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24 July 2019

Dear Mr Dalby,

**DM/19/02144/FPA: Erection of part 2 storey, part single storey to rear of existing C4 House in Multiple Occupation, 7 Mavin Street Durham DH1 3AU**

The City of Durham Parish Council's Planning Committee considered this application at its meeting on 19 July 2019 and agreed to object on the following grounds.

The proposal is to alter the external and internal layout to make the existing 3 bedroom C4 HMO into a 5 bedroom C4 HMO. The Parish Council is aware that the Submitted County Durham Local Plan policy for HMOs seeks to drop control over extensions to existing HMOs, but the County Council considers that the Submitted County Durham Local Plan carries no weight as yet. Accordingly, the application must be determined by the Interim Policy and by Saved Policies of the City of Durham Local Plan 2004.

The Council's Interim Policy on Student Accommodation states in the relevant section:

**"HMO**

**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, and changes of use from any use to:**

- **a Class C4 (House in Multiple Occupation), where planning permission is required; or**
- **a House in Multiple Occupation in a sui generis use (more than six people sharing)**

**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....."**

In the case of 7 Mavin Street, within a 100 metre radius some 60% of properties are student HMO properties. Clearly there are already well in excess of the proportion of student HMO properties allowed under the Interim Policy, and therefore the application is contrary to the Interim Policy.

The Interim Policy goes on to state:

**“In all cases proposals will only be permitted where:**

- a) The quantity of cycle and car parking provided is in line with the Council’s adopted Parking and Accessibility Guidelines and:**
- b) They provide acceptable arrangements for bin storage and other shared facilities and consider other amenity issues; and**
- c) The design of the building or any extension would be appropriate in terms of the property itself and the character of the area; and**
- d) The applicant has shown that the security of the building and its occupants has been considered along with that of other local residents and legitimate users.”**

No car parking space is offered for this proposed increase in the number of student residents, and the objection from the occupant of 6 Mavin Street notes that the parking situation in Mavin Street is chaotic. Furthermore, there are no arrangements for bin storage, and the objector is concerned about amenity issues of noise as a result of the removal of the fireplaces.

Saved Policy H9 of the City of Durham Local Plan 2004 states that:

**“The sub-division or conversion of houses for flats, bedsits or for multiple occupation, or proposals to extend or alter properties already in such use will be permitted provided that:**

- 1. Adequate parking (in accordance with policy T10), privacy and amenity areas are provided or are already in existence; and**
- 2. It will not adversely affect the amenities of nearby residents; and.....”**

As already stated, parking provision and amenity issues are unsatisfactory; thus the application fails Saved Policy H9.

In conclusion, the Parish Planning Committee urges that this application should be refused as contrary to the Interim Policy for Student Accommodation and Saved Policy H9.

Yours sincerely,

ADAM SHANLEY

Clerk to the City of Durham Parish Council