

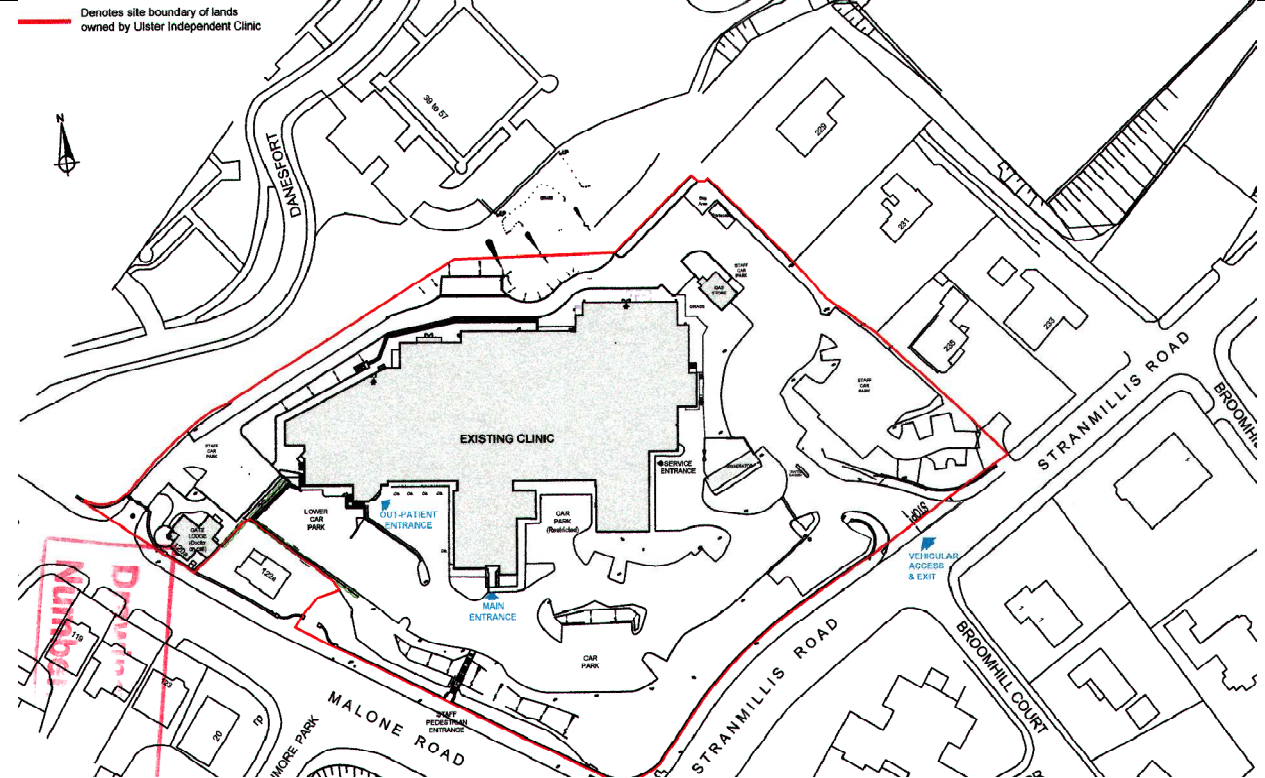


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 19 <sup>th</sup> May 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/0794/F	<b>Target Date:</b>
<b>Proposal:</b> 2 storey extension with basement to provide additional hospital facilities with associated site works and retaining structures to accommodate revised car parking layouts and additional parking bays.	<b>Location:</b> Ulster Independent Clinic 245 Stranmillis Road Belfast BT9 5JH
<b>Referral Route:</b> Falls outside delegated scheme of applications in that the floorspace exceeds 1000sqm and the application site exceeds 1ha.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Ulster Independent Clinic 245 Stranmillis Road Belfast BT9 5JH	<b>Agent Name and Address:</b> Turkington Magowan Partnership 101 University Street Belfast BT7 1HP
<b>Executive Summary:</b> This application seeks full planning permission for a 2-storey extension with basement, associated site works and parking to an existing hospital to provide outpatient facilities. The main issues to be considered are:- <ul style="list-style-type: none"><li>• The scale of building acceptable at this site.</li><li>• Impact upon TPO trees, landscaping and the setting of listed buildings.</li></ul> <p>The site falls within a local landscape policy area and sits just outside the Malone Conservation Area. There is a listed gate lodge within the site and two further listed buildings abutting the application site and trees are subject to tree preservation orders. The proposed was assessed against the relevant policies PPS 6 Planning, Archaeology and Built Heritage, PPS 2 Natural Heritage and PPS3 Access, Movement and Parking and is considered compliant with these policies.</p> <p>There were two representations of objection to the original submission with regard to the visual impact and impact of overshadowing, overlooking and noise disturbance with no further representations to the amended plans.</p> <p>Consultees NIEA - Protecting Historic Buildings, NIEA - Historic Monuments Unit, NIEA - Natural Heritage, Transport NI, Environmental Health, the Conservation Officer and Tree Officer offered no objections following revisions.</p> <p>The scale, massing, design and materials have been reduced and are considered acceptable. The impact on the listed building and trees have been minimised.</p> <p>Recommended for approval with conditions imposed in relation to landscaping and parking to ensure that there is no adverse impact on protected trees and the listed building.</p>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Protecting Historic Buildings	No Objection
Non Statutory	Protecting Historic Monuments	No Objection
Non Statutory	NI Transport - Hydebank	Superseded by further Consultation
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Natural Heritage	Substantive Response Received

