

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/19/03257/FPA
FULL APPLICATION DESCRIPTION:	Change of use from small HMO (Use class C4) to 9 bed large HMO (Use Class Sui Generis) including erection of part two-storey/part single-storey extension to rear.
NAME OF APPLICANT:	Mrs Gabrielle Moore
ADDRESS:	32 Whinney Hill Durham DH1 3BE
ELECTORAL DIVISION:	Elvet and Gilesgate
CASE OFFICER:	Lisa Morina Planning Officer Telephone: 03000 264877 Lisa.morina@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is a two-storey end terraced dwelling located within the first block on the east side of Whinney Hill when approaching from along Hallgarth Street. Whinney Hill is located to the east of Durham City Centre within the Conservation Area and is an elevated street that curves gently from its junction with Old Elvet/Green Lane to the north, to Stockton Road roundabout in the South. Residential properties surround the site to both sides and to the front of the property with fields to the rear. The properties are former local authority and there is a high student population within the area. The property in question has previously been extended with a two-storey extension to the side with a flat roof.

The Proposal

2. This application seeks the change of use of the property from a small HMO (Use class C4) to a large HMO (sui generis use) to allow 9 students to occupy the site. To facilitate this, the proposal also includes the erection of a part two-storey/part single-storey extension to the rear of the site. The extension will project by 5m from the rear building line and have a width of 5.1m. A single-storey element is proposed as an infill between the proposed two-storey extension and the common boundary with the adjoining neighbour at no. 31 Whinney Hill which will project by 3m and have a lean to roof. A pitched roof over the flat roof is also proposed to the side of the property.

3. Members may recall a previous application for extension was approved at Committee in 2015 detailed at paragraph 5 below and it was confirmed at that time that the property was in C4 use, therefore, the property was an existing C4 use before the introduction of the Article 4. Whilst this application has not been fully built out, works have commenced on this therefore, the applicant does have a fall back position in respect of being able to complete the extension.
4. The application is referred to Committee at the request of the local member Councillor David Freeman on behalf of the residents in the area and the City of Durham Parish Council who consider that larger HMO's create additional problems of noise, anti-social activities thereby creating an imbalance in the community.

PLANNING HISTORY

5. DM/15/02694/FPA - Erection of part two-storey/part single-storey extension to rear of dwelling and construction of pitched roof over existing flat roof at side. Approved 11/11/15.
6. 4/02/01125/FPA – Conservatory to rear of dwelling. Approved 18/2/03/

PLANNING POLICY

NATIONAL POLICY

7. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
8. 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.
9. 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.
10. 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.
11. NPPF Part 16 Conserving and Enhancing the Historic Environment - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

NATIONAL PLANNING PRACTICE GUIDANCE:

12. 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

13. Policy E6 (Durham City Conservation Area) sets out the Council's aim to preserve the character, appearance and setting of the Durham City Conservation Area by ensuring high quality design.
14. Policy E21 (Conservation and Enhancement of the Historic Environment) states that the historic environment will be preserved and enhanced by minimising adverse impacts by development proposals.
15. Policy E22 (conservation Areas) sets out that the authority seeks to preserve and enhance the character and appearance of the conservation area by ensuring that development proposal should be sensitive in terms of siting, scale, design and materials where appropriate reflecting existing architectural features
16. Policy H9 (Multiple Occupation / Student Households) seeks to ensure that buildings in multiple occupancy do not adversely affect the character of the area and do not require significant extensions or alterations having regard to Policy Q9.
17. Policy H13 – (Residential Areas – Impact upon Character and Amenity) protects residential areas from development that would have a significant adverse effect on their character or appearance, or the amenities of residents within them.
18. Policy Q1 (Design) sets out that the layout and design of all new development should take into account the requirements of users including personal safety and crime prevention and the access needs of everybody including people with needs of disabilities.
19. Policy Q9 (Alterations and Extensions to Residential Properties) states that extensions will only be approved when they met a set of specific criteria for example, including impact on residential amenity of neighbours and impact on streetscene.
20. Policy T1 (General transport Policy) requires all development to protect highway safety and/or have no significant effect on the amenity of occupiers of neighbouring properties.
21. Policy T10 (Parking - General Provision) states that vehicles parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.

