



**CITY OF DURHAM  
PARISH COUNCIL**

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Building for the future.

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4 May 2020

Dear Mr Spurgeon,

**DM/20/00841/FPA | Two storey rear extension to existing 5 bed small HMO (C4) to allow the creation of a 6th bedroom (amended 30.04.2020) | 13 Flass Street Durham DH1 4BE**

Many thanks indeed for your recent correspondence regarding the amended plans for 13 Flass Street.

The applicant now proposes to maintain the property as a use class C4 dwelling rather than seeking a change of use to turn the property into a 7-bedroom (sui generis) dwelling. That being the case, the applicant is still seeking permission to extend the property in order to accommodate an additional bedroom and, as such, does not address the Parish Council's original grounds for objection.

This application is still clearly contrary to the National Planning Policy Framework (NPPF) Paragraph 8b and it also remains contrary to the Interim Policy for Student Accommodation and the proposed Main Modification of the Examined Policy 16.3 of the County Durham Plan, as well as Saved Local Plan Policy H9.

The Parish Council understands that 62.5% of the properties within a 100-metre radius of 13 Flass Street are registered as student HMOs and this application now seeks permission for a two-storey extension to become a six-bedroom HMO. This is exactly the process of continual relentless erosion of balanced and mixed communities that the NPPF enjoins local planning authorities to resist.

This application should therefore be refused.

Yours sincerely,

**Adam Shanley**  
Clerk to the City of Durham Parish Council