

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/21/02279/FPA
FULL APPLICATION DESCRIPTION:	Erection of single-storey extension, conversion of flat roof to pitched roof and new window all to rear elevation and internal alterations to an existing HMO (use Class C4).
NAME OF APPLICANT:	Mr Marc Shalam
ADDRESS:	26 May Street Durham DH1 4EN
ELECTORAL DIVISION:	Nevilles Cross
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 mid-terraced property currently in use as a small house in multiple occupation (HMO – Use Class C4) located within the Viaduct area of Durham City Centre. The street in which the property is positioned is a simple terraced arrangement dating from the 1890s which contributes positively to the character and appearance of the surrounding Durham City Centre Conservation Area (CA). This mainly relates to the terraced form and street frontage where its original historic and architectural character, uniformity and roofscape remain strong. To the rear the historic form and character of the properties has however been diminished by modern alterations and extensions over time.

Proposal:

2. Planning Permission is sought for the erection of a single-storey extension and the creation of new window to the ground floor, both to the rear elevation. In addition, a pitched roof is also proposed over the existing flat roofed two storey extension. The proposed window would be located adjacent to an existing rear window and the extension would be small in scale, essentially providing a small addition to the footprint of the existing shower room bringing it in line with the existing kitchen. Other internal alterations not subject to planning control are identified on the submitted plans which facilitate the reconfiguration of the property to create an additional bedroom increasing bedroom provision from 5 to 6, which it is noted would not amount to a change of use away from the current established C4 use. However,

it is noted that these elements do not require planning permission and are therefore do not form part of this planning application.

3. The application is referred to the Committee at the request of the City of Durham Parish Council as they consider it to be contrary to the aims and requirements of policy 16 of the County Durham Plan.

PLANNING HISTORY

4. 4/08/00038/FPA - Erection of two and single storey pitched roof extensions to rear of existing dwelling. Approved 5 March 2008.

PLANNING POLICY

NATIONAL POLICY

5. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
6. NPPF Part 2 Achieving Sustainable Development - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
7. NPPF Part 4 Decision-Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
8. 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.
9. NPPF Part 8 Promoting Healthy and Safe Communities - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
10. NPPF Part 9 Promoting Sustainable Transport - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

11. 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.
12. 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.
13. 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:

14. 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.

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

LOCAL PLAN POLICY:

County Durham Plan

15. Policy 16 (Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation) seeks to provide a means to consider student accommodation and proposals for houses in multiple occupation in ensure they create inclusive places in line with the objective of creating mixed and balanced communities.
16. Policy 21 (Delivering Sustainable Transport) requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development to have regard to Parking and Accessibility Supplementary Planning Document.
17. Policy 29 - Sustainable Design requires all development proposals to achieve well designed buildings and places having regard to SPD and sets out 18 elements for development to be considered acceptable, including: positive contribution to areas character, identity etc.
18. Policy 31 - Amenity and Pollution sets out that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and

that can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for locating of sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.

19. Policy 44 (Historic Environment) seeks to ensure that developments should contribute positively to the built and historic environment and seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets. The policy advises on when harm or total loss of the significance of heritage assets can be accepted and the circumstances/levels of public benefit which must apply in those instances.

Neighbourhood Plan

20. The following policies of the Durham City Neighbourhood Plan are considered relevant to the determination of this application.
21. Policy S1 Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions seeks to sets out the economic, social and environmental criteria that development proposals will be required to meet.
22. Policy D4: *Policy D4 Building Housing to the Highest Standards* seeks to ensure that all new housing, extensions and other alterations to existing housing must be of a high quality design relating to the character and appearance of the local area, aesthetic qualities, external and internal form and layout, functionality, adaptability, resilience and the improvement of energy efficiency and the reduction of carbon dioxide emissions.
23. Policy H2 The Conservation Areas expects development within the City Centre Conservation Area to sustain and enhance its special interest and significance identified within the conservation area character appraisal taking account of sustaining and enhancing the historic and architectural qualities of buildings, continuous street frontages, patterns, boundary treatments, floorscape and roofscapes, avoiding loss or harm of an element that makes a positive contribution to its individual significance and surrounding area, using appropriate scale, density, massing, form, layout and materials, using high quality design sympathetic to the character and context, its significance and distinctiveness.
24. Policy T1 Sustainable Transport Accessibility and Design seeks to ensure that development proposals will be required to demonstrate best practice in respect of sustainable transport accessibility and design.
25. Policy T2 Residential Car Parking seeks to ensure that proposed development would be served by sufficient car parking spaces.

