



**CITY OF DURHAM
PARISH COUNCIL**

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13th August 2021

Dear Ms Morina,

DM/21/02279/FPA | Erection of single-storey extension and new window both to rear elevation and internal alterations to an existing HMO (use Class C4). | 26 May Street Durham DH1 4EN

Thank you for consulting us on these amended plans. The City of Durham Parish Council Planning Committee considered this amended application at its meeting on the 6th August 2021 and has agreed to maintain its original objection to this application.

The proposal still involves an increase in the number of bed spaces to this existing C4 HMO from 5 to 6 and therefore it should be assessed under part 3 of Policy 16 of the County Durham Plan (CDP).

As stated in our original objection, the proposed alterations of this existing C4 HMO property, to allow additional bed room space, are unacceptable due to 26 May Street being located in an area already identified as exceeding the threshold of 10% set out in Policy 16 of the County Durham Plan.

Nearby residents have already reported the detrimental impact on their local community caused by the anti-social behaviour of students housed within the immediate locality. The proposals would therefore result in further imbalance in the community and have a detrimental impact on surrounding residential amenities through noise and disturbance in contravention of Policy 16(3a), 29(e) and 31 of the City of Durham Local Plan, as well as paragraph 130 (f) of the National Planning Policy Framework. This application should therefore be refused without delay.

Should officers be minded to approve this application however, the Parish Council still requests that this be called in to the Central and East Area County Planning Committee so that we may put our case to Members.

Yours sincerely,

Adam Shanley

Clerk to the City of Durham Parish Council