RELEVANT EMERGING POLICY:

22. Paragraph 48 of the NPPF states 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. Following consultation at 'Issues & Options', 'Preferred Options' and 'Pre Submission Draft' stages, the CDP was approved for submission by the Council on 19 June 2019. The CDP was submitted to the Planning Inspectorate on 28 June 2019 and the EIP is now progressing. Although the CDP is now at a relatively advanced stage of preparation, it is considered that it 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>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

23. Highways – No objection, the proposal is within a controlled parking zone and no further permits would be given.
24. Durham Constabulary have raised no objection to the proposal.

INTERNAL CONSULTEE RESPONSES:

25. Environment, Health and Consumer Protection (Nuisance Action Team) – The proposal is not considered to cause a statutory nuisance.
26. HMO Officers have provided comments on room sizes and licensing requirements
27. HMO Data – Within a 100m radius of 32 Whinney Hill, 57.6% of properties are student properties as defined by Council Tax records.
28. Design and Conservation – No objection the proposal is considered to have a neutral impact.

PUBLIC RESPONSES:

29. The application has been advertised by means of site notice and by notifying neighbouring residents by letter, five letters of objection including one from Whinney Hill Community Group, the City of Durham Trust and the City of Durham Parish Council have been received with the following comments:
- Any further increase in the student population will have an unacceptable cumulative impact
 - The proposal is not considered to be in keeping with the scale and character with its surroundings or neighbouring properties contrary to policy H9
 - The proposal does not promote healthy, safe and sustainable communities
 - The proposal will contribute further to late night noise and disturbance and generate more traffic in an area which is already experiencing all of the aforementioned issues

- Issues raised regarding noise and disturbance never seem to be appreciated by landlords whose only intention is to make money disregarding the consequences for everyone else.
- The size and scale of the proposed extension remains excessive in relation to the existing property and it is not in keeping with neighbouring properties.
- The application is against the interim student policy
- Contradictions within the heritage statement regarding the impact the proposal will have on the conservation area.
- The applicant emphasises the condition of the rear of the property, this is the result of poor maintenance by the applicant who has had the property for many years. It is not a material planning matter and should therefore be disregarded.
- This particular applicant is very reluctant to keep the front of the property tidy and the boundary hedge is a hazard when it is overgrown and not maintained
- As well as student populations there is a larger air B&B which also causes issues
- Issues during previous development works with builders, noise, disturbance and abuse
- The increase in the number of bedrooms would materially affect the residential amenity of nearby residents.
- There is no shortage of bed spaces currently
- If given approval, number 32 Whinney Hill will by far be the largest HMO in the street as it will increase the number of students by 50% from 6 - 9. It will also set an extremely worrying precedent which will potentially open the floodgates for similar applications.

APPLICANT'S STATEMENT:

30. I, the applicant, Gabrielle Moore have read the comments to the application on the council planning website and have the comments to make to reassure those who have commented.
31. The house has a large driveway with space to park 2 normal sized cars, more than most non student houses in the area.
32. I have owned the house for 5 years and have only ever had a group of tenants who owned between them none or one car, never more, so I do not see that parking should be a problem. I have left the area in front of the house with planting because I prefer to see greenery, unlike some other houses in the area, thought this could have been used for even more parking space.
33. The bins can be put down the side of the house and I shall request that the tenants do this.
34. The only complaints I have received regarding the look of the house/garden is when the hedge has become a little overgrown in the Summer. I employ a gardener who looks after the garden, front and back, the roses and hydrangea provide a prettier backdrop than some of the non-student houses!
35. The comments about deliveries is rather misleading. I have asked tenants at some of my properties and they say that they usually order groceries together rather than incur separate delivery charges. Anyhow, the students are only in residence for 33 weeks of the year (63% of the year) so the rest of the time it must be the non-student residents who are making a noise or causing disruptions with deliveries and traffic!

36. The footprint for the build has already been approved and thus the appearance will be no difference as a 9 bed house rather than a 6 bed with the same extension.
37. The house is already an HMO and given the figures quoted as 60.9% even C3 applications have been allowed to become HMOs at this level recently.
38. If this application were to be successful it wouldn't open a "floodgate of applications" because this house is larger than the average Whinney Hill house being a large end of terrace previously owned by good friends of mine.

