

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
23 May 2023

DM/23/01015/FPA

**Single storey rear extension to terraced dwelling (existing C4 HMO)
7 Lowes Barn Bank, Nevilles Cross, Durham DH1 3QJ**

Dear Ms Woodruff

The City of Durham Trust objects to this planning application on the grounds that it clearly conflicts with policy 16.3 of the County Durham Plan. That policy states:

“In order to promote create and preserve inclusive, mixed and balanced communities and to protect residential amenity, applications for **...extensions that result in specified or potential additional bedspaces** ...will not be permitted if: including the proposed development, more than 10% of the total number of residential units within 100 metres of the application site are exempt from council tax charges (Class N Student Exemption);” (emphasis added)

Within a 100m radius of, and including 7 Lowes Barn Bank, 24.0% of properties are Class N exempt student properties as defined by Council Tax records

It is clear from the submitted plans that the intention of the applicant is to increase the number of bedspaces from 4 to 6.

Given that the extension is required in order to facilitate this increase in bedspaces and the relevant HMO percentage is clearly above 10%, the application is demonstrably contrary to policy 16.3 and should therefore be refused.

Yours sincerely

John Lowe
Chair, City of Durham Trust