

THE CITY OF DURHAM TRUST

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5 November 2021

Leigh Dalby
Durham County Council
Planning Development
Central/East Room 4/86-102
County Hall
Durham DH1 5UL

Dear Mr Dalby,

DM/21/02945/FPA | Change of use of 2-bed C3 (dwelling) to a 4-bed C4 (HMO) with Internal alteration. | 1 Newcastle Terrace Framwellgate Moor Durham DH1 5EG

The City of Durham Trust objects to this application because it fails the test in the County Durham Plan Policy 29 *Sustainable Development* that reads

All new residential development will be required to comply with the Nationally Described Space Standards (NDSS). In order to allow for an appropriate transition period, the NDSS will only be applied to outline or full applications approved one year after the Plan is adopted.

Since the Plan was adopted on 21 October 2020, this requirement is now operative.

The NDSS (copy attached) includes these requirements:

- a. every dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1
- b. every dwelling with two or more bedspaces provides at least one double (or twin) bedroom
- c. in order to provide one bedspace, every single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, every double (or twin bedroom) has a floor area of at least 11.5m²

The proposal is to create a house with four bedrooms, which according to requirement (b) must provide at least one double or twin bedroom. Consequently this would be a five-person, four-bedroom house with two storeys. According to Table 1 (referred to in (a) above) the minimum gross floor area is 97m². Using the online measurement tool, we have measured the ground floor area as 42.7m² and the first floor as 42.3m², so the total is 85m². While the tool is not 100% accurate, this is well short of the minimum requirement.

Requirement (c) is that every bedroom must have a floor area of at least 7.5m² and bedroom 3 on the first floor is only 7.24m².

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The largest room is Bedroom 1 on the first floor and this has an area of 10.40m². This is less than the minimum size for a double/twin bedroom (at least 11.5m²) so this proposal does not have the required double bedroom.

Due to these shortcomings what is proposed is a cramped undersized dwelling, which must surely breach the requirement I Policy 29(e) for a high standard of amenity and privacy.

Consequently we ask you to refuse this application.

Yours sincerely

John Lowe

Chair, City of Durham Trust

Attached: the Nationally Described Space Standards