

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION No:</b>	DM/20/00262/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Erection of part two-storey/part single-storey extension at rear of existing small HMO (use class C4).
<b>NAME OF APPLICANT:</b>	Mr N Swift
<b>ADDRESS:</b>	75 Whinney Hill Durham DH1 3BG
<b>ELECTORAL DIVISION:</b>	Elvet and Gilesgate
<b>CASE OFFICER:</b>	Lisa Morina Planning Officer Telephone: 03000 264877 <a href="mailto:Lisa.morina@durham.gov.uk">Lisa.morina@durham.gov.uk</a>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site is an unlisted two-storey semi-detached property located within Whinney Hill, which 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 property. The properties are former local authority and there is a high student population within the area.
2. The property is currently in use as 4 bed student accommodation thereby occupying a C4 use class. Evidence has been provided to show that the C4 use was implemented prior to the introduction of the article 4 therefore express planning permission was not required for that use.

### The Proposal

3. This application seeks the construction of a part two-storey/part single-storey extension at the rear of the property to provide two additional bedrooms and a change to the internal layout.
4. The application is referred to the Committee at the request of the City of Durham Parish Council who consider the proposal goes against relevant local plan policies and the proposal would result in not providing a mixed and balanced community.

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## **PLANNING HISTORY**

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5. There is no relevant planning history on this site.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

6. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
7. 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.
8. 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.
9. 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.
10. 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.

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

### **NATIONAL PLANNING PRACTICE GUIDANCE:**

11. 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

12. 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.
13. 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.
14. 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
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. Residential Amenity Standards Supplementary Planning Document 2020 (Adopted Version) seeks to provide guidance on how best to design residential extensions.

## RELEVANT EMERGING POLICY:

22. The County Durham Plan (CDP) which in time will replace the existing saved Local Plans in County Durham commenced its Examination in Public (EiP) in Winter 2019. The programmed hearing sessions subsequently closed on 6th February 2020, and the Inspector's issued his post hearing advice on 20th February 2020. An amended CDP has been prepared to take account of the specific instructions from the Inspector, and all the minor/main modifications which the Council proposed following the hearing sessions and in response to the action points issued by the Inspector. Consultation on the CDP (Main Modifications) commenced on Tuesday 26<sup>th</sup> May and will last until 21<sup>st</sup> July 2020 (an eight-week period). All comments that are received during this consultation period will be sent to the Inspector to inform his final report. 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. Although the CDP is now at an advanced stage of preparation, it is considered that it should not be afforded any weight in the decision-making process until the Inspector's final report has been received.

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

### 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 raise no objection.
27. HMO Data – Within a 100m radius 39.6% of properties are student properties as defined by Council Tax records.
28. Design and Conservation – The proposal would have a neutral impact

### PUBLIC RESPONSES:

29. The application has been advertised by means of site notice and by notifying neighbouring residents by letter. To date, six letters of objection have been received including those from the City of Durham Parish Council, Whinney Hill Community Group and the City of Durham Trust with the following comments:
- The proposal will not promote a mixed and balanced community
  - The percentage is over 10% of properties within 100m radius
  - The proposal will result in a loss of light due to the expanse of brick wall to the neighbouring property

- Concern that the increase would result in up to 10 people being present on the site which I understand are to be restricted
- Such planning objections are lodged with residents in our community but our council choose to ignore the views of council tax paying residents in favour of landlords who usually don't reside in the area.
- Problems with rubbish and often excessive noise to nearby residents
- Any rise in student number, however small, will increase footfall and exacerbate the anti social behaviour associated with student residents, such as late night noise, anti social behaviour, issues with excessive and poorly managed refuse
- Parking and traffic problems would occur.
- Since the beginning of term, residents have had to contact the Parish Council regarding rubbish and other issues
- Increase in comings and goings due to the increased amount of students including deliveries, take-aways etc.

