



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
Building for the future.

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30 September 2020

Dear Ms Jennings,

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bedroomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP.

Inspector Fieldhouse issued his final report on the County Durham Plan on the 17th September and Durham County Council issued a press release on the 21st September stating *“The plan with the modifications will go to our Cabinet and ultimately full council for adoption in the coming months”*.

Therefore, all that remains are the formal steps necessary for its adoption and, consequently, in accordance with paragraph 48 of the NPPF, its preparation is complete because there are no unresolved objections.

Given these circumstances the City of Durham Parish Council have revisited the above application and wish to put in an additional objection based on Policy 16.3 which now carries significant weight. This states:

“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), [or] extensions that result in additional bed-spaces, and changes of use from any use to a Class C4 (House in Multiple Occupation), where planning permission is required 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.....”

More importantly, Policy 16.3 differs from the Interim Policy on Student Accommodation in that it states that the proportion of properties would need to be over 90% within 100m of the application site (including the application site) to justify the allowing of further HMOs or additional bedspaces. The present percentage is 77.5%. Even the inclusion of the property will not lead to a percentage of over 90%.

This application should therefore be refused, and the Parish Council Planning Committee are still of the opinion it should be taken to Committee if you are minded to approve it.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council