



**CITY OF DURHAM
PARISH COUNCIL**

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14 December 2020

Dear Ms Hurton,

Planning application DM/20/03331/FPA | Demolition of flat roofed rear extensions and replace with rear two and single storey pitched roof extensions, replace windows, insert rear rooflight and internal alterations to C4 dwelling to increase from 5 to 6 bedrooms | 13 Alexandria Crescent Durham DH1 4EE

The Parish Planning Committee considered this application at its meeting on Friday 11 December and decided to object, because it proposes an increase in the number of bedrooms in an existing HMO. This is contrary to the well-established Policy 16.3 in the County Durham Plan whose details do not require repetition here.

Although the HMO Data is not yet on the file on your planning portal, it is already clear that the percentage of properties with a Class N exemption must be more than 10% but, given the number of non-student properties within 100 metres in streets such as The Avenue, Crossgate Peth, Nevilledale Terrace, St Margaret's Court, St Margaret's Mews and St Margaret's Garth the percentage will be below the upper 90% threshold.

Although the Conservation Officer notes that the proposals in this application would result in an improvement to the property, we observe and recommend that such alterations can also be achieved without increasing the number of bedrooms, and that is the course of action we propose.

Furthermore, these cosmetic additions to the property, in planning terms, cannot outweigh Policy 16.3 in the County Plan. This application should be therefore be refused.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council