#### **APPLICANT'S STATEMENT:**

30. The site relates to an un-listed 4 bedroom existing student C4 HMO semi-detached property. The property and surrounding streets lie in an area of generally high student housing concentration when viewed in context with the surrounding streets and the percentage of HMO within a 100 metres radius.
31. It must be noted however that the proposed extension would not impact on the percentage of properties in HMO use as the application site already falls within a C4 category and as such does not come under the issues of the article 4 or interim policies.
32. The application property is currently occupied by four students with accommodation across two floors. The current proposals involve a rear part single-storey part two-storey extension with the internal reconfiguration of the property to form a total of 6 bedrooms which does not give rise to a material change of use and thus the property will remain in Use Class C4.
33. The internal reconfiguration will improve the level of accommodation generally and address the undersized bedroom on the first floor and other issues brought about by a recent change in HMO regulations
34. The property is in a sustainable location accessible to services, facilities and employment opportunities of the City by foot and wider areas by excellent public transport links from the Bus Stops located just outside the property on Whinney Hill.
35. Recent new licensing requirements for HMO units have brought about a re-inspection of existing HMO's that previously did not need licences and Environmental Health Inspections by the HMO teams. This coupled with the desire of students for higher quality accommodation and new planning policy has brought many Landlords to consider their existing housing stock rather than look to convert new units. This consolidation of existing C4 units without a change of use and with appropriately scaled extensions should be viewed more favourable than the alternatives such as pressure for C3 to C4 conversions. Applications like these will serve the growing demand for independent accommodation as the university expands in student numbers.

36. The increase in bedrooms will not give rise to a noticeable increase or conspicuous intensification of student housing in the area as the house is already used as C4 and only a modest increase in two-bed spaces provision is proposed. This would not change the character of the usage or have impacts on local amenity to any significant degree. It should also be noted that Permitted Development opportunities still exist for the property and the number of bedrooms provided could be increased via that route if needed.
37. Conclusions drawn by the LPA on recent similar applications elsewhere in the City serve to reinforce our assertion that any effects arising from two additional occupants at an established HMO would be negligible. Applications DM/19/01720/FPA and DM/19/03257/FPA both in Whinney Hill included an increase in bedroom numbers and were approved.
38. In addition recent appeals in Whinney Hill and wider in Durham strengthen the case that appropriately scaled extensions to C4 properties, which increase bed spaces, should be approved and have subsequently had refusal decisions overturned, a route the client would be forced to seek should a refusal be forthcoming on this application given its officer recommendation.
39. We have worked closely with the planning officers to adjust and amend the scheme from its original submission proposal to get to a point where the application benefits from an officer recommendation for approval with no other significant consultee objections received.
40. The proposed scheme brings the property to required HMO standards. The site lies within an area where there is a mid to high proportion of student properties and HMOs and the current proposals will merely increase the number of occupants within the established HMO. The proposals will not, therefore, impact on the range of housing types in the locality or the number of HMOs and the increase in the number of students occupying the property from Four to Six would have a negligible impact on the surrounding area. There will be some external alterations to the property to facilitate the proposals. The style and design of the proposed rear extension are proportional and appropriate to the character and appearance of the semi-detached property. The proposed external alterations would, therefore, preserve the character and appearance of the Conservation Area.
41. We therefore respectfully request that the committee resolve to approve this application.

*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>*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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42. 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

43. The property in question is currently in use as a 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 no more than 6 therefore, the property would remain in C4 use and therefore there would be no material change of use.
44. Policy H9 of the local plan is relevant to this application which relates to the extension or alterations to an existing student property. 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.
45. 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.
46. 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.
47. 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 or extensions that result in additional bed spaces 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.
48. The most recent up to date Council Tax information identifies that 39.6% of those properties within 100 metres of the site are currently occupied as student let accommodation.
49. 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 continues to provide a C4 use and does not result in the loss of an existing C3 residential property.
50. Furthermore, 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 although the CDP is now at an advanced stage of preparation, it is considered that it should not be afforded any weight in the decision-making process until the Inspector's final report has been received.

51. 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.
52. It is considered therefore, 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 this appeal decision and others which have also taken this approach. Also, the interim policy is not part of the development plan and therefore where there is conflict with development plan policy, in this case policy H9, then that development plan policy must prevail.
53. 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

54. 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.
55. 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.
56. The aforementioned policies and guidance require 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.
57. The majority of the proposal is located on the rear of the site and therefore, would not be visible to the main public domain. The design is still not entirely satisfactory due to the amount of new build covering almost the entire original rear elevation and lack of subordination that this creates with the host building and the inclusion of three different roof pitches however, it is not considered that this would be detrimental enough on the host building to warrant a refusal of the application on design grounds. In terms of the impact on the surrounding conservation area it would be considered to provide a neutral impact being neither a positive or negative development therefore, it is not considered that a refusal could be sustained on design grounds or in respect of the impact on the conservation area.

