DM/19/03257/FPA | Change of use from small HMO (Use class C4) to 9 bed large HMO (Use Class Sui Generis) including erection of part two-storey/part single-storey extension to rear and pitched roof over existing flat roof at side. | 32 Whinney Hill Durham DH1 3BE

The City of Durham Parish Council Planning Committee considered the above application at their meeting on the 25th October 2019. It was decided to object to this application on the following grounds:

Firstly; the interim policy on student accommodation is quite clear regarding extensions to HMOs. It states that:

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 bedspaces, and changes of use from any use to:

- **a Class C4 (House in Multiple Occupation), where planning permission is required……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.**

The percentage of student properties within 100m of this application site is more than 10% (as of October 2019, the postcode percentage stands at 60.9%) and the Committee feels that any further increase in the student population will have an unacceptable cumulative impact.

Secondly; we believe that this application breaches City of Durham Saved Policy H9 in that this extension adversely affects the amenity of existing residents and is not in scale and character with its surroundings or any neighbouring properties.

Thirdly; the National Planning Policy Framework part 8 states planning policy should promote healthy safe and sustainable communities. We do not feel this application supports these aims.

Given our objections to this application, the City of Durham Parish Council Planning Committee feel that if officers are minded to approve it we should like it to be called to Committee.