

THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
2 March 2021

Dear Ms Morina,

DM/21/00378/FPA 15 Mayorswell Field Durham DH1 1JW

Change of use of the dwelling to 3 flats (use class C3) including erection of extension to rear and side.

The City of Durham Trust wishes to object to this application based on its poor design, over-intensification of use and loss of a family home.

1. Context.

The house is situated at the end of a narrow street with limited access and is a cul de sac with no turning head. The street is composed of what once were all small family homes in semidetached houses. Over-intensive extension of properties detracts from more conventional use and pushes properties in the direction of student letting. This is of great concern to the Trust as it creates unbalanced communities by altering the mix of available housing. It is also concerned about the quality of development and avoiding awkward, ill-fitting extensions to existing City centre housing.

2. Proposal

The proposal is to extend outwards, backwards and upwards. It's a very substantial increase to the size of the property and subdivides the rear garden to give an appearance of separate outdoor space. The use proposed is for three 'apartments' but the Trust considers that there is little likelihood of these being in anything other than student use. There are four delineated parking spaces, the lead cars trapping in the other two where there is no manoeuvring space to allow access. The rear elevation is especially large and bears little relationship to the original property or those surrounding it.

3. Objection

The Trust objects to the loss of a family home and the probable creation of more student let accommodation unbalancing the local community. The proposal is an over-intensive extension for the property, out of scale with its neighbours and creating improbable parking spaces to the front and unworkable sub-divided garden space to the rear. The design is poor and fails to respect the original house and character of the area.

4. Policies

The proposal fails against County Durham Plan **Policy 29 Sustainable Design a)** By not contributing positively to local character, identity, townscape and fails to support a sustainable community. **b)** Takes away a building that was capable of providing housing that was adaptable to social circumstances.

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It fails against **Neighbourhood Plan Policies H2 Durham City Conservation Area b)** Fails to sustain and enhance the street pattern **k)** Fails to use high quality design **l)** Is over dominant by scale and mass, **D4 Building Housing to the Highest Standards – a)** Does not respect character and appearance of local area **b)**aesthetic qualities **d)**functionality **e)**adaptability. **Policy T2 Residential Car Parking a)** Fails to minimise movement on residential street **b)** Fails to ensure safety of cyclists and pedestrians.

Yours sincerely

John Lowe

Chair, City of Durham Trust