

Durham County Council  
Planning Development  
Central/East Room 4/86-102  
County Hall  
Durham  
DH1 5UL

City of Durham Parish Council  
c/o Room 103  
Floor 1  
County Hall  
Durham  
DH1 5UF

26 November 2018

Dear Ms Hyde,

**Planning application DM/18/03301/FPA: 5 May Street, Durham DH1 4EN**

I am writing on behalf of the Parish Council to oppose the above planning application.

This property is in an area where 71% of the properties are Council Tax exempt, indeed it is one of 16 HMOs in May Street, a street of 32 houses. The Interim Policy on Student Accommodation states:

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 [...] 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.

Plainly 5 May Street fits the above criteria and the proposal should be refused on those grounds.

Also, Saved Local Policy E22 states that development will not be permitted in a conservation area that detracts from the appearance of the conservation area. There is no precedent for dormer windows to the rear of May Street and despite the protrusion to no 4, permission for which was granted many years ago, no precedent for dormers to the front. Paragraphs 4.9 and 4.10 of the planning statement reference dormer windows in Juniper Way. This row of houses was built recently, albeit in the local vernacular, and is not visible from May Street so is not an appropriate comparison.

For all these reasons we urge you to refuse this planning application.

Yours sincerely

ROGER CORNWELL

Chair, Planning Committee  
City of Durham Parish Council