

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>DM/19/00702/FPA</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>Change of use from dwelling (use class C3) to small HMO (use class C4) with 5 bedrooms and associated car parking.</b>
<b>NAME OF APPLICANT:</b>	<b>Mr Kevin McLernon</b>
<b>ADDRESS:</b>	<b>7 Dryburn Hill</b>
<b>ELECTORAL DIVISION:</b>	<b>Framwellgate and Newton Hall</b>
<b>CASE OFFICER:</b>	<b>Susan Hyde Planning Officer 03000 263961</b>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site forms a two storey semi detached property located to the north west of Durham City in the established residential area of Aykley Heads close to the University Hospital. The site lies within the settlement boundary of Durham City and the dwelling fronts onto a layby and the adopted highway to the north west. Other residential properties lie to the rear fronting onto the cul-de sac Dryburn Hill. The modern residential development of Barrington Close is located to the north west of the site and also to the north west is a footpath that provides a pedestrian link from Dryburn Hill to the adopted highway.
2. This application seeks consent to change the use of the property from a C3 dwelling with 3 bedrooms to a C4 house in multiple occupation with 5 bedrooms. No extensions are proposed to the building. The front garden is proposed to be altered to provide three additional car parking spaces with access being gained over open land in the applicant's ownership with one existing parking space and a garage space available in Dryburn Hill cul de sac.
3. The application is before Members at the request of Councillor Mark Wilkes as he wishes local residents' concerns about the impact of the development from the intensification of a C4 use in this location, impact on the highway, loss of garden area and impact on the street scene to be considered by members of the planning committee.

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## PLANNING HISTORY

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NONE

## NATIONAL POLICY

4. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
5. NPPF Part 5 Delivering a Sufficient Supply of Homes - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
6. NPPF Part 11 Making Effective Use of Land - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
7. NPPF Part 12 Achieving Well-Designed Places - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
8. NPPF Part 15 Conserving and Enhancing the Natural Environment - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

<https://www.gov.uk/guidance/national-planning-policy-framework>

## NATIONAL PLANNING PRACTICE GUIDANCE:

9. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; conserving and enhancing the historic environment; design; and use of planning conditions.

<https://www.gov.uk/government/collections/planning-practice-guidance>

## LOCAL PLAN POLICY:

### City of Durham Local Plan

10. *Policy H13 (Residential Areas – Impact upon Character and Amenity)* states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

11. *Policy T1 (Traffic – General)* states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
12. *Policy T5 – Public Transport* – The council will encourage improvements to assist public transport services including the provision of suitable facilities and ensuring new development can be conveniently and efficiently served by public transport.
13. *Policy T10 (Parking – General Provision)* states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
14. *Policy T21 – Walking* – states that existing footpaths and public rights of way should be protected.
15. Policies Q1 and Q2 General Principles Designing for People and Accessibility states that the layout and design of all new development should take into account the requirements of all users.
16. *Policy H9 – Multiple occupation / student households* - seeks to ensure that where houses are sub divided or converted to flats, bedsits or multiple occupancy, they do not adversely affect the character of the area, the amenity of nearby residents and the concentration of sub-divided dwellings to the detriment of the range and variety of the local housing stock.
17. *Policy U8A – Disposal of Foul and Surface Water* – requires all new development to have satisfactory arrangements for foul and surface water disposal.
18. *Policy Q5 – Landscaping – General* – requires all new development which has an impact on the visual amenity of the area in which it is located to incorporate a high level of landscaping in its overall design and layout.
19. *Policy Q9 – Alterations and Extensions to Residential Property* - The design, scale and materials are sympathetic to the main dwelling and the character and appearance of the area. Wherever possible the alteration or extension incorporates a pitched roof, the alteration or extension respects the privacy of adjoining occupiers of the property and the alteration or extension will not create a level of multiple occupation.

#### Interim Policy on Student Accommodation

20. On the 15 July 2015, Cabinet approved consultation on an Interim Policy on Student Accommodation. The consultation took place during September and October 2015. Responses received during the consultation period were considered and amendments were made to the Policy. On the 16 March 2016, Cabinet recommended that full Council adopt the revised Interim Policy. As the Interim Policy has been adopted, it can be afforded weight in the decision making process, although the weight to be afforded to it must be less than if it were part of the statutory Development Plan for the area.
21. On the 16 September 2016 an Article 4 direction that removed permitted development rights to change from a C3 dwelling to a C4 house in multiple occupation in the Durham City area was confirmed.