The above is not intended to list every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8X9C0GDL8J00>

PLANNING CONSIDERATIONS AND ASSESSMENT

39. 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, impact on the visual amenity of the area including the conservation area in which the property is located, residential amenity and highways issues.

Principle of the Development

40. The property in question is currently in use as small HMO (C4). C4 HMO's are 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. As part of the proposal, the number of individuals would be increased to more than 6 which would result in a change of use to a large HMO, a sui generis use.
41. Policy H9 of the local plan is relevant to this application which relates to the conversion of houses for multiple occupation. It states that such development will be permitted where adequate parking, privacy and amenity areas can be provided, where it will not adversely affect the amenities of nearby residents and is of a scale and character appropriate to its surroundings and where it will not result in concentrations of sub divided dwellings to the detriment of the range and variety of the local housing stock.
42. Policy H13 of the local plan is also relevant and states that planning permission will not be granted for new development or changes of use which would have a significant adverse effect on the character or appearance of residential areas or the amenities of residents within them.
43. As saved policies most relevant in the determination of the application are considered both up to date and consistent with the NPPF, paragraph 11 is not engaged.
44. In addition to policies H9 and H13 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% 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 ending April 2016.

The threshold of 10% 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.

45. The Council's Spatial Policy Section advises that the most recent up to date Council Tax information identifies that 57.6% of those properties within 100 metres of the site are currently occupied as student let accommodation.
46. Given this, the proposal would be contrary to the criteria as stated in the interim policy. However, the proposal involves an increase in number of bedrooms which tips the balance from a small to large HMO rather than the loss of an existing C3 residential property.
47. Furthermore, an appeal decision (reference APP/X1355/W/16/3160444) for a two storey rear extension of a class C4 HMO to provide 3 additional bedrooms at 40 Hawthorn Terrace, Durham, considered the issues associated with the creation of additional bedrooms within established HMOs and whether such development is considered to conflict with the Interim Policy. The Inspector found that within the Interim Policy there is no explicit reference made on how to address extensions to existing HMOs against the 10 per cent tipping point. This would suggest that the Council has essentially sought a moratorium on extensions to HMO properties within the Durham City area where the majority of residential areas are in excess of 10 per cent HMOs. The Inspector considered that such a stance would be at odds with the more permissive approach of saved Policy H9 of the local plan. The HMO policy in the emerging County Durham plan is likely to be subject to revision, and whilst it has now been discussed at the EIP, no weight can be afforded to it at present.
48. The Inspector further commented that the provision of additional bed spaces to an existing HMO in an area where more than 10 per cent of properties within 100 metres of the appeal site are in use as HMOs would not result in an adverse impact on the overall range and variety of local housing stock in the area. On this basis, the Inspector allowed the appeal.
49. In relation to the percentage figure of HMOs within 100 metres of the site, it is accepted that 57.8% is a high proportion far in excess of the ten per cent threshold within the Interim Policy.
50. Accordingly, it is considered that the proposal complies with policy H9 in that it does not result in the loss of an existing C3 use therefore, does not alter the range and variety of the local housing stock. Whilst there is conflict with the wording of the Interim Policy and breach in the threshold, this is not sufficient to justify refusal of the application especially in light of the guidance on that policy which has been provided by the recent appeal decision.
51. In summary the principle of development could be supported, subject to proper consideration of the impact of the proposal upon the character and amenity of the area including the conservation area in which the property is located, residential amenity, highway safety and any other issues.

Visual impact of the development on the conservation area

52. The National Planning Policy Framework in part 16 requires that the impact of the development is considered against the significance of the Heritage Asset which in this case is Durham City Conservation Area. Part 12 of the NPPF deals with good design generally advising that it is a key aspect of sustainable development, indivisible from good planning that can lead to making places better for people.

At a local level Policy E6 and E22 of the City of Durham Local Plan are also considered to be relevant. These policies state that the special character, appearance and setting of conservation areas will be preserved or enhanced. This will be achieved by only approving development that would be sensitive in terms of its siting, scale, design and materials. Policies H9 and Q9 require any extensions to such dwellings are in scale and character with its surroundings and neighbouring residential properties.

