

THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP
Aire House
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Durham, DH1 1TH
5 May 2020

Dear Ms Jennings

The City of Durham Trust is concerned about the steady increase in the number of planning applications seeking to convert family dwellings to houses in multiple occupation or to increase the size of existing HMOs. This is increasing the imbalance between the student population and the long-term resident population of Durham City. Instead we need to promote and preserve inclusive, mixed and balanced communities (NPPF, 8b).

Accordingly, Trustees wish to object to application **DM/20/00930/FPA** which proposes to extend the size of 3 Juniper Way from 3 to 6 beds. The percentage of student properties within 100 metres radius of this property is 68% and so the extension would be contrary to Durham County Council's Interim Policy on Student Accommodation. During the Examination in Public of the County Durham Plan, a main modification to policy 16 was agreed so that this restriction would continue in place.

The applicant presents the usual argument that just a few (3 in this case) more student bedrooms will not make a difference when there are already so many students in the area. The logical conclusion of that argument would be that there should be no control over HMO extensions in the area. In this particular case the extension would result in a much reduced rear yard, losing a parking space, and limited lounge/dining facilities for 6 separate occupants. The kitchen on the ground floor will have very limited natural light. The amenities for occupants will be reduced significantly.

Yours sincerely

John Lowe,
Chair, The City of Durham Trust