## **RELEVANT EMERGING POLICY:**

22. Paragraph 48 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' was approved for consultation at Cabinet in June 2018. However, the CDP is not sufficiently advanced to be afforded any weight in the decision making process at the present time.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at*

<http://www.cartoplus.co.uk/durham/text/00cont.htm>.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

23. County Highway Officer – Raises no objection.

#### Consultee Responses

24. Environmental Health – Noise. Raises no objection and does not consider the proposal will create a statutory nuisance.
25. HMO officer – Awaited at the time of report preparation. Members will be updated as appropriate.
26. Durham Constabulary – Raise an objection as Dryburn Hill forms a quiet cul de sac and a C4 use where unrelated people live together in their experience leads to more anti-social behaviour and results in more complaints to the police. They clarify that there has been no police complaints in the last 12 months from Dryburn Hill. They consider the lack of garden space for the increase in number of tenants may make this situation worse and also raise concerns about the access and parking – and note any additional parking outside the curtilage may cause inconvenience to residents.

### **PUBLIC RESPONSES:**

27. The application was advertised by neighbour letters and a site notice.
28. Objections have been received from the City of Durham Civic Trust, and 10 letters of objection have been received from local residents on the following grounds:
29. Insufficient neighbour notification has occurred.
30. The adjoining semi detached dwelling strongly objects with one reason being there is a pedestrian legal right of way through her property to the cul de sac and this will detrimentally affect her residential amenity as additional people will be passing by her residential windows and garden. As the people are not related and may change frequently this will detrimentally affect her residential amenity.
31. Drainage can not cope with the increase in the number of occupants.

32. The proposed parking and vehicular access is close to a bus stop used by school children and passes a lay by which would detract from the highway safety in the area. In addition, the turning area for the vehicles is not adequate possibly leading to reversing onto the public footpath.
33. There will be more comings and goings to the property which will detract from the residential amenity of the locality particularly as the C4 house is likely to be occupied by students with the associated problems of keeping unsocial hours and noise and disturbance.
34. Concern the C4 dwelling may be occupied by alcoholics / drug dependent people and such residents would create problems for local families within the local tight knit community. There are already unlicensed C4 houses in multiple occupation in the area.
35. Concern the change of use would de value the local properties.
36. Dryburn Hill operates a resident permit system and local children play out in the cul de sac. More vehicular comings and goings will detract from the neighbourhood safety.
37. Five residents will create additional rubbish and C4 occupiers do not operate their rubbish collections responsibly.
38. The enclosure of the parking area will reduce light to local residents. In addition, the site is used for local drainage and hard surfacing the land may lead to additional localised flooding.
39. The existing property has potentially some structural issues.

#### **APPLICANTS STATEMENT:**

We are a responsible landlord, members of the National Landlords association, licensed with both Sunderland and Newcastle City Councils for these kind of properties. We will be adhering to strict licencing laws with this property and we are committed to investing significant sums in the building project. This would quite simply not be a sustainable level of investment if the rooms were to be let to the types of persons, which the local residents seem concerned about having as potential new neighbours. There are screening processes for prospective tenants in place to make sure the rooms are let to suitable professional tenants to protect our investment and ensure our business model is sustainable. Our proposals bring improvements not only to the interior of the property, but also a significant improvement to its external appearance in the street scene, and we are committed to a viable long-term maintenance strategy. We understand the concerns of immediate neighbours over parking provision and for this reason we believe our proposal will actually improve parking in the area, as we envisage a maximum of one car using parking not belonging to the property. This is assuming every tenant has a car, which in our experience is very rarely the case. As the property stands a family of 5 could very commonly have three or more cars, all parking in the communal parking areas.

We have read the comments by local residents submitted regarding our application and note that many do not live in the immediate vicinity of 7 Dryburn Hill and many of the immediate neighbours have not objected to the proposals. That said we are sympathetic to their concerns about unlicensed HMOs that some state are operating in the area, however we feel that without clear evidence to support these claims, this hearsay shouldn't factor in determining our planning application as we are committed to operating responsibly and transparently.

Additionally we note the Police have had no issues with anti social behaviour and parking in the area, which some residents seem to think come hand in hand with these kind of properties. If there are number of unlicensed HMOs in the area, as stated by some residents, they are not currently causing any of the anti social behaviour or parking problems that have been raised as a possible concern. From the outset of the project, pursuing pre application advice through to submitting planning and building regulations applications we have committed to undertaking our project within all necessary rules and regulations. Despite claims from local residents regarding restrictive covenants and the structural integrity of the building, we can confirm that no such covenant affects the building and that the structure of the building is sound and the works involve a consulting structural engineer and will be under inspection by Durham County Council building control.