53. The aforementioned policies and guidance requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and this would be entirely in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
54. Objections have been raised that the proposal is too large and would have an unacceptable impact. In addition to this, concern has been raised over discrepancies in the information submitted that the proposal would help to improve the overall area, however, it also goes on to state that the proposal would not be visible.
55. The majority of the proposal is located on the rear of the site therefore would not be visible to the main public domain. In this regard, this part of the proposal would have a neutral effect on the character and appearance of the Conservation Area. The main element which would be visible would be the construction of the pitched roof over the existing flat roof to the side. This element of the proposal is considered to be an acceptable form of development given this provides a more sustainable and acceptable form of design which is considered to be in keeping with the NPPF and policy H9 of the Local Plan. In relation to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to enhance the appearance of the Conservation Area.
56. The views of the Design and Conservation Officer also concur with this given that the majority of the proposal is located to the rear. Given this, it is felt that the character of the conservation area would be enhanced as the introduction of the pitched roof is considered to enhance the character and appearance of the conservation area.
57. The scale of the extension is large however it is not considered to be out of character to the host property and is not considered to be overdevelopment given the plot it sits in can comfortably accommodate the extension. It is acknowledged that the property has been previously extended. However, it is not felt that a refusal could be sustained on the scale of the proposal and given the principal of such has previously been approved in the previous application DM/15/02694/FPA.
58. The proposal does include a large extension to the property, however, it is considered that the character of the area would not be significantly impacted upon given the property could reasonably be reverted to regular family C3 use should this be required in the future.
59. The proposal therefore, is considered acceptable in respect of policies Q9 E6 and E22 of the City of Durham Local Plan.

Residential amenity

60. In terms of the use of property, Policy H13 states that planning permission will not be granted for new development or changes of use which would have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them while Policy H9 also seeks to provide such safeguards. In this regard there is an established use of the property for a small HMO for up to 6 people. The applicant is seeking to increase the number of bedrooms to 9 from 6 in the property which alters the building from a C4 planning use category to a sui generis use.
61. The proposal is considered to represent a built form which is not considered to have a significant detrimental impact on the residential amenity of the neighbouring properties as a significant loss of light/amenity is not considered to occur to either neighbour.
62. This is due to the extension not being visible from habitable room windows of the neighbour to the south given the significant existing setback of this property. In addition to this, given the distance of 3.4m which the first floor part of the extension is set away from the neighbour to the north and the position of their habitable room windows, the proposal is not considered to have a serious detrimental impact that would warrant a refusal of this application. The single storey infill projects only 3m along the shared boundary and this is similarly considered to have limited impact on the neighbours' amenities.
63. Overlooking issues are not considered to occur given there are no windows proposed in the side elevations. A condition would be added to any approval to restrict the addition of windows in the side elevation facing no. 31 to prevent any issues from potentially occurring in the future.
64. The application is, therefore, considered an appropriate addition in relation to policy Q9 of the Local Plan with regards to impact upon amenity of adjoining neighbours in respect of the proposed extension.
65. Objections have been raised that the proposed increase in the number of residents would have a significant detrimental impact on the character of the area increasing comings and goings and general disturbance in respect of deliveries, parking etc and anti-social behaviour issues and that the proposal would result in the biggest property on the street. In addition, objections state that the proposal would not promote healthy, safe and sustainable communities.
66. In respect of noise and disturbance issues and anti-social behaviour, both the environmental health team and Durham Constabulary have raised no objections to the scheme.
67. Whilst objections have been received, it is not considered that a refusal reason could be sustained in this instance. The property is located within an area where over half of the properties are within use as HMO's therefore, it is considered that there is a mixed community at present.
68. Whilst 3 additional bedrooms increases the occupancy by 50% it is not felt that a significant detrimental impact would occur. The proposal is already in use as student accommodation therefore, the proposal does not involve the loss of an existing C3 dwelling therefore, it is not considered that an additional 3 students would have a significant detrimental impact.

Inspectors decisions have considered that the change of use of a property which could accommodate up to 6 residents would not have a significant detrimental impact on the amenity of the area, therefore, it is considered that it would be difficult to refuse an additional 3 bedrooms at this property given up to 6 students are already in occupation.