### Representations:

Letters of Support	None Received
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
<p><b>Summary of Issues</b></p> <p>Consultees NIEA - Protecting Historic Buildings, the Conservation Officer and Tree Officer offer to no objections to the impact of the setting of the Listed Buildings and impact upon protected trees. Environmental Heath offered no objections on noise and disturbance grounds. The extension has been amended to address the concerns regarding the visual impact and impact upon neighbouring amenity.</p>	
<p><b>Characteristics of the Site and Area</b></p> <p>The site is located on the corner of the Stranmillis Road and the Malone Road comprising the Ulster Independent Clinic. The main site entrance is via Stranmillis Road with secondary from the Malone Road. The building is 3-storey finished in brown brick with slate mansard roof. The site has a undulating topography rising upwards from Stranmills Road. The main car park is located to the front of the building, with secondary parking to the east and rear. The site is bound to the road by high stone wall and railings enclosing a steep grassed bank and numerous mature trees. The NE boundary is defined by fencing enclosing a steep bank with mature trees and vegetation abutting residential development of Dansfort. The Eastern boundary is defined by both fencing and a wall with mature trees and vegetation.</p> <p>The site is located within local landscape policy area. There is a listed gate lodge to the SW boundary which fronts onto the Malone Road and another adjacent to this which falls outside the application site and which is in use as a veterinary clinic. A listed tower also sits outside the site but abutting the NE corner. The surrounding area is predominately residential. The site lies just outside the Malone Conservation Area.</p>	
<p><b>Planning Assessment of Policy and Other Material Considerations</b></p> <p>Relevant Policies</p> <p>Regional Development Strategy  Belfast Metropolitan Area Plan  PPS 1 'General principles'  PPS 2 'Natural Heritage'  PPS 3 'Access, Movement and Parking'  PPS 6 'Planning, Archaeology and the Built Heritage'  PPS 1 'General Principles'</p> <p><b>Representations</b></p> <p>2 Objections No 122a Malone Road (Veterinary Clinic) &amp; 54 Danesfort</p>	

**Main points:-**

- Encroaching towards the boundary
- Overlooking
- Jeopardise possibility of No 122a returning to domestic use
- Barrier to light
- Extension within proximity to 2 listed buildings and conservation area
- Excessive, obscene and obtrusive
- Degrade visual amenity
- Noise level of heating/air con unit

**Assessment****Principle of development**

As an extension within an established site the principle is considered acceptable subject to the assessment of all other issues necessary under the policy guidance. The site is located within Stranmillis Local Landscape Policy Area and contains an Archaeological Site and Monument, trees covered by TPO, listed gate lodge No 120 Malone Road and falls just outside the Malone Conservation Area. There are further TPO trees within Danesfort just outside the site and two further listed buildings No 122a Malone Road and Belvedere listed tower abutting the site.

**Background**

This is an application for an extension to an established hospital which has numerous extensions and alterations. A pre application meeting was held with the Department and NIEA: Protecting Historic Buildings which put forward the proposed location for the extension. The agent has advised that the proposed works are required to provide additional, needed facilities and advised that all other possible options were investigated but due to the existing internal layout and service facilities it is not possible to extend to the Eastern side.

**Residential Amenity**

Objections have been received regarding overlooking to No 122a a vets and possible loss of light. The proposed extension is approx 15m from this building and separated by a vehicular paved roadway, soft landscaping and parking along the rear of this neighbouring building and therefore it is thought ample separation is provided. The nearest point to No 122a has been set down in height to reduce any dominant impact. High level glazing has been provided to the lower ground floor to mitigate against any overlooking. On balance it is thought that there is no detrimental impact posed upon amenity.

**Noise and Disturbance**

An objection has been received from a resident within Danesfort apartments lying to the north-west of the site regarding noise levels of the heating/air con unit which have been considered by EH the statutory body regulating such matters. It is confirmed that these

units are to be provided within the basement unit and therefore EH have no objections to the proposal.

### **Visual Impact and Design**

The character of the area is defined by the public viewpoints from which the proposal is visible. The proposed extension will be seen from Malone and Stranmillis Road. There are two listed buildings located to the front of the area where the extension is proposed, the extension will form the backdrop of these buildings.

The scale and height of the proposed extension respects the setting of the listed building following the topography of the site differing in heights. The massing and footprint is considered to be acceptable as they are subordinate to the main hospital complex. The proposed extension is aligned to the existing gable of the building and is set back from the listed buildings to the south-western corner.

The materials and finishes of the proposed extension have been simplified to complement that of the existing building. The underbuild is to be constructed in dark brown brick as per the existing and facing facade is to be contemporary aluminium grey coloured cladding with glazed elements to the entrance and stairwell. The window openings are similar in scale and form in unity and rhythm with the existing building. The variety and type of finishes are minimal and of a simple palette.