We have demonstrated already that we are committed to delivering a top quality refurbishment of this property, which should attract good quality tenants. Prior to the planning application being submitted the dwelling was a rental property for a large single family who chose to leave the property of their own will and were not asked to leave by the landlord in order to pursue an HMO application, but as significant work was required to improve the property at this stage, an option appraisal was undertaken on its future configuration and offering to the rental marketplace. Records show that there isn't a problem with high concentrations of licensed HMOs in the Dryburn Hill area. We are confident that given the nearby hospital and key worker employment in the City that there is sufficient demand for this type of good quality rental accommodation for young hard working professionals who would like to live in this area, away from the more dense student population in the city centre, therefore we considered the use to be a sustainable long term proposition and as such the application should be looked on favourably.

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## PLANNING CONSIDERATIONS AND ASSESSMENT

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40. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of the development, the impact on residential amenity and highway safety.

### **Principle of Development**

41. The General Permitted Development Order 2015 (GPDO) permits the change of use from C3 (dwellinghouses) to uses within C4 (houses in multiple occupation HMOs). HMO's are classified as small shared houses occupied by between three and six unrelated individuals, as their only or main residence and who share basic amenities such as a kitchen or bathroom. The proposed floor plans submitted with the application indicate that the proposal is such that the development would normally benefit from the provisions contained within the GPDO. However, an Article 4 direction came into effect on the 13 May 2017 withdrawing permitted development rights in this regard and as such planning permission is required.

42. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The City of Durham Local Plan (Local Plan) remains the statutory development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. However, the Local Plan was adopted in 2004 and was intended to cover the period to 2006 and, whilst the NPPF advises at Paragraph 213 that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF, it is considered nonetheless that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances. In such circumstances the weight to be afforded to existing Local Plan policies should depend upon their degree of consistency with policies of the NPPF.

43. In consideration of the above, saved policy H9 relating to multiple occupation and student accommodation is directly relevant to the proposal as it deals with conversion of houses to HMO use. In addition, policy H13 of the Local Plan is also relevant as it relates to changes of use and seeks to minimise their impacts on the character and amenities of residential areas. The approach contained within these saved policies is considered consistent with the general aims of the NPPF which requires the planning system to support strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations. The policies are therefore deemed up to date and consistent policies which can be attributed weight accordingly in the determination of this application. Paragraph 11 of the NPPF is therefore not engaged.

44. Policy H9 of the City of Durham Local Plan states that proposals to convert houses to HMO use will be permitted provided that there is adequate parking, there is sufficient privacy and amenity areas for occupiers, the proposal would not adversely affect the amenities of nearby residents and would not involve significant extensions that would unacceptably alter the scale and character of the host dwelling and surrounding area in compliance with Policy Q9. The policy further requires that conversion should not result in concentrations of sub divided dwellings to the detriment of the range and variety of the local housing stock. The various points within Policy H9 are covered in the relevant sections of the report below.

45. In addition to policy H9 of the Local Plan, the Council's Interim Policy relating to student accommodation is also relevant and states that the Local Planning Authority will not support the change of use of properties in instances where there is in excess of 10 per cent of properties within 100 metres of the site already used as student accommodation. Whilst the Interim Policy has less weight than the saved policies of the City of Durham Local Plan it is nevertheless a material consideration and has been endorsed by cabinet following a 6 week consultation period. The threshold of 10 per cent was derived from section 2 of the 'National HMO Lobby Balanced Communities and Studentification Problems and Solutions', 2008 and in this respect is considered up to date and accords with the aims of the NPPF.

46. The Council's Spatial Policy section advises that the most recent up to date Council Tax information identifies that 4.8 per cent of those properties within 100 metres of the site are currently occupied as student let accommodation. This concentration clearly falls well below the 10 per cent threshold stated in the Interim Policy. In consideration of this, and subject to detailed assessment of material issues, the proposals are therefore considered to accord with the Interim Policy and with policy H9 which is permissive in principle of conversion of properties to HMO use.

47. The combination of the Interim Policy and Article 4 Notice, along with Policies H9 and H13 of the Local Plan, provide the policy framework for determining the acceptability of development and changes of use to HMO and student accommodation. In consideration of the details of the proposals against this policy context it is considered that the change of use from C3 to C4 can be supported in principle given the relatively low numbers of student HMOs in the area. However further consideration on the potential impacts are detailed below.

