

THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP
Aire House
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DM/20/03331/FPA: 13 Alexandria Crescent

Dear Ms Hurton

The City of Durham Trust is concerned about the number of planning applications seeking 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/20/03331/FPA** which proposes to extend the size of **13 Alexandria Crescent**. The percentage of Council Tax exempt properties within 100 metres radius of this property is not given on the planning portal but it is most likely to be within 10% and 90% and so the proposed extension would be unacceptable due to being located in an area already identified as exceeding the threshold set out in Policy 16 of the County Durham Plan. The proposal would result in further imbalance to the detriment of achieving mixed and balanced communities.

The applicant attempts to justify the extension by pointing out improvements to the property, but any responsible landlord would make those improvements without proposing an increase in size that would be contrary to County policy.

Yours sincerely

John Lowe,
Chair, City of Durham Trust