

Comments were submitted at 3:39 PM on 19 Nov 2018 from . City of Durham Parish Council.

Application Summary

Address: 21 Mavin Street Durham DH1 3AU
Proposal: Erection of single-storey extension at rear of dwelling.
Case Officer: Lisa Morina
[Click for further information](#)

Customer Details

Name: . City of Durham Parish Council
Email: planning@durhamcity.org.uk
Address: Room 103, Floor 1, County Hall, Durham DH1 5UF

Comments Details

Commenter Type: Parish/Town Council
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The Parish Council's Planning Committee discussed this application at our meeting held on November 16 and decided to oppose it in the following grounds:

This is an extension that creates extra bed spaces in a location where well over 10% of properties within a 100 metre radius are HMOs, contrary to the Interim Policy on Student Accommodation:

"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."

There is no Design and Access Statement or indeed any statement describing the proposals.

There is no plan of the first floor of the property. Whilst we appreciate that no changes are proposed at this level, a plan would help to put the proposal in context.

The two new bedrooms are very small and as there are no dimensions marked on the plans it is difficult to ascertain whether they meet the minimum room size criteria for an HMO (6.51m²).

For these reasons we ask the Council to refuse this application.