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:

26. Highways – No objection

27. City of Durham Parish Council raises objection to the application and consider it to be contrary to policy 16 of the CDP.

INTERNAL CONSULTEE RESPONSES:

28. Environmental Health (Nuisance) Section – No objection.

29. HMO Officers – No objection

30. HMO Data – 59.5% of properties are exempt within 100m.

31. Design and Conservation Section – No objection in principle subject to a planning condition controlling external materials.

PUBLIC RESPONSES:

32. The application has been advertised by means of site notice and by notifying neighbouring residents by letter.

33. To date, one objection has been received from the City of Durham Trust in that the proposal is contrary to CDP Policy 16 and also concern raised over the potential removal of the chimney stacks.

APPLICANT'S STATEMENT:

34. Stricter enforcement of the newer student house HMO regulations by Durham County Council Environment Dept. and the increasing demand for higher quality accommodation from students paying for private accommodation in conjunction with new planning policy has brought many landlords to reconsider their existing housing stock.

35. The purpose of the application is to bring the property fully up to current Durham County Council HMO regulations for student properties and at the same time improve the let offering to students. The HMO regulations were amended in May 2019 and are being enforced at the renewing of the HMO licenses.

36. The proposals seek to improve the kitchen facilities by making a combined Living / kitchen/ dining space. An additional window is added to meet HMO requirements for light & ventilation. The proposals also seek to equal out the size of the bedrooms, removing the box room, and bring them all over the minimum bedroom size requirement and finally the proposals improve the bathroom facilities offered at the property.

37. The element that is the subject of the planning application is a small infill in the yard that allows a bigger shower room, again to improve facilities. This would normally be PD if not for the Article 4 that limits changes to the elevations adjacent an adopted road.

38. We note the objections to the planning application based on policy 16, number of student beds and HMO percentages in 100m etc. To be clear the internal alterations and the increase of the bedrooms will happen regardless of the result of the planning application as these are permitted development changes. The property is already a C4 and under that class is allowed up to 6 bedrooms. This increase in bedrooms can be achieved with no external changes and thus avoid planning control. The application is simply for the small infill in the yard and should focus only on this.
39. However whilst noting HMO percentages our information is at odds with the HMO data. The latest DCC gazetta has the street at 85.3% student. Our own examination of the 32 properties in May Street show that only 2 houses seem to be non-student a percentage of 93.75%. Some of these properties will just not be seeking the council tax reduction to become class N.
40. In a recent appeal APP/X1355/W/20/3253690 at 55 Hawthorn Terrace, Durham DH1 4EQ. (which did not pre-date the CDP) along with other planning consultants, it was argued and illustrated that, within the appeal property's postcode area, 92.9% of the properties are exempt from Council Tax charges and that within the immediate vicinity of the appeal site the overwhelming majority of dwellings are student lets.
41. Policy 16 even states that the highest concentrations of HMOs are in the Viaduct area of the City, where over 90% of all properties are thought to be occupied by students living in HMOs. The inspectorate concluded that *"It is apparent that within the immediate vicinity and postcode area of the appeal site there is a very high concentration of HMOs and an existing and significant imbalance which is heavily skewed towards student occupation. Taking into account the existing characteristics of the area, the limited increase in student occupants additional to the fallback position that the development is unlikely to cause a statutory nuisance, I am satisfied that the proposal would not result in a materially significant increase in noise and disturbance that would have a notably detrimental effect on the living conditions of nearby residents."* The inspectorate allowed the appeal and overturned the decision for refusal.
42. The Durham City Neighbourhood Plan has recently been adopted and seeks a net gain in conservation terms within applications. To that end we have amended the proposals to include changes to the existing rear extension to remove some of the poor quality elements such as the flat roof and large horizontal rectangular format windows. We have replaced these with a slate pitched roof and new window openings with a vertical emphasis and better window fenestration including a brick arched head and stone cills. Gutter support blocks have been added also. These combined will offer a conservation net gain.

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

43. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The main considerations in regard to this application are the impact of the development upon the character and appearance of Durham City Centre Conservation Area, residential amenity and highway safety, along with all other material planning considerations.

44. 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 County Durham Plan is the statutory development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. The NPPF advises at Paragraph 219 that the weight to be afforded to existing Local Plans depends upon the degree of consistency with the NPPF.
45. The County Durham Plan and the Durham City Neighbourhood plan are now both adopted and together are considered to represent the up-to-date Local Plan for the area. Consequently, consideration of the development should be led by the plan if the decision is to be defensible.

