

THE CITY OF DURHAM TRUST

Web site: <http://www.DurhamCity.org>

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

24th July 2024

Michelle Penman
Planning
PO Box 274
Durham County Council
Stanley
County Durham
DH8 1HG

Dear Michelle Penman,

DM/24/01649/FPA 2 Monks Crescent, Gilesgate, Durham, DH1 1HD

Change of use from dwellinghouse (Use Class C3) to small house in multiple occupation (HMO) (Use Class C4) including driveway widening, cycle parking and bin storage

The City of Durham Trust considered this planning application at its meeting on 16 July 2024 and agreed to object to the application as it fails against Policy 29 (Sustainable Design).

The proposal is for conversion of an existing residential property into a 6 bed HMO, and as such will be required to comply with the Council's adopted 'Standards for Houses in Multiple Occupation – "Shared Houses"'.

Part 2, Paragraph 6a of the standards states that 2 bathrooms or shower rooms must be provided for 6-10 persons, while paragraph 7b states that 2 water closets must be provided for 6-10 persons. Significantly, however, paragraph 7c additionally states that each shared water closet shall be situated in a room separate from the bathroom or shower room, except in exceptional circumstances. Given that there are no exceptional circumstances to consider, the requirement to have the W.C.s in separate rooms must stand.

As presented, the proposals provide only two rooms each containing both a shower and a W.C. – a significant shortfall of provision.

Consequently, the Trust considers that the application fails to comply with County Durham Plan **Policy 29 (Sustainable Design)** which requires all developments to: achieve well designed buildings having regard to supplementary planning documents and other local guidance documents; provide high standards of amenity; and consider the health impacts of development and the needs of existing and future users, including those with sensory or mobility impairments.

The Trust therefore requests that this application should be refused planning permission.

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Yours sincerely,

Sue Childs
Vice-Chair, City of Durham Trust