

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

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

8 July 2018

Dear Mr Hopper,

**DM/18/01669/FPA: 10 High Wood View Durham DH1 3DT**

I am writing on behalf of the City of Durham Council to object to the above planning application, which is for a change of use from C3 dwelling house to C4 small House in Multiple Occupation.

The submitted Design Statement asserts that the percentage of student properties lies within the accepted range of over-concentration to invoke the exception clause in the Interim Policy. This is not correct: there is no defined percentage figure above which another HMO is allowable by the Interim Policy. The best indication so far is that the County Council refused a change of use from C3 to C4 at 6 Waddington Street where the percentage on their reckoning was 68% and the Council argued that this meant that the area was not saturated enough to qualify for the exception clause in the Interim Policy.

The Design Statement tries to argue that the price obtainable for the property should be taken into account. The County Council refused a change of use from C3 to C4 in Renny Street despite the applicant making similar claims to this one namely that he could not sell at the price he wanted. That is not how planning works, and the Council rightly turned it down.

The applicant poses two alternatives: renting to students as an HMO and selling as a family home. He has not considered a third alternative: renting to a couple or a family, whose occupancy of the property would fall within use class C3.

Finally, the Design Statement confuses matters with references to post-codes. The Interim Policy is a straightforward 100 metres radius from the application site. In the clear terms of the Interim Policy, this application is for an HMO where the percentage of HMO properties in the 100 metre radius is well over the threshold of 10%. We do not accept the Interim Policy's exception clause that allows an area to be written off. The application should be refused.

Yours sincerely

ROGER CORNWELL

Chair, Planning Committee