Impact on streetscene and conservation area in which the property is located

46. Local Authorities have a duty to preserve or enhance the Conservation Area as requested by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires Local Planning Authorities in the exercise of their planning function with respect to any buildings or other land in Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
47. Policy 44 of the CDP relates to historic environment and requires that development should sustain the significance of designated and non-designated heritage assets and contribute positively to the built and historic environment. In addition, policy H2 of the DCNP requires development within the City Centre Conservation Area to sustain and enhance its special interest and significance as identified by the conservation area character appraisal, taking account of sustaining and enhancing the historic and architectural qualities of buildings, continuous street frontages, patterns, boundary treatments, floorscape and roofscapes, avoiding loss or harm of an element that makes a positive contribution to its individual significance and surrounding area, using appropriate scale, density, massing, form, layout and materials, using high quality design sympathetic to the character and context, its significance and distinctiveness.
48. The proposed extension to the existing single-storey mono pitched roofed extension would result in a minimal increase in size and scale to a later C20 element that would cause no adverse affect to the sustained heritage values of the building or the character and appearance of this part of the Conservation Area. The extension proposal would still maintain the existing additions small scale, subordinate relationship to the host double-storey extension, its form and general design, having a neutral impact and as such would preserve the charcter and appearance of the area.
49. The proposed new window within the ground floor of the original rear elevation of the main building would to some extent be undesirable as it would unbalance the existing fenestration pattern. However, it is positioned to the rear and accurately replicates the original window adjacent in terms of its size, shape and style including head and sill detailing. It would be generally unseen from outside the private rear yard area, and there is a wide mixture openings to visible rear elevations forming the terraced block. As such it is not considered that this element of the propsal would cause harm to the overall charcter and appearance of the counservation sufficient to sustain refusal of the application.
50. Paragraph 185 of the NPPF states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets

most at risk through neglect, decay or other threats and should take into account the desirability of sustaining and enhancing the significance of heritage assets.

51. Policy H2 of the neighbourhood plan requires proposals to enhance the conservation area and provides a set of criteria to consider in this regard, outlining where such criteria are relevant. The stated criteria is as follows:

- a) sustaining and enhancing the historic and architectural qualities of buildings, and
- b) sustaining and enhancing continuous frontages, street patterns, boundary treatments, floorscapes and roofscapes; and
- c) respecting historic boundaries and curtilages;
- d) avoiding demolition of assets of historic and/or architectural interest which contribute to the character and appearance of the area; and
- e) avoiding loss of, or harm to, an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area; and
- f) avoiding loss of open space that contributes to the character and appearance of the surrounding area; and
- g) protecting important views of the Durham City Conservation Area from viewpoints within and outside the Conservation Area; and
- h) taking opportunities to open up lost views and create new views and vistas; and
- i) having appropriate scale, density, massing, form, layout, landscaping, and open spaces; and
- j) having materials, detailing and lighting appropriate to the vernacular, context and setting; and
- k) using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness, and to the immediate landscape; and
- l) avoiding adding to the cumulative impact of development schemes which dominate either by their scale, massing or uniform design.

52. Given the limited scale of the proposal and the fact that the materials proposed are considered appropriate subject to a condition for precise details to be submitted and agreed by the LPA, it is considered that points i - l are met. In respect of points c, d, f and h, it is considered that these are not relevant in the determination of this application.

53. With regard to the remaining points, it is considered that the position of the extension to the rear of the dwelling is such that the proposal would accord with the aims of policy H2 of the DCNP in that it is the historic terraced form and the individual properties uniformity, well detailed and conserved frontages of the terrace as a whole that contributes the greatest to the surrounding Conservation Area, and these attributes would be unaffected by the proposed extension, window and roof alteration.

54. Regardless of this however, the applicant has proposed additional amendments which would remove some of the poor-quality elements originally proposed such as the flat roof and large horizontal rectangular format windows. These have been replaced with a slate pitched roof and new window openings including a brick arched head and stone cills. Gutter support blocks have also been added which together are considered to represent improvements to the scheme as originally proposed.

