

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
18 May 2022

Ms Michelle Hurton
Planning Development Central/East
Room 4/86-102, County Hall
Durham City, DH1 5UL

Dear Ms Hurton,

**DM/22/01148/FPA : Change of use of dwelling house (C3) to large HMO (Sui Generis),
Oaklea, The Avenue, Durham City DH1 4DX**

The Trustees of the City of Durham Trust considered the above planning application at their meeting on 1 May 2022 and decide to object. The grounds for the objection are the same as in the objection submitted personally by Mr Roger Cornwell on 7 May and, rather than paraphrase his submission, we endorse it in its entirety and would simply add two points.

The first is that Mr Cornwell notes that he lives on The Avenue and students walk up and down outside his front door, to and from Duresme Court and also Ward Court. The Trust is aware that a total of 294 students live in these two PBSAs, so that is a significant number.

The second, related, point is that DM/21/01858/FPA: change of use from a C3 dwelling house to a C4 House in Multiple Occupation at 4 North End, Durham was refused by the County Council on the grounds that:

“The introduction of a C4 house in multiple occupation within this locale due to its location on a primary access route from an existing PBSA to the Town Centre Location would result in further imbalance in the community and have a detrimental impact on surrounding residential amenities through further noise and disturbance in contravention of Policy 16, 29 and 31 of the County Durham Plan, and paragraph 130 (f) of the National Planning Policy Framework.”

That refusal was based upon the presence of two PBSAs - Keenan House and Brackenbury House - on a primary access route past the application property. There are fewer than 100 students in these two PBSAs - a third the number in Duresme Court and Ward Court - yet this was enough to defeat that planning application. Furthermore, the appeal (APP/X1355/W/21/3284492) was dismissed on the same grounds.

The Trust considers that these points underline that the application at Oaklea for change of use of dwelling house (C3) to large HMO (Sui Generis) should be refused as set out by Mr Cornwell.

Yours sincerely

John Lowe
Chair, City of Durham Trust