

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

10 December 2018

Dear Ms Morina,

Planning Application DM/18/03545/FPA | Candria 8 Palatine View Durham DH1 4QQ

I am writing on behalf of the City of Durham Parish Council to object to the above application for a change of use from dwelling (use class C3) to small HMO (use class C4).

The City of Durham Parish Council Planning Committee discussed this application at our meeting on the 30th November. Whilst we have every sympathy for the applicant, the postcode for this property only lists 53% council tax exemptions. This, we feel, is below the tipping point at which the granting of a C3 to C4 would be considered.

We have read the "Estate Agent Information" and would point out that this conflicts with the approach set out in the justification text for Saved Policy H12 of the City of Durham Local Plan, which seeks to encourage affordable housing. The price quoted for sale as a family home, of around £250,000, would be affordable by people on professional -grade salaries such as University lecturers. We do not feel that the circumstances should be considered exceptional as there are private residences in this area, and indeed we can point to other properties around Durham which have sold to private buyers despite being in a predominately student area. Indeed, given the lack of affordable housing in this area of Durham we feel that this property should sell quickly if it is marketed without the student housing premium.

The property has been improved but, as the representation from the Senior HMO Officer shows, it is not actually fit to be let as an HMO. The kitchen/dining room is too small. Bedrooms 3, 5 and 6 are very close to, if not actually under, the permitted size for a bedroom in an HMO due to the sloping ceilings reducing the available space. We recommend that actual measurements are taken to check this. We note the HMO licence and the DSU Assured Housing certificate, but these were issued before the latest standards for HMOs were introduced on 1 October this year.

We would therefore recommend that this application be rejected.

Yours sincerely,

ROGER CORNWELL

Chair, Parish Planning Committee