

THE CITY OF DURHAM TRUST

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10 December 2020

DM/20/02161/FPA Magdalene Heights

Dear Ms Hurton

The City of Durham Trust is concerned about the number of planning applications seeking to convert family dwellings to houses in multiple occupation. 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/20/02161/FPA which proposes to change the use of part of Magdalene Heights from C3 to C4. For technical reasons I was unable to read the information on the planning portal about the percentage of Council Tax exempt properties within 100 metres radius of this property. However, if it is between 10% and 90%, as is very likely in this area, the proposed change of use of the existing dwelling to C4 HMO would be unacceptable according to Policy 16 of the County Durham Plan.

The proposal would result in further imbalance to the detriment of achieving mixed and balanced communities and have an adverse impact on surrounding residential amenity in contravention paragraph 127 (f) of the National Planning Policy Framework. Local residents have commented on the possible impact on parking and the Trust has noticed that the property already stores its waste bins outside the cartilage of the property. The Trust fully supports the amendments proposed by the Council's Design and Conservation officers. Paragraphs 3 d, e and f of Policy 16 apply to these last three considerations

Yours sincerely

John Lowe
Chair, City of Durham Trust