

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

City of Durham Parish Council  
c/o Room 103  
Floor 1  
County Hall  
Durham  
DH1 5UF

2 December 2018

Dear Ms Jennings,

**DM/18/03366/FPA 2 storey extension at rear of C4 property, including internal alterations:  
8 The Hallgarth Durham DH1 3BJ**

I am writing on behalf of the Parish Council to object to the above planning application.

The Council's Interim Policy on Student Accommodation states in Part A:

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; 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.

This is an extension into the back garden and so falls to be assessed under the above criteria. The Council will have the current figures, but we estimate that there are at least 70% student-occupied properties within 100 metres.

There is an exception in the Interim Policy but this relates to the conversion of C3 properties to C4. This is already a C4 property and this application cannot benefit from that exemption.

The applicant refers to extensions at numbers 2 and 4, but these were approved by the former City Council in 2005 and 2008 respectively, well before the Interim Student Accommodation Policy and the Article 4 Direction came into force. They cannot therefore be relied on as a precedent for this application which must, in any case, be decided on its own facts.

Consequently we ask that this intensification of student numbers be refused due to its conflict with the Interim Policy on Student Accommodation.

Yours sincerely

ROGER CORNWELL

Chair, Parish Planning Committee