

THE CITY OF DURHAM TRUST

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DM/21/03061/FPA: 28 Sherburn Road

Dear Ms Jennings

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, 63b).

Accordingly, Trustees wish to object to application **DM/21/03061/FPA** which proposes to change the use of **28 Sherburn Road** from C3 to C4. The percentage of Council Tax exempt properties within 100 metres radius of this property is **35.8%** 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 130f of the National Planning Policy Framework.

Furthermore, we note that in section 14 of the Application Form it is stated that there are no plans to store and aid the collection of waste, nor have arrangements been made for the separate storage and collection of re-cyclable waste. Surely this is unacceptable and directly contrary to Policy 16.3.e of the *County Durham Plan*.

Yours sincerely

John Lowe
Chair, City of Durham Trust