55. In summary, based on the above it is considered that the proposal would accord with the requirements of NPPF Sections 12 and 16, CDP Policies 29 and 44, and NP Policies S1, D4 and H2 and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on residential amenity

56. Paragraph 130 of the NPPF advises that planning decisions should create places that have a high standard of amenity for existing and future users. In line with this, CDP Policy 31 states that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment. The proposal will also need to demonstrate that future occupiers of the proposed development will have acceptable living conditions. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated. In addition, criterion e) of Policy 29 states that all development proposals will be required to provide high standards of amenity and privacy and minimise the impact of development upon the occupants of existing adjacent and nearby properties.
57. Objections have been raised by the Parish Council and the City of Durham Trust who are concerned that the proposal would result in an increase in noise and disturbance in the immediate area. It is noted that the concern in this regard relates to increased noise from the additional bedspace although as noted these works do not form part of this application and cannot be afforded any weight in its determination. The relevance of policy 16 in this regard is discussed in detail elsewhere in this report.
58. More generally in relation to noise it is noted that in this instance the application site is a mid-terraced property located within a residential area, is already in use as an HMO and as such the existing use is already noise sensitive. In respect of the elements that are subject to consideration (which is limited to the addition of a small extension to the rear to provide an enlarged shower room, the proposed window and the pitched roof arrangement) it is not considered that these would amount to any additional increase in noise. The Council's Environmental Health Section therefore raises no objection to the application in this regard.
59. In respect of the position of the proposals, it is not considered to cause any loss of amenity or overlooking/overshadowing to neighbouring properties, except that some overshadowing may occur as a result of the creation of the first floor pitched roof, but this is not considered to be sufficient to warrant refusal of the application.
60. In addition, whilst there would be some reduction in external amenity space following erection of the extension this would not unacceptably undermine the functionality of this space which was already limited, with the main yard area not being adversely impacted upon.
61. In light of the above the proposal is considered to be acceptable in terms of residential amenity and the proposal is considered to accord with the requirements of relevant policies of the County Durham Plan and Paragraph 130 of the NPPF.

Parking, Access and Highway Safety

62. The property benefits from an existing and well established use as a HMO and as noted the proposed internal alterations to deliver an additional bedroom but are not subject to this application.
63. Therefore, the development will not result in any unacceptable harm with regard to highway safety in accordance with the aims of policy 21 of the CDP, policy T2 of the Neighbourhood Plan and paragraph 108 of the NPPF.

Other Matters

64. Both the City of Durham Trust and the City of Durham Parish Council raise objection to the application which they consider to be contrary to the aims of Policy 16 of the County Durham Plan due to creation of an additional bedroom and that this would result in a negative impact on the mix and balance of the existing community.
65. Policy 16 states that in order to promote, create and preserve inclusive, mixed and balanced communities and to protect residential amenity, applications for new build Houses in Multiple Occupation (both Use Class C4 and sui generis), extensions that result in specified or potential additional bedspaces and changes of use from any use to:
- a Class C4 (House in Multiple Occupation), where planning permission is required;
 - or
 - a House in Multiple Occupation in a sui generis use (more than six people sharing)
- will not be permitted if:
- a. including the proposed development, more than 10% of the total number of residential units within 100 metres of the application site are exempt from council tax charges (Class N Student Exemption);
 - b. there are existing unimplemented permissions for Houses in Multiple Occupation within 100 metres of the application site, which in combination with the existing number of Class N Student exempt units would exceed 10% of the total properties within the 100 metres area;
 - or
 - c. less than 10% of the total residential units within the 100 metres are exempt from council tax charges (Class N) but, the application site is in a residential area and on a street that is a primary access route between Purpose Built Student Accommodation and the town centre or a university campus. the conversion of houses for multiple occupation/student use.
66. Supporting text notes that this policy would apply to extensions to an HMO to provide for additional bedspaces, but also to extensions which result in additional floorspace which means the property could be reconfigured to accommodate additional bedroom space. In this context, even if the extended part of the property is not intended to accommodate a bedroom or bedrooms, if a proposed extension would enable an internal reconfiguration of the property with the result of the creation of additional bedroom or bedrooms then the policy would apply. In the case of this application it is noted that the proposed extension would not in itself facilitate the wider reconfiguration of the property, resulting only in an extended shower room of around 4sq metres. The wider reconfiguration of the property would be wholly internal and is not directly linked to the extension to the shower room. With this in mind it is not considered that the development (i.e. the extension, pitched roof and new window) would either result in additional bedspace space or the potential creation of additional bedspace and as such policy 16 does not apply.
67. Given the above, whilst the concerns of the Parish Council and the City of Durham Trust are noted these are not sufficient to sustain refusal of the application noting that the internal alterations required to provide the additional bedspace do not require planning permission and are not directly related to the elements which are subject to control.

