



Development Management Officer Report Committee Application

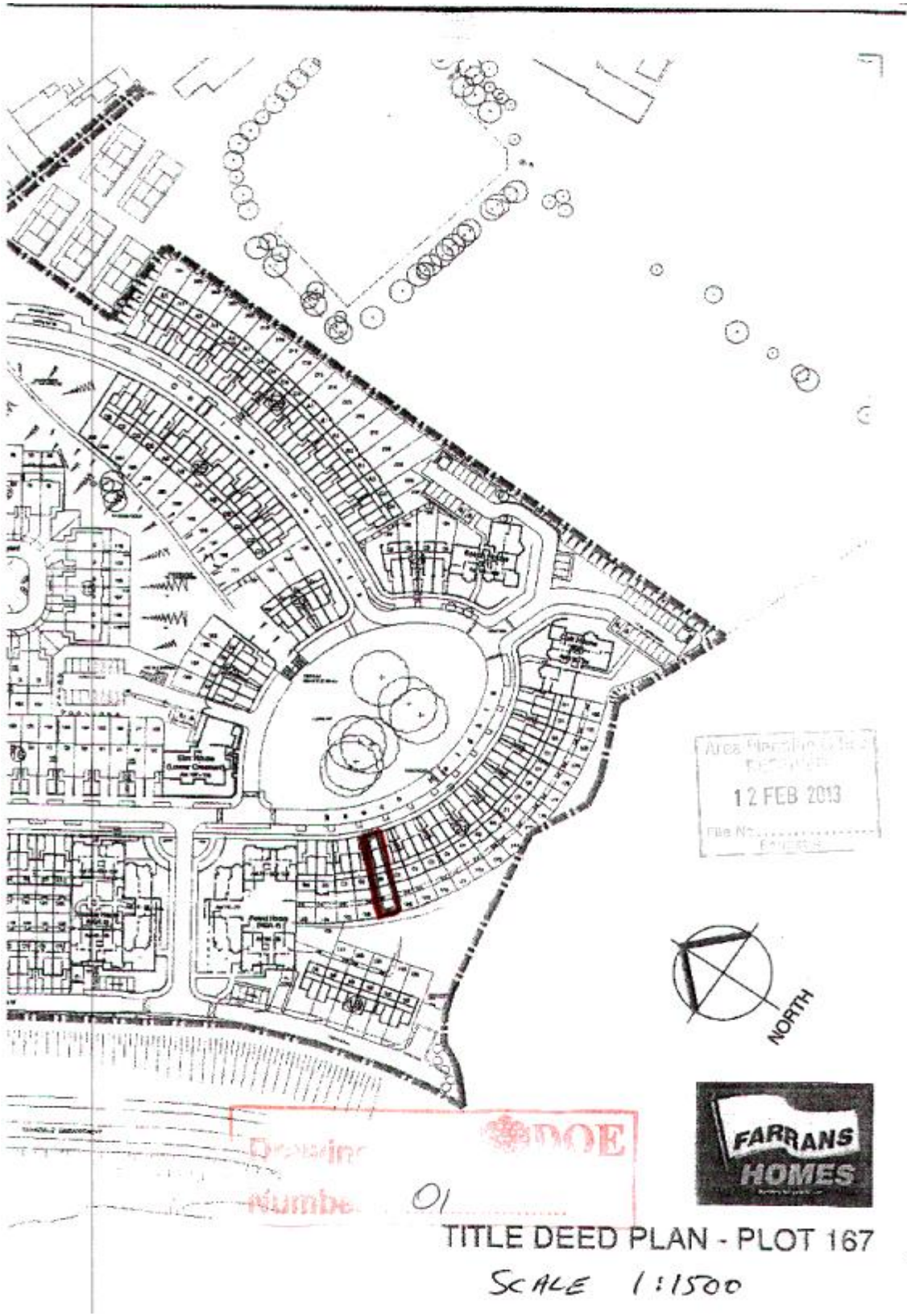
Summary	
Committee Meeting Date: 23 April 2015	Item Number: 7 v
Application ID: Z/2013/0178/F	Target Date:
Proposal: Change of use from Dwelling to House in Multiple Occupancy (maximum of 4 persons)	Location: 62 Beech Heights Belfast BT7 3LQ
Referral Route: Committee	
Recommendation:	Approval
Applicant Name and Address: Wilson Coulter 31 Rampark Lurgan BT66 7JH	Agent Name and Address:
Executive Summary: <p>This application seeks full planning permission for the change of use from a 4 bed roomed house to a 4 bed roomed HMO. The main issues to be considered in this case are:</p> <ul style="list-style-type: none">• The principle of an HMO unit at this location;• Impact upon amenity <p>The site lies outside any defined HMO policy area or development node. The proposal is assessed against planning policy HMO 5 which sets a 10% maximum threshold for HMOs within any street outside a defined HMO area.</p> <p>Within the street 'Beech Heights' there are 81 dwellings /apartments, therefore up to 8 conversions to HMO may be approved within Policy. There has been one other approval on this street and this property would be the second within the 10% cap.</p> <p>The application does not propose an increase in the number of bedrooms that exist within the dwelling and no other changes are proposed to the building.</p> <p>There is no specific HMO policy requirement in relation to parking provision. Therefore the parking requirement remains the same for HMO's as a single domestic property and this application proposes no alteration to the existing parking provision. It is considered that as the change of use from a four bedroom house to a four bedroom HMO is within policy and is limited this will result in no detrimental impact upon the character of the area or on the amenity of neighbouring residents.</p> <p>Consultees - Transport NI and Environmental Health (EPU Belfast City Council) were consulted and offer no objections.</p>	