58. It is considered therefore, that the development proposal would not cause any adverse harm to the sustained historic character and appearance of the property or surrounding conservation area subject to conditions regarding materials. This is considered to be in keeping with the NPPF and policies H9, E6 and E22 of the Local Plan. In relation to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered overall to preserve the character and appearance of the Conservation Area.

#### Residential amenity

59. 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 Policies Q9 and 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.

60. The neighbours to the front and rear of the property would be unaffected by this proposal given its position in respect of overshadowing/loss of light.

61. Objections have been raised from the neighbour to the south that the proposal due to its position would result in an expanse of brickwork being created and result in a loss of amenity to this neighbour.

62. The proposal has been amended to project beyond the rear building line at single-storey level by 3m with a two-storey element projecting by 1.35m.

63. In respect of a fall back position the single-storey element could be constructed under permitted development provisions therefore, it is not considered that this aspect can be refused. In respect of the two-storey element, it is considered that whilst some loss of amenity may occur, this is not considered sufficient enough to warrant a refusal of the application given its limited projection.

64. This is considered to be the case for both the adjoining neighbour and that of the neighbour to the south.

65. A change to window positions were originally proposed along the existing gable elevation facing the neighbour at no. 74 however, it was considered that due to window positions on the neighbouring property that this would result in an unacceptable impact on this neighbour therefore, these were removed from the application. It is considered that to prevent unacceptable impacts from occurring, a condition should be added for no additional windows or doors to be added along the side elevations of the existing gable and the extension as well as the elevations facing the adjoining neighbour given the position of the extension.

66. In respect of the Council's recently adopted supplementary guidance (SPD) regarding house extensions, the proposal in respect of the two-storey element meets the 45 degree rule as stated in the SPD. In respect of the single-storey element the proposal would meet permitted development guidance of a 3m projection and as such is considered acceptable.

67. The application is, therefore, considered an appropriate addition in relation to policy H9 and Q9 of the Local Plan with regards to the visual impact the proposal would have upon adjoining neighbours.

68. Impact on amenity, however, also includes the impact that the proposed use may have on the residential amenity of neighbours in respect of general noise and disturbance as well as the living conditions of the occupants of the property. The existing property accommodates 4 students and it is proposed to intensify the use to provide space for 6 students to occupy the site.
69. Objections have been raised that the proposal would not create a mixed and balanced community, impact on noise and disturbance that would arise given the increase in numbers.
70. Whilst objections have been received, it is not considered that a refusal reason could be sustained in this instance. The proposal does not result in an increase in the number of properties within a C4 use however does create two additional bedrooms. It is not felt that a significant detrimental impact could be demonstrated to occur as a result of this increase. As previously stated, the proposal is already in use as student accommodation therefore, the proposal does not involve the loss of an existing C3 dwelling. It is not considered that the additional activity associated with two additional occupants would result in a detrimental impact given up to 6 residents can occupy the site under the current use without the need for planning permission.
71. Objections were also received that up to 10 students could potentially use the property however the authorised use of the property is a C4 use which only allows up to 6 residents to occupy the site therefore, a further change of use would be required should the applicants wish to house more than 6 residents.
72. 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:

73. 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.
74. Objections have been raised that the proposal would provide a further impact on current parking arrangements and therefore, is contrary to policy H9 which states that any development should provide adequate parking.
75. The development site is in a highly sustainable location with good access to public transport and within walking distance of local amenities. 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 therefore additional demand would be limited due to this reason.
76. The proposal is therefore considered acceptable from a highways viewpoint in accordance with policy H9, T1 and T10 of the Local Plan and the NPPF.

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## CONCLUSION

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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 6 bedrooms at the property as opposed to the current 4-bedroom HMO.
78. The dwelling can accommodate the additional extension 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.
79. 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 provide a neutral impact on the character and appearance of the Conservation Area.
80. 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 given the existing housing mix would remain unaltered and the appeal guidance on this aspect of the interim policy.
81. 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.

