

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

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

7 July 2019

Dear Mr Hopper,

Planning Application DM/19/01673/FPA and DM/19/01674/LB. 22 Allergate, Durham DH1 4ET

The Planning Committee of the City of Durham Parish Council considered this application at its meeting on Friday 21st June. It raised substantive objections to this application and recommends that it be refused. It also wishes the application to be taken to Committee to confirm this refusal.

As the comments from Spatial Policy make clear, the Interim Policy on Student Accommodation applies to this application. The percentage of HMOs within 100 metres of the application site is 50.8% of properties which are student properties as defined by Council Tax records, this house included. This is well above the 10% threshold but also well short of the proportions at which the exception at criterion (e) is engaged. Furthermore the immediately adjoining properties at Hanover Court (21 Allergate) and 23 Allergate are housing association properties run by the Hanover Housing Association and Bernicia Homes respectively. You will note objections from three residents of Hanover Court.

The 10% threshold is being carried forward into equivalent policies in both the County Durham Plan and the City of Durham Neighbourhood Plan and, while it is a moot point as to whether either of these carry any weight at present, it is plain that the 10% threshold is going to be a permanent feature of development plans. Furthermore, it cannot be argued by the applicant that just another HMO will make only a small difference to the 50% already present. This would be true of every proposal to add an HMO and to accept it would immediately render the Interim Policy meaningless.

Therefore, the Interim Policy alone requires that this application be refused.

However, the proposed modification of 22 Allergate itself must also cause alarm. It fails the test of the Saved City of Durham Local Plan 2004: Environmental Policies E3, E6, E21, E22 and E23; Housing Policies H10 and H13; Policies Q8 and Q9; and with no support from the NPPF this application fails to meet any of the demands needed to protect an important Grade II listed building in a Conservation Area.

Yours sincerely,

ADAM SHANLEY

Parish Clerk