It is recommended that the application is approved.

Signature(s):

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Roads - Hydebank	No Objection
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues - N/A		
<p><u>Characteristics of the Site and Area</u></p> <p>The proposed site is located at 62 Beech Heights which is within the Wellington Square Development located off Annadale Embankment in South Belfast, north of the River Lagan. The site is a mid terrace three storey town house with parking to the front and a garden area to the rear.</p>		
<p><u>Planning Assessment of Policy and Other Material Considerations</u></p> <p>The proposal is assessed against the following policy and guidance:</p> <p>Regional Development Strategy Belfast Urban Area Plan (2001) Draft Belfast Metropolitan Area Plan (2015) PPS 1 - General Principles PPS 3 - Access, Movement and Parking Belfast HMO Subject Plan</p> <p>Consultations Road Service - No objection Belfast Metropolitan Area Plan (BMAP) - No objection Environmental Health Office - EHO) no objection</p> <p><u>Representations</u></p> <p>There were no letters of representation received by the Department in relation to this planning application</p> <p><u>Assessment</u></p> <p>The site is located within the development limits as set out in the Belfast Urban Area Plan. In the Belfast Metropolitan Area Plan the site is identified as Zoning SB 02/36 COMMITTED HOUSING SITE and is located within the development limit.</p> <p>PPS1 makes it clear that the Department's guiding principle in determining planning applications is that development should be permitted, having regard to the development</p>		

plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

HMO Subject Plan HMO 5 and HMO 6

The proposal is for the retention of the change of use from a dwelling to a HMO. The main policy to be considered in the assessment of this planning application is the HMO Subject Plan 2015. The site is not located within a designated HMO Policy Area or a HMO Node and is therefore subject to HMO 5 of the HMO Subject Plan for Belfast City Council Area.

Policy HMO 5 of the Subject Plan allows HMO development in a specific street or road providing the number of HMOs in that street or road does not exceed 10% of the total number of dwelling units. Land and Property Services (LPS) have advised that the total number of property address points within Beech Heights is 81 therefore up to 8 conversions to HMO may be approved. There is one other approval for a HMO within Beech Heights (No 58) therefore approval of this proposal would result in a total of 2 HMOs which is within the 10% cap.

Beech Heights

Z/2010/1696/F	No 58	Approved	17/5/2011
Z/2013/0178/F		No 62 (This application)	Pending

In Beech Heights the percentage falls under the 10% threshold and therefore within HMO Policy and each application can now be recommended for approval. There are no outstanding enforcement investigations for any further addresses on this street.

Policy HMO 6 of the Subject Plan deals with the design criteria for HMO development and restricts the number of bedrooms in an HMO to four. This is a 4 bedroom house, and from the information submitted with the application, there are no proposals to increase the number of bedrooms or make any other alterations to the building. The proposal therefore also complies with Policy HMO 6.

