

THE CITY OF DURHAM TRUST

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1st February 2023

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

Dear Ms Hurton,

**DM/22/03823/FPA: Change use of dwellinghouse (C3) to 7 bed large HMO (Sui Generis)
including changing the use of the garage into a habitable room,
3 St Monica Grove, Crossgate Moor Durham DH1 4AS**

The City of Durham Trust objects to this application for the reasons stated below.

The application is for a change of use from C3 to a 7-bed large HMO (Sui Generis). However, the proposed bedroom 4 is 2.13m wide and 2.85m long. Its floor area is therefore 6.07m² which is less than the 6.51m², which is the minimum acceptable in an HMO according to the *DCC Standards for Houses in Multiple Occupation*. Consequently the proposal would only be licensable as a 6 bedroom HMO, which is use class C4 not *Sui Generis*. The application is for the wrong use class.

The representation from the City of Durham Parish Council is very comprehensive. The City of Durham Trust endorses that objection and considers that the application should be refused.

Yours sincerely

John Lowe

Chair, City of Durham Trust