### **Landscaping**

Five trees to be removed to the northern boundary along the rear of the building comprise 4 Holly trees and one Scots Pine, given that the arboriculturist recommends that three of these Hollies be removed to maintain site safety, their limited visual impact and proximity to the boundary and building it is thought that their removal is acceptable. The removal of two trees to facilitate carparking arrangements to the roadside boundary is on balance acceptable given the heavily treed nature of those boundaries will have minimal visual impact. Following revisions there is only one TPO tree to be removed to facilitate development and carparking.

An extensive planting schedule has been submitted indicating that there are to be approx 21 extra heavy standard, one conifer and 14 semi-mature trees proposed and numerous immature trees and vegetation. Measures have been submitted indicating the construction techniques to minimise disturbance to retained trees. It is thought that with appropriate conditions, landscaping proposals are acceptable.

### **Traffic Safety/Parking**

Roads Service have no objections to the proposal subject to conditions following the submission of a transport assessment. The proposal creates a parking surplus as compared against recommended standards and therefore the 2 spaces omitted throughout the course of the application would pose no impact.

### **Consultations**

Belfast City Council Environmental Health - No objection  
 Roads Service  
 NI Water  
 NIEA; Protecting Historic Buildings  
 NIEA: Protecting Historic Monuments  
 NIEA: Natural Heritage  
 Conservation Officer  
 Tree Officer

Advertising expired  
 Neighbour notification expired

**Recommendation**

Approval

**Neighbour Notification** Checked

Yes

**Summary of Recommendation:**

I have considered all materials considerations including comments from consultees and representations from objectors and an approval is recommended.

**Conditions:**

1. As required by Article 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The developemnt hereby permitted shall not become operational until had surfaced areas have been constructed and permanently retained in accordance with drawing No Z/2014/0794/07A date stamped 9th February 2015 to provide for aprking within the site. No part of the hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. The lands granted Planning Permission are affected by a Tree Preservation Order (TPO). No protected tree, other than those required for the purpose of carrying out development authorised by the granted planning permission, shall be, cut down, uprooted or destroyed, or have its roots within the crown spread damaged or subject to any soil level changes, or be subject to any form of tree surgery, without the prior written consent of the Department.

Reason : To ensure the retention of trees protected by the TPO and to the ensure

continuity of the landscape amenity afforded by these trees.

4. The lands granted Planning Permission are affected by a Tree Preservation Order (TPO). The erection of fencing required for the protection of retained trees covered by a TPO shall be undertaken in accordance with BS5837 (as amended) 'Trees in Relation to Construction'. The fencing must be in place before any equipment, machinery or materials are brought on to the site for the purposes of the permitted development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition. The ground levels within the fenced off areas shall not be altered, nor shall any excavation be made, or any other works carried out, materials stored or fires lit without the prior written consent of the Department.

Reason : To ensure the retention of trees protected by the TPO and to the ensure continuity of the landscape amenity afforded by these trees.

5. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. All hard and soft landscape works shall be carried out in accordance with the approved plans Z/2014/0794/06A, 17, 18 & 19 date stamped 9th February 2015 and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out prior to the occupation of any part of the building in accordance with the approved plans.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s)

Date:

<b>ANNEX</b>	
<b>Date Valid</b>	13th June 2014
<b>Date First Advertised</b>	27th June 2014
<b>Date Last Advertised</b>	20th February 2015
<b>Details of Neighbour Notification</b> 82 Neighbours were notified	
<b>Date of Last Neighbour Notification</b>	6th March 2015
<b>Date of EIA Determination</b>	23rd June 2014
<b>ES Requested</b>	No
<b>Planning History</b>  Z/1985/1348/F - Construction of offices and recovery ward extension - Granted Z/1986/2233/F - Extension to out patients department to provide additional wards and laundry facilities - granted Z/1991/0931/F - Increases car parking facility and security fencing- Granted Z/1992/0447/F - Single storey extension - Granted Z/1995/0711/F - Extension to clinic - Granted Z/2001/1000/a41 - New window in place of 2no. existing louvres- Granted Z/2001/2370/F - New lift installation - Granted Z/2004/2819/F - Erection of first and second floor extensions to provide 4 bed high dependancy unit and a single bed ward - Granted Z/2005/0324/F - Erection of four storey extension to existing clinic to include accommodation for day procedures, wards and kitchens - Granted Z/2006/0946/F - Temporary installation of mobile MRI unit adjacent to existing clinic together with temporary link corridor - Granted Z/2006/2585/F - Installation of replacement emergency generator unit - Granted Z/2006/2889/F - Proposed 2 storey extension to existing X-Ray dept - Granted  Z/2010/0566/F - Revised alignment and height of boundary wall and landscaping at main vehicular entrance to improve safety. Provision of permanent surfacing to existing temporary carpark area- Granted	
<b>Drawing Numbers and Title</b>  Drawing No's 01, 06A, 07A, 08A, 09A, 10A, 11A, 13, 14, 15 – 19	