

DM/19/03177/FPA | Change of use of the dwelling (C3) to a small House in Multiple Occupation (C4) | 13 Mavin Street Durham DH1 3AU

The City of Durham Parish Council Planning Committee considered the above application at their meeting on the 25th October 2019. It was decided to object to this application on the following grounds:

The interim policy on student accommodation is quite clear regarding conversions from C3 to C4. It 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 bedspaces, and changes of use from any use to:

- **a Class C4 (House in Multiple Occupation), where planning permission is required.....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.**

As the percentage of student properties within 100m of this application site is more than 10% (the postcode percentage as of Oct 2019 was 46.9%) and any further student accommodation will have an unacceptable cumulative impact we would like this application to be refused.