CONCLUSION

68. The principle of the development is considered to be acceptable given the proposed works relate to the erection of a very modest extension, the creation of a pitched roof and a new single window at an existing and well established HMO. Whilst it is understood that the applicant also intends to undertake various internal alterations which would result in the creation of an additional bedspace these works do not require planning permission.
69. The proposed single storey rear extension, pitched roof and new window could be satisfactorily accommodated at the site by reason of their design, materials, scale and layout without adverse impact upon residential amenity and highway safety in accordance with the aims of policies 21 and 29 of the CDP and Parts 9 and 12 of the NPPF.
70. The application is therefore considered to meet the requirements of the National Planning Policy Framework and Policies 16, 29, 31 and 44 of the County Durham Plan and relevant policies set out in the Durham City Neighbourhood Plan, 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.
71. 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 16, 29 and 31 of the County Durham 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 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority 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.

BACKGROUND PAPERS

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

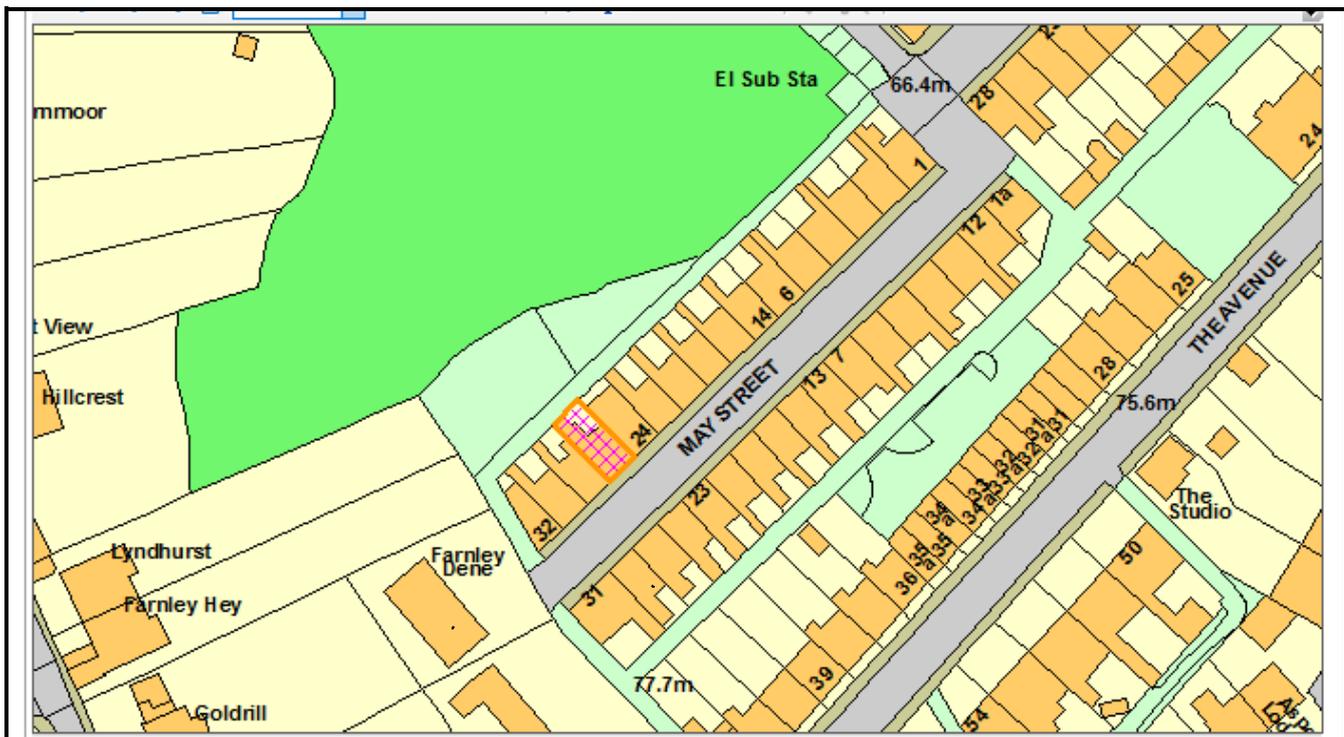
The National Planning Policy Framework (2021)

National Planning Practice Guidance Notes

County Durham Plan

Statutory, internal and public consultation responses

City of Durham Neighbourhood Plan



<p>Planning Services</p>	<p>Erection of single-storey extension and new window both to rear elevation and internal alterations to an existing HMO (use Class C4) at 26 May Street, Durham, DH1 4EN Application Reference: DM/21/02279/FPA</p>	
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	<p>Date: 14 September 2021</p>	<p>Scale NTS</p>