

THE CITY OF DURHAM TRUST

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

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Belmont
Durham, DH1 1TH

23rd October 2025

Ms Jess White,
Durham County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Ms White,

DM/25/02674/FPA: Two storey side extension including carport to ground floor, demolition of existing detached garage to replace with single storey rear extension to accommodate two additional bedrooms to existing HMO, 22 Musgrave Gardens, Gilesgate, Durham DH1 1PN

The proposal is for extensions to create an extra two bedrooms at an existing three-bed HMO. The City of Durham Trust notes that the HMO Data Team report that, within a 100m radius of and including the application site, the percentage of Class N exempt student properties as defined by Council Tax records along with any unimplemented planning permissions for HMOs would be 13.2% in the event that planning permission be granted. This is manifestly above the threshold of 10% set in Policy 16.3 to promote, create and preserve inclusive, balanced and sustainable communities and protect residential amenity.

The proposed bedrooms 2 and 4 are only 1.84m and 1.9m wide respectively, well below the NDSS minimum requirement of 2.15m. Also, the proposed plans show bedroom 3 as 9m² area; this is clearly wrong - it measures only 6.9m². These inadequate sizes are contrary to Policy 29 of the County Durham Plan. So the proposal would create a sub-standard residential property, something that should not be accepted and is resisted by the County Durham Plan.

Accordingly, the current application should be refused as being clearly contrary to CDP Policy 16.3 and Policy 29.

Yours sincerely

John Lowe,
Chair, City of Durham Trust

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