Standards for Shared Houses.” This is a further reason to refuse this application.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council