69. The proposal therefore, is not considered to have a significant detrimental impact on residential amenity in accordance with policy H9 and H13 of the City of Durham Local Plan.

Highways issues:

70. Policy T1 of the City of Durham Local Plan states that the Council will not grant planning permission for development that would generate a level of traffic that would be detrimental to highway safety and/or have a significant effect on the amenity of occupiers of neighbouring property. This policy is not considered to conflict with the intentions of the NPPF as it too seeks to secure a good standard of amenity for residents.
71. Whinney Hill lies within the Durham City Controlled Parking Zone therefore on street parking in this street is via permit parking or pay and display. Highways officers have been consulted on the proposal and raise no objection to the proposed development on this basis. They have stated that no further permits would be issued and given this any additional cars brought to the site would be subject to parking charges.
72. The proposal is therefore considered acceptable from a highways viewpoint in accordance with policy T1 and T10 of the Local Plan and the NPPF.

Other Issues

73. Issues have been raised regarding comments made within the statements provided by the applicant as part of the application however, the application has been considered in accordance with the relevant plan policies.
74. Issues have also been raised regarding the applicant and the current up keep of the property as well as landlords only being interested in profit. However, the latter is not considered to be a material planning consideration and in terms of the former, no weight is being afforded to any improvement to the appearance of the rear of the property.
75. In respect of an air B&B causing issues, this cannot be considered as part of this application.
76. A bat risk assessment was submitted as part of the original application and subject to the build being carried out in accordance with the recommendations of the report there is no objection from an ecology viewpoint.

Conclusion

77. The principle of development and impact upon the residential area is considered to be acceptable as it is not considered that there would be any significant additional impacts of providing 9 bedrooms at the property as opposed to the current 6-bedroom HMO. The dwelling can accommodate the additional bedrooms while providing sufficient levels of amenity for the occupiers and neighbouring properties. There are no highways objections or environmental health objections and the proposal does not detrimentally impact on the character or appearance of the Durham City Centre Conservation Area, with the new roof arrangement representing an enhancement.

78. The application is considered to meet the requirements of the National Planning Policy Framework and Policies E6, E22, H9, H13, Q9 and T1 of the City of Durham Local Plan 2004, as well as satisfying the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it is considered to enhance the character and appearance of the Conservation Area.

CONCLUSION

79. In conclusion, the proposed development would not result in an increase in HMOs in the area as the property currently operates as a C4 HMO. In this regard the proposal does not run contrary to the principles associated with the Interim Policy as the housing mix would remain unaltered. The increase in occupancy levels is not considered detrimental to the wider amenities of the area, and is considered acceptable, not causing undue harm to the surrounding heritage assets or neighbouring amenity. The proposals are considered to comply with relevant saved policies of the local plan and whilst there is some conflict with the interim policy on student accommodation, it is not felt that a refusal reason could be sustained on that basis.
80. The proposal has generated public interest, with letters of objection submitted. The objections and concerns raised have been taken into account and addressed within the report. On balance the concerns raised were not felt to be of sufficient weight to justify refusal of this application.

RECOMMENDATION

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 that a satisfactory form of development is obtained in accordance with Policy Q9 of the City of Durham Local Plan.

3. Notwithstanding the details shown on the submitted application, the external building materials to be used shall match the existing building.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policy Q9 of the City of Durham Local Plan and Parts 12 and 15 of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no further windows or other openings shall be formed in the side elevations of the rear part two-storey/part single-storey extension facing north towards no. 31 Whinney Hill.

Reason: In order that the Local planning authority may exercise further control in this locality in the interests of the residential amenity of the neighbouring properties and to comply with policy Q9 of the City of Durham Local Plan.

5. Notwithstanding the details shown on the submitted application the works shall be carried out in complete accordance with the Method Statement of the Bat Survey & Risk Assessment for 32 Whinney Hill, Durham, as prepared by Veronica Howard, BSc (Hons), PhD, MCIEEM, September 2015

Reason: To conserve protected species and their habitat in accordance with Section 15 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

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.)

