

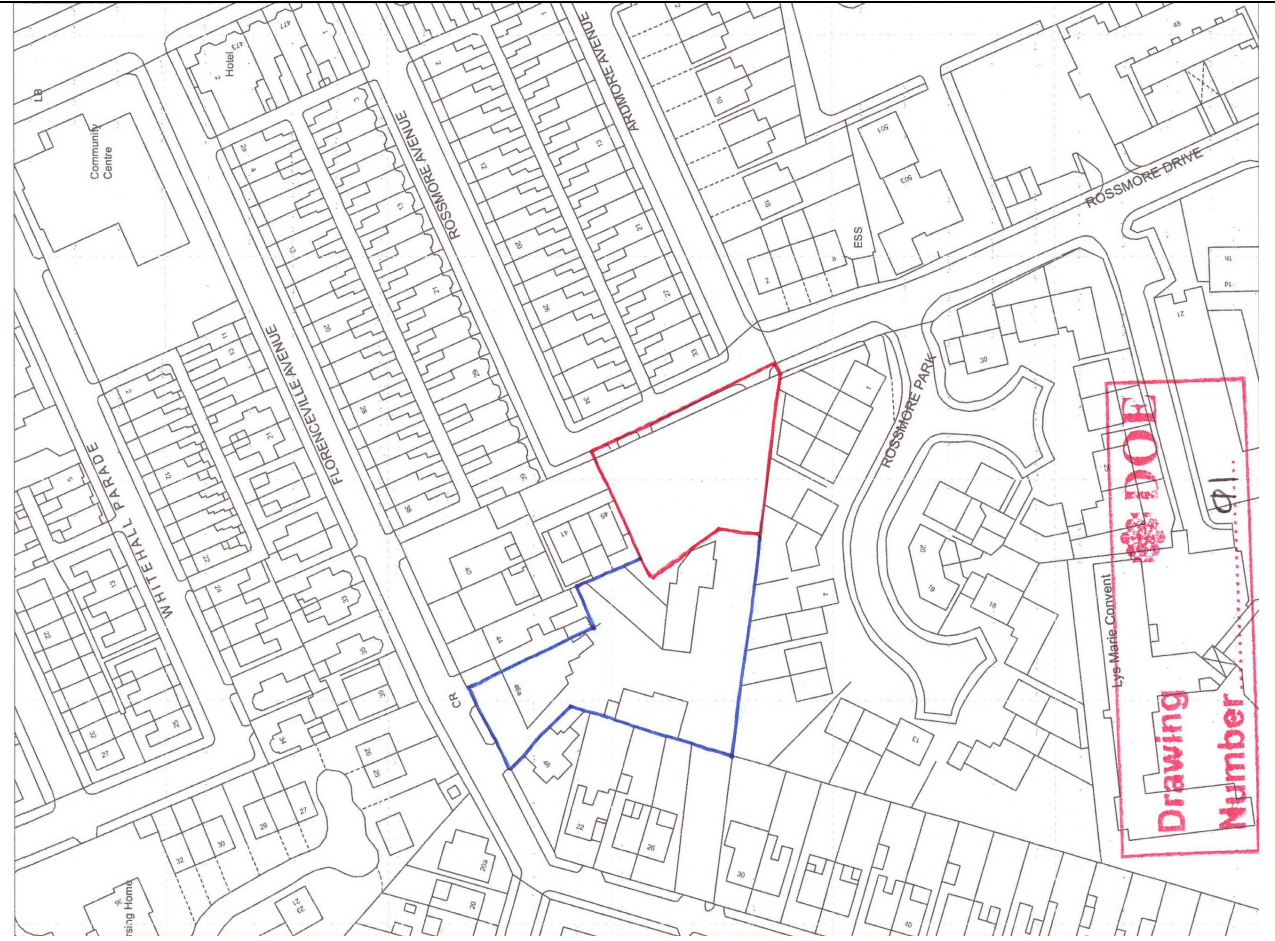


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2014/1753/F	Target Date:
Proposal: Renewal of planning approval for development of 5 townhouses and 3 apartments with associated car parking	Location: Lands on Rossmore Drive adjacent to 45 Rossmore Avenue Belfast BT7 3HB
Referral Route: development greater than four dwellings.	
Recommendation:	Approval
Applicant Name and Address: KIC Davison 178 Springwell Road Bangor BT19 6LY	Agent Name and Address: MW McCullough Architects Texam Building Altona Road Lisburn BT27 5QB
<p>Executive Summary:</p> <p>The application seeks full planning permission for the renewal of planning approval Z/2007/1999/F, to develop five townhouses and three apartments with associated car parking. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of housing at this location; • The previously approved planning application; • The scale and design of the scheme within Rosetta ATC. <p>The principle of housing has been established on this site through a previous planning permission.</p> <p>The site is within the Rosetta Area of Townscape Character (BT 049), and the proposal has been assessed against Planning Policy Statement 6 (addendum). As this is a residential scheme it was also assessed against Policy QD 1 (PPS 7), Policy LC 1 (PPS 7 addendum), and the car parking element (PPS 3). The proposal is in adherence to all the relevant planning policies.</p> <p>NIEA Waste Management had no records of industrial land uses on the site, stating that industrial activities in the surrounding area may have caused the land to be affected by contamination and recommended that planning approval be withheld pending the submission of additional information to identify and manage the risks. However Belfast City Council Environmental Health Department is the authoritative body on contamination, and it had no objection to the scheme. All other consultees offered no objections in principle with the scheme, and standard conditions and informatives are to be applied.</p> <p>No representations were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to interests of acknowledged importance. Therefore the proposal should be approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Rivers Agency	No Objection
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	Land and Resource Management	Substantive Response Received

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
<p>Summary of Issues</p> <p>There were no representations to this planning application.</p>	
