

THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP
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Dear Ms Jennings

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/20/02278/FPA** which proposes to extend the size of **8 High Wood View**. The percentage of Council Tax exempt properties within 100 metres radius of this property is **77.8%** and so the proposed extension is unacceptable due to being located in an area already identified as exceeding the threshold set out in the 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 and this has now been confirmed in the Inspector's Final Report.

Further, the large double dormer is out of keeping with other nearby properties in this Conservation Area. This contravenes Policy H2 of the Durham City Neighbourhood Plan which has been approved by the independent examiner and the County Council as suitable to go forward to a referendum and must thus be given significant weight.

Yours sincerely

John Lowe,
Chair, City of Durham Trust