There is no specific HMO policy requirement in relation to parking provision. Therefore the parking requirement remains the same for HMO's as a single domestic property and this application proposes no alteration to the existing parking provision. It is considered that as the change of use from a four bedroom house to a four bedroom HMO is within policy and is limited this will result in no detrimental impact upon the character of the area or on the amenity of neighbouring residents.

Consultees - Transport NI and Environmental Health (EPU Belfast City Council) were consulted and offer no objections.

Neighbour Notification Checked

Yes

Summary of Recommendation:

No representations were received.

Having considered all Policy and relevant material considerations including comments from consultees.

It is recommended that the application be approved.

Condition:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Signature(s)

Date:

ANNEX	
Date Valid	12th February 2013
Date First Advertised	1st March 2013
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10 Riverside View, Ballynafoy, Belfast, Down, BT7 3LE, The Owner/Occupier, 6 Riverside View, Ballynafoy, Belfast, Down, BT7 3LE, The Owner/Occupier, 60 Beech Heights Ballynafoy Belfast The Owner/Occupier, 64 Beech Heights Ballynafoy Belfast The Owner/Occupier, 8 Riverside View, Ballynafoy, Belfast, Down, BT7 3LE,	
Date of Last Neighbour Notification	27th February 2013
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/2013/0178/F Proposal: Change of use to house of multiple occupancy to accommodate maximum of 4 persons Address: 62 Beech Heights, Belfast, BT7 3LQ, Decision: Decision Date: Ref ID: Z/1974/0421 Proposal: ERECTION OF 5 NO. MOBILE CLASSROOMS Address: ANNADALE GRAMMER SCHOOL, ANNADALE EMBARKMENT Decision: Decision Date: Ref ID: Z/1996/0468 Proposal: Alterations, extension and refurbishment of school to include additional teaching spaces and ancillary accommodation Address: WELLINGTON COLLEGE ANNADALE EMBANKMENT BELFAST BT7 Decision: Decision Date:	

Ref ID: Z/2001/1131/RM

Proposal: Demolish existing education buildings and erect residential development of apartments and townhouses (amended layout)

Address: Annadale Embankment, Wellington College, Belfast

Decision:

Decision Date: 15.04.2002

Ref ID: Z/1999/0275

Proposal: Demolition of existing surplus school building and erection of high quality residential development. (Outline Permission) (Amended site boundary)

Address: Wellington College, Annadale Embankment, Belfast, BT7.

Decision:

Decision Date: 12.10.2000

Ref ID: Z/2010/1564/A

Proposal: Display of free standing advertising hoarding

Address: Wellington Square, Riverside View/College Drive, Belfast, BT7 3LN,

Decision:

Decision Date: 02.02.2011

Ref ID: Z/2006/1623/F

Proposal: Erection of new residential buildings consisting of 32 No apartments with basement car parking and 5 ground level external parking bays (College Drive, opposite River House), 3 No. townhouses (College Heights, to rear of Nos. 1&3 Haypark Gardens), 2 No. apartments (between College Heights & rear of Upper Courtyard), associated parking and landscaping, and alterations to the Boulevard landscaping strip, cycle lane, and footpath to create additional car parking.

Address: Wellington Square, Annadale Embankment, Belfast, BT7 3LN

Decision:

Decision Date: 26.03.2008

Ref ID: Z/2012/0426/F

Proposal: Amendment of condition 3 of Z/2006/1623/F by removing reference to drawing No. AL(02)001 Rev.A (revised parking layout at the Boulevard)

Address: Wellington Square, Annadale Embankment, Belfast, BT7 3LN,

Decision: DEF

Decision Date:

Ref ID: Z/2002/1990/F

Proposal: Proposed alterations to Lower Crescent to allow access to new NIE sub-station

Address: Annadale Embankment Wellington College Belfast

Decision:

Decision Date: 16.04.2003

Ref ID: Z/2006/0668/F

Proposal: Erection of retaining wall to rear of dwellings on College Heights (Block 25) (Retrospective)

Address: Wellington Square, Annadale Embankment, Belfast

Decision:
Decision Date: 11.08.2006

Ref ID: Z/2009/1162/A
Proposal: 2 No freestanding hoardings.
Address: Wellington Square, Lagan Way / Riverside View, Belfast, BT7 3LN
Decision:
Decision Date: 13.10.2009

Drawing Numbers 01 – 05