

# THE CITY OF DURHAM TRUST

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Durham, DH1 1TH  
23 June 2021

## **DM/21/01918/FPA: 8 Laburnum Avenue, Durham**

Dear Ms Morina

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/21/01918/FPA** which proposes to change the use of **8 Laburnum Avenue** from a family dwelling to HMO C4. The official percentage of Council Tax exempt properties within 100 metres radius of this property is **72%** 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. The remaining percentage of properties that are not exempt from council tax is more than a quarter and those residents should be protected from further student incursions.

Yours sincerely

John Lowe  
Chair, City of Durham Trust