### **Impact on residential amenity**

48. Saved policies H9 and H13 of the Local Plan both seek to protect residential amenities. These align with NPPF paragraph 180 which requires planning decisions to ensure that new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions.

49. The application site is a two storey semi-detached property located at the end of a quiet cul de sac within a residential area. The nearest residential property adjoins the application site at no. 6 Dryburn Hill to the north west, whilst to the north east is the proposed access to the parking area, a footpath and then further residential town houses on Barrington Close. To the south west is a further residential pair of semi detached dwellings fronting onto Dryburn Hill.

50. The dwelling is currently vacant, and the proposal seeks to change the use of the property to a 5 bedroom C4 house in multiple occupation. The objections received from the Civic Trust, Durham Constabulary and local residents raise concerns that the HMO use will generate more noise and disturbance at unsocial hours than average family homes that exist within the cul de sac. Durham Constabulary also confirmed from their statistics that streets containing HMOs can create a higher likelihood of police call outs to deal with incidents of anti-social behaviour. There is a view that overall amenity for surrounding residents would be adversely affected should the change of use be approved and regret over the loss of a family house that would be more suited for the area.

51. The Council's Environmental Health (Nuisance Action Team) has carefully considered the application and has commented that the development falls outside the scope of their Technical Advice Notes (TANS) due to being a potential residential noise generating development affecting residential amenity, the nature of the development cannot be assessed against the thresholds contained within the TANS. They confirm overall that they do not believe the development would cause a statutory nuisance.

52. It is accepted that the proposed occupation of the building by 5 unrelated individuals may result in different patterns of behaviour which may generate a greater level of noise when compared to that of a single family unit. However, the change of use of a single property in this regard is unlikely to result in an increase so significant as to warrant refusal of this application and it is noted that the property would be managed by the agent who also has responsibility for the management of other HMO properties.

53. Officers also note that the siting of the dwelling fronts the highway and the main access door and most of the car parking is proposed to the front of the property. Access to the rear is via a right of way through a neighbour's garden. Given the convenience of access to the front elevation officers would expect most comings and goings associated with the property to be from the front elevation.

54. The Council's Interim Policy for Student Accommodation includes a requirement to ensure that adequate bin storage provision is provided and that other shared facilities are adequate and it is noted that this is also raised as an objection to the application by local residents. Residents raise a concern that bin collection arrangements would not be sufficient to dispose of the amount of refuse generated by 5 individuals. Refuse storage containers should be provided of sufficient size for the needs of the house, of a type acceptable to the LPA and that these should be located on a hard standing within the curtilage of the dwelling. It is considered that sufficient space exists within the curtilage of the property to provide adequate bin storage and means of collection.

55. With regard to the amount of residential amenity space available, it is considered that the property and its curtilage are sufficient to accommodate adequate provision in accordance with the requirements of the Council's Interim Policy and policy H13 of the CofDLP. In particular each of the 5 bedrooms (2 downstairs and 3 upstairs) would exceed the minimum 6.5sq metres in floor space required by the HMO Licencing regime as would the kitchen and lounge.

In light of the above considerations it is accepted that HMO accommodation occupied as a C4 dwelling does result in differing patterns of activity to a standard family household, however, in this case it would be difficult to demonstrate that this would be materially more harmful in terms of loss of residential amenity through significant increase in noise and general disturbance, than activities associated with a family home. On this basis the potential harm associated with the change of use cannot be sufficiently demonstrated to warrant a refusal of this application.

### **Parking, Access and Highway Safety**

56. The agent has provided details that the property benefits from a garage space and parking space on the cul de sac on Dryburn Hill and the proposal is to form an additional 3 parking spaces to the front of the dwelling served by a dropped kerb from the existing highway. Policy H9 and the Council's Interim Policy both require that new HMOs provide adequate parking and access.

57. Several residents have raised objection to the application and consider that the parking area to the front with the associated internal turning is not safe particularly with regard to the proximity to the bus stop and that the turning area is not adequate. This concern is also raised by Durham Constabulary Crime & Prevent Team.

58. Whilst it is noted that all residents of the proposed HMO could potentially have their own private vehicle this is unlikely to be the case and the Highway Authority raises no objection to the application and raise no safety concerns about the vehicular access and internal turning area. Officers also note another dwelling to the north west of the site has a drive to the front of the property from the adopted highway.

