

THE CITY OF DURHAM TRUST

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DM/21/00562/FPA 18 Mavin Street

Dear Mr Spurgeon

The City of Durham Trust is concerned about the number of planning applications seeking to convert family dwellings or offices 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/21/00562/FPA** which proposes to change the use of **18 Mavin Street** from C3 to C4. The percentage of Council Tax exempt properties within 100 metres radius of this property is 50% and so the proposed change of use of the existing property to C4 HMO is unacceptable due to being located in an area already identified as exceeding the 10% threshold set out in Policy 16 of the County Durham Plan. Similarly, it falls well below the 90% threshold where applications might not be resisted.

The proposal would therefore result in further imbalance to the detriment of achieving mixed and balanced communities and have an adverse impact on surrounding residential amenity in contravention of paragraph 127 (f) of the National Planning Policy Framework.

Not only does it clearly fail against Policy 16, as other objectors have pointed out it fails on design grounds against Policy 29 of the County Plan and Policy D4 of the Durham City Neighbourhood Plan.

A similar proposal has previously been rejected both on application and at appeal and no significant changes have been made to this renewed application. It should obviously be rejected again.

Yours sincerely

John Lowe
Chair, City of Durham Trust