BACKGROUND PAPERS

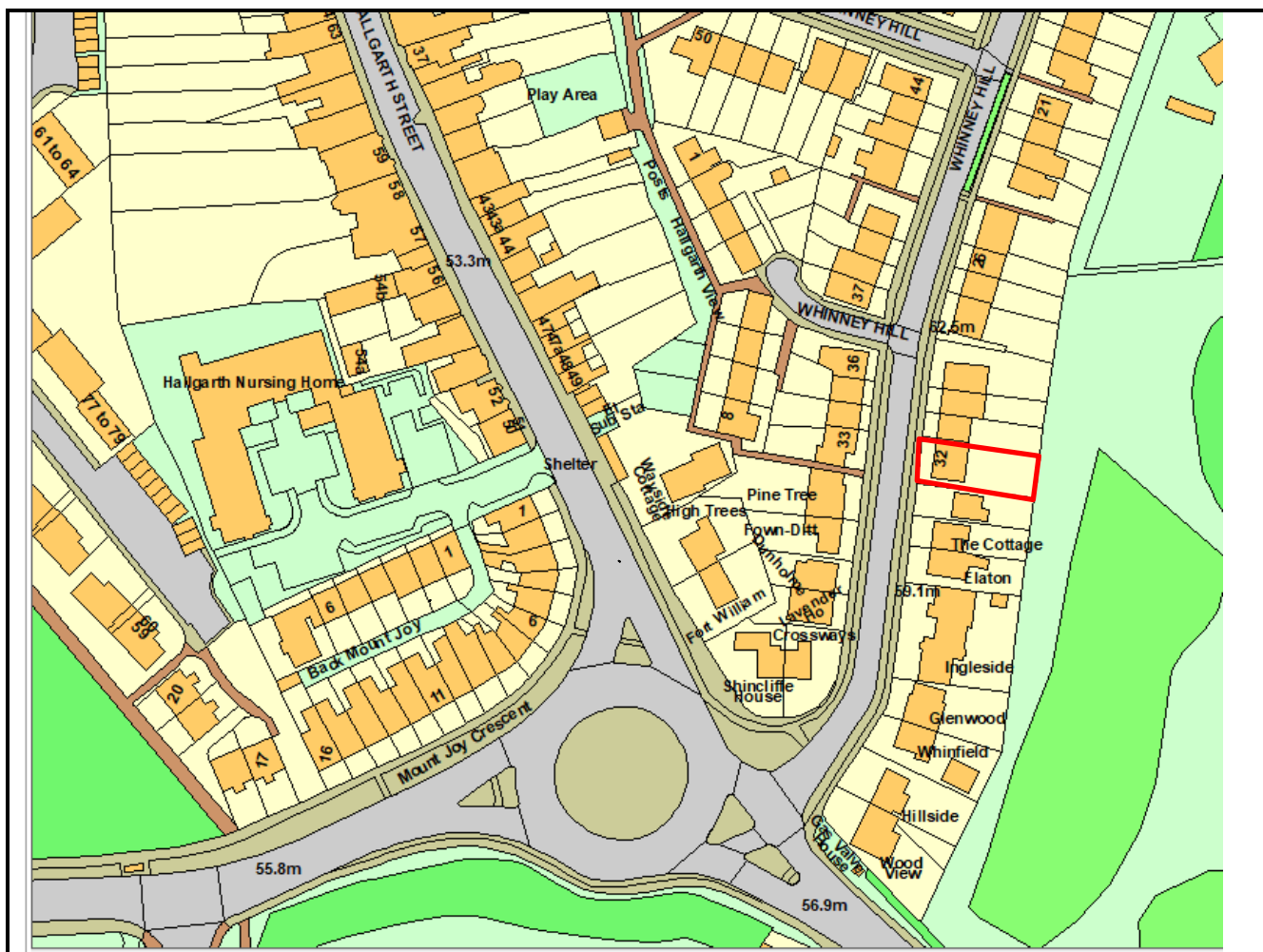
Submitted application form, plans, supporting documents and subsequent information provided by the applicant

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

City of Durham Local Plan

Statutory, internal and public consultation responses



Planning Services

Change of use from small HMO (Use class C4) to 9 bed large HMO (Use Class Sui Generis) including erection of part two-storey/part single-storey extension to rear and pitched roof over existing flat roof at side at 32 Whinney Hill, Durham, DH1 3BE
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Date December 2019

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