

THE CITY OF DURHAM TRUST

Web site: <https://durhamcity.org/>

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

5 March 2026

Clare Walton
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Ms Walton,

DM/26/00148/PN56 - 10 Sherburn Road Durham DH1 2JR

Prior Notification under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of ground floor from class E to dwellinghouse (Use C3): associated works consists of external changes to the front and demolition of garage and store to the rear

DM/26/00386/FPA - 10 Sherburn Road Durham DH1 2JR

Replace shop front with a separate door and window, installation of new doorway and two windows in the rear offshoot and demolish rear store and garage.

The City of Durham Trust is concerned that neither of the proposed flats set out in these two linked applications will provide adequate residential accommodation and consequently wishes to object to both.

Policy 29 of the County Durham Plan requires all new residential development to comply with the NDSS. The proposed ground floor flat, as a new residential property, is therefore required to do this. The NDSS requires a dwelling with two or more bedspaces to have at least one double (or twin) bedroom with a floor area of at least 11.5m², whereas the larger of the proposed bedrooms measures only 9.6m². The NDSS would also require 2m² of built-in storage, but the ground floor flat provides none.

There is an existing flat on the first floor, and the proposals include amending its layout to increase the number of bedrooms from 1 to 2. Whilst this flat would not fall within the definition of new residential development, nevertheless the Trust considers that compliance with the NDSS should be considered best practice in relation to alterations affecting existing dwellings. Once again, this flat fails to provide a suitably sized double bedroom, the larger bedroom in this instance measuring only 8.6m². No built-in storage is provided either.

However, a bigger cause for concern is the overall gross internal area (GIA) of the first floor flat. The NDSS requires a GIA of 50m² for a one storey dwelling accommodating 1-bed 2-persons

THE CITY OF DURHAM TRUST

and 61m² for 2-beds 3-persons. Interpolating between the two figures provides a requirement of some 55.5m² for a 2-bed 2-person dwelling, but the flat measures only 45m² in area – representing a very significant shortfall of 19% below the interpolated figure and a failure to meet even the minimum NDSS requirement.

In the light of these failings, the Trust considers that the proposals set out in the applications do not comply with Policy 29.

Additionally, Policy 31 requires that the proposals must demonstrate that future occupiers of the development will have acceptable living conditions. In that respect, the Trust considers that the size of the proposed first floor flat would fail to provide sufficient amenity space to count as acceptable living conditions. In essence, the proposal to squeeze an extra bedroom into the first floor flat represents overdevelopment of the property.

In conclusion, the Trust is firmly of the view that the proposals fail to comply with Policies 29 and 31 of the CDP and consequently that both applications should be refused.

Yours sincerely,

JOHN LOWE

Chair, City of Durham Trust
chair@durhamcity.org

Celebrating, Protecting and Enhancing the City of Durham