

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

City of Durham Parish Council
c/o 5 Alexandra Close
Ponteland
NE20 0BS

19 March 2019

Dear Ms Hyde,

Planning Application DM/19/00564/FPA | Change of use from C3 dwelling to C4 house in multiple occupation and two storey rear extension. | 18 Boyd Street Durham DH1 3DP

The City of Durham Parish Council considered this application at its meeting on the 15th March and wish to **object** to both the applicants wish to turn it from a C3 to a C4 and to the two-storey extension

We note that the property already houses two students which brings it in under the HMO threshold and this application would enable the property to house 5 students. Under the new legislation of October 2018 this would require the property become a licensed HMO and I hope that your colleagues already have this is in hand.

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."

This policy was introduced to ensure that high levels of student occupation do not have an adverse effect on Durham residents. The student occupation within 100m of this property stands at 54% which means it is already time to call a halt to any further conversions and extensions. For this clearly specified reason you should reject this application forthwith.

We would therefore recommend that this application be refused. However, if planners are minded to approve, then we wish it be called to committee.

Yours sincerely,

Adam Shanley
Clerk