59. The surfacing for the car parking area is proposed to be conditioned to be a porous sustainable drainage solution so the parking area should not detrimentally affect the surface water drainage in the area.

60. In light of the above the proposal is considered to accord with the requirements of Policy H9, T1 and T10 and the Council's Interim Policy in that it would provide safe access and adequate parking.

#### **Impact on the street scene**

61. The existing street frontages include a brick wall and hedging creating a pleasant green street scene. The proposal is to replace the existing wall and shrubs with a 1.8 metre fence which officers consider is out of keeping with the street scene. As such a condition is proposed for the retention of the boundary wall to visually relate to the neighbouring properties with a 1.8 metre fence to the rear of the wall. Officers note that other properties to the north west of the site have a mixture of hedges and fences behind the boundary wall to a height of around 1.8 metres.

62. The remainder of the parking area is proposed to include a 1.2-metre-high boundary fence which is considered to be an appropriate height adjacent to the footpath to allow people to see and be seen using the path. This height is not considered to detrimentally affect neighbouring gardens.

### **Other Matters**

63. Residents have raised objection to the application citing concern that the introduction of 5 individuals within the property would put excessive pressure upon the existing foul water arrangement which could not accommodate increased flows. However, notwithstanding these concerns it is considered that the existing drainage arrangements could accommodate the increase in occupants proposed, which would not be subject to any control as part of the existing C3 use.

64. Whilst residents have raised objection to the application citing concerns regarding a perceived negative impact upon the value of other properties within the street it is noted that the impact upon property values is not a material consideration to which weight can be attached in determination of this application.

65. Several residents raise objection to the application citing concerns regarding the way in which the application has been publicised. In this regard it is noted that the application has been advertised by way of site notice and neighbour notification letters have been sent to 19 close neighbours and that this exceeds the minimum statutory requirements as defined by the Town and Country Planning (General Development Procedure) Order 2014.

66. The adjoining semi detached property has raised a concern that there is a legal right of access from the application site over her rear garden for the host property to access the cul de sac. She has expressed concern about the impact from residents walking over this land impacting her residential amenity. Officers note that the occupation of the C4 house is likely to be by adults only and the access to the cul de sac is likely to be for access to a car or a walking route to a set destination. Although officers note that a change in occupation will be perceived and may result in some increased coming and goings over the right of way, this is not considered to be sufficient to form a sustainable reason to refuse the planning application.

## CONCLUSION

67. In conclusion, the proposed change of use would accord with the requirements of the Council's Interim Policy relating to student accommodation and would not result in more than 10 per cent of the properties within 100 metres of the site being used as HMOs. Whilst the objections and concerns raised by local residents and the Durham Constabulary in relation to the impact of the development upon residential amenity and parking are noted, it is not considered that the introduction of a HMO use in this locale would result in any unacceptable impact in this regard in accordance with the aims of policy H9, H13 and T1 of the City of Durham Local Plan or conflict with the aims of the NPPF and the Council's Interim Policy.

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## RECOMMENDATION

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That the application be **APPROVED**, subject to the conditions detailed below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the approved plans listed in Part 3 – Approved Plans.

Reason: To define the consent and ensure a satisfactory form of development is Obtained in accordance with Policies H9, H13 and T1 of the City of Durham Local Plan 2004.

3. Notwithstanding the details on the submitted plan the boundary wall on the front elevation shall be retained and the 1.8 metre high fence shall be erected to the rear of the existing brick boundary wall.

Reason: In the interest of visual amenity so the boundary treatment is in keeping with the street scene in accordance with Policy H9 of the City of Durham Local Plan 2004.

4. The surfacing for the parking and manoeuvring space shown on the submitted plan shall be constructed of porous material.

Reason: To ensure the parking and manoeuvring space can adequately drain from the site in accordance with Policy H9 from the City of Durham Local Plan 2004.

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#### STATEMENT OF PROACTIVE ENGAGEMENT

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The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

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#### BACKGROUND PAPERS

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Submitted Application Forms, Plans and supporting documentation  
City of Durham Local Plan 2004  
National Planning Policy Framework  
Internal consultee responses  
Public responses  
Responses from statutory and other consultees  
National Planning Policy Guidance



**Planning Services**

**Change of use from dwelling (use class C3) to small HMO (use class C4) with 5 bedrooms and associated car parking.**

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**Date**  
**May 2019**