

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

11 January 2019

Ms Sue Hyde
Durham County Council
Planning Department
Central/East Room 4/86-102
County Hall
Durham City
DH1 5UL

Dear Ms Hyde,

DM/18/03552/FPA: Change of use from a C4 house in multiple occupation to a 7 bedroom HIMO with a wrap round extension and internal alterations to existing dwelling at 51 Whinney Hill Durham DH1 3BD

I am writing on behalf of the City of Durham Parish Council to object to the above application for an extension to form a 7 bedroom House in Multiple Occupation at 51 Whinney Hill, Durham City.

The City of Durham Parish Council Planning Committee discussed this application at its meeting on 4th January 2019 and resolved to object on the following grounds.

The County Council's Interim Policy on Student Accommodation 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 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."

Within 100 metres of 51, Whinney Hill the percentage of student lets is over 50%, well over the threshold beyond which extensions to HMOs resulting in an additional bed-space are unacceptable. The Parish Council further notes that there is no Design and Access Statement accompanying the application, nor have there been any pre-application

discussions with a County Council Planning Officer. This raises concern over matters such as arrangements for storage of waste bins, impact on neighbouring properties and on the Conservation Area, and car parking. For all these reasons we ask the Council to refuse this application.

Should you be minded to approve this application, we would wish this application to be called to committee so that we can put our case to Councillors.

Yours sincerely,

ROGER CORNWELL

Chair, Parish Planning Committee