

THE CITY OF DURHAM TRUST

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

31st August 2023

Dear Ms Hurton
Planning Development (East)
Room 4/86-102
County Hall
Durham City
DH1 5UL

DM/23/02371/FPA

4 St Margarets Garth Durham DH1 4DS

Change of use from dwellinghouse (Use Class C3) to flexible use permission as a dwellinghouse (Use Class C3) and a House in Multiple Occupation (Use Class C4) under the provisions of Class V of Part 2 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 including conversion of garage into habitable room, internal alterations and insertion of roof lights to front and rear

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 reducing the number of homes available to the long-term resident population of Durham City.

Accordingly, Trustees wish to object to this application which proposes to change the use of 4 St Margaret's Garth from C3 to PDR (C3/C4). The percentage of Council Tax exempt properties within 100 metres radius of this property is 64.0% 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 16.3 of the County Durham Plan. Similarly, it falls well below the 90% threshold where applications might not be resisted.

Yours sincerely

Sue Childs
Vice Chair, City of Durham Trust