



**CITY OF DURHAM
PARISH COUNCIL**

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12 February 2020

Dear Ms Morina,

DM/20/00235/FPA | Change of Use from existing 6 bed small HMO (use class C4) to 8 bed large HMO (use class sui-generis) including erection of single-storey extension to rear, new window to gable elevation and rooflights to accommodate a loft conversion. | 35 Hawthorn Terrace Durham DH1 4EL

The City of Durham Parish Council considered this application at its meeting on the 7th February 2020 and it was decided to object to it on the following grounds:

The Interim Policy on Student Accommodation is quite clear regarding extensions and bedroom additions to HMOs. It accords with the objectives of the National Planning Policy Framework contained in Paragraphs 8b, 62 and 192 and 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.

We note that the County Council has now proposed a Main Modification to Policy 16.3 of the County Durham Plan, to add the words that have been underlined in this extract:

However, new build Houses in Multiple Occupation, extensions that result in specified or potential additional bedspaces or a change of use to a House in Multiple Occupation would not be resisted in the following circumstance:

The following has been added to the supporting text:

...it is recognised that an extension to an HMO which results in additional bed spaces and therefore accommodates more students would introduce further students into an area where there are already concerns about the impact of the student population on the residential amenity of non-student residents. For this reason, extensions to HMOs to accommodate bed spaces where the 10% tipping point is exceeded will not be supported.

This indicates that the approach of the Interim Policy will continue into the new County Durham Plan, and depending on when this application is determined, may well carry weight.

As the percentage of student accommodation within 100m of this site is over 10%, then this application should be refused. Although the extension in this case is for another 2 students the cumulative effect of such applications on community amenity should not be overlooked. The Parish Council Planning Committee also feel that the two loft rooms will not provide the minimum amount of bedroom space with appropriate headroom required by legislation. We have also noted the intention to use uPVC units within the new window space in the gable end. Hawthorn Terrace lies within the Durham City Conservation Area and Saved Policy E22 part 1 states "All development proposals should be sensitive in terms of siting, scale, design and materials, reflecting, where appropriate, existing architectural details" The use of uPVC units in this area is therefore contrary to Saved Local Policy E22 and should not be permitted.

Finally the Committee would like to add that the amount of space left in the environs of this property after the extension has been built does not in our opinion allow for sufficient amenity for eight residents in accordance with saved policy H9.

In summary this application fails to meet the requirements of the National Planning Policy Framework Paragraphs 8b, 62 and 192, the Interim Policy on Student Accommodation, the Council's latest Main Modification to the impending Durham Plan, and Saved Local Plan Policies E22 and H9. Therefore the application should be refused.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council