

Durham County Council  
Planning Development  
County Hall  
Durham  
DH1 5UL

City of Durham Parish Council  
Office 3 D4.01d  
Clayport Library  
8 Millennium Place  
Durham  
DH1 1WA

5<sup>th</sup> June 2019

Dear Ms Morina,

**DM/19/01465/FPA Erection of two storey extension to rear of dwelling  
(use class C3)**

The City of Durham Parish Council Planning Committee looked at this application on Friday 24<sup>th</sup> May and wish to object to it. We would like to place on record our worries about it becoming an HMO.

At present, it is indeed in C3 usage although it is rented out as it only has two bedrooms and does not fall under HMO guidelines until the number of unrelated tenants' numbers 3. However we note that this extension will result in the provision of another bedroom on the ground floor, generally a sign of student accommodation. We would like to point out that if this then becomes student accommodation it would require planning permission to go from C3 to C4 usage as it is within the area covered by the article 4 directive.

The City Parish Council are very worried about HMOs being set up "under the radar". Two other things aroused our suspicions. The architects' plans were commissioned by a building and roofing firm (JPC) based in Chopwell, Newcastle and the applicant lives outside the city. We should like to point out that 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." The postcode percentage here is 78% which would surely negate any other property being turned into an HMO and/or the building of an extension.

Yours sincerely,

**Adam Shanley**

**Clerk to the City of Durham Parish Council**