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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 that a satisfactory form of development is obtained in accordance with Policy H9 and H13 of the City of Durham Local Plan.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy H9 and H13 of the City of Durham Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order) no additional windows or other openings shall be formed in the existing gable elevation or the side elevation of the proposed part single-storey/part two-storey extension facing south towards no. 74 Whinney Hill or in the side elevation of the proposed part single-storey/part two-storey extension facing north towards no. 76 Whinney Hill.

Reason: In the interests of the privacy of the neighbouring occupier and to comply with Policy Q9 of the City of Durham Local Plan.

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

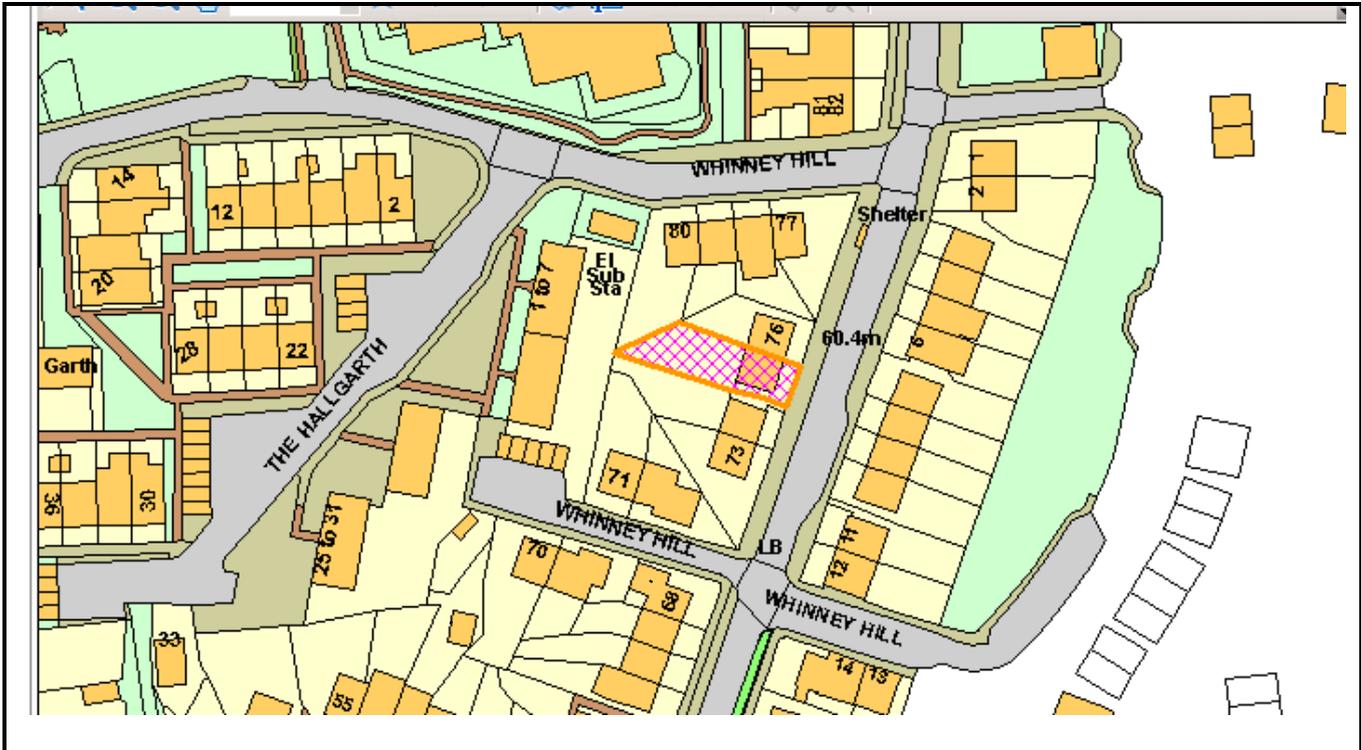
The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

City of Durham Local Plan

Statutory, internal and public consultation responses

Residential Amenity Standards Supplementary Planning Document 2020 (Adopted Version)



<p><b>Planning Services</b></p>	<p>Erection of part two-storey/part single-storey extension at rear of existing small HMO (use class C4) at 75 Whinney Hill, Durham, DH1 3BG Application Reference DM/20/00262/FPA</p>	
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