<p>Characteristics of the Site and Area</p> <p>The site is located within the Belfast settlement development limits, Rossetta Area of Townscape Character, and adjacent to housing zoning SB 03/03 (0.18ha at 46A Florenceville Avenue). Currently the site is in use as the rear yard of the Portview Construction Company (46A Florenceville Avenue), located between properties in Rossmore Park, and 45 Rossmore Avenue. The yard is surrounded by a high red brick wall, with vehicular and pedestrian gates accessed from Rossmore Drive.</p> <p>The area comprising the Rosetta ATC is primarily a Victorian and Edwardian residential townscape around the confluence of the Ravenhill and Ormeau Roads, with streets running between and off these. There are examples of non residential land uses in the area such as the Portview Construction Company located adjacent to the application site. Views occur into and from the ATC including views along the Ravenhill and Ormeau Roads. The view north along the Ormeau Road terminates with the Cavehill in the far distance.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>PROPOSAL ASSESSED AGAINST THE FOLLOWING</p> <p>Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits Area of Townscape Character BT049 – Rosetta Planning Policy Statement 1 - General Principles Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 6 – (Addendum) Areas of Townscape Character Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas Planning Policy Statement 12 – Housing in Settlements Supplementary Planning Guidance – Creating Places Development Control Advice Note 8 – Housing in Existing Urban Areas Development Control Advice Note 15 – Vehicular Access Standards</p> <p>SITE HISTORY</p> <p>Z/2007/1999/F, development of 5 townhouses and 3 apartments with associated car parking, approved 18/08/08 Z/1994/0585, change of use from builders’ storage yard to builders’ retail supply and construction of shop unit, refused</p>	

PLANNING HISTORY IN THE IMMEDIATE VICINITY

Z/2000/1922/F, 46A Florenceville Avenue, 2 No. town houses and 12 No. apartments, approved 23/05/01

Z/2000/0904/F, adjacent to 20 Ailesbury Road, proposed residential development consisting of 4 no. apartments on two floors with associated in curtilage car parking, refused 10/03/01

REPRESENTATIONS RECEIVED

None

CONSULTATIONS

Transport NI – No objection subject to conditions and informatives

NI Water – No objection subject to informatives

Environmental Health – No objection subject to informative

Rivers Agency – No objection subject to informatives

NIEA Waste Management – Notes that Environmental Health (Belfast City Council) is the authoritative body with respect to environmental health matters. Although NIEA has no records of industrial land-uses on the site, industrial activities from adjacent sites may impact on the application area. It is recommended that planning approval is withheld pending the submission and agreement of additional information to identify and manage the risks.

ASSESSMENT

Planning History

A previous application (Z/2007/1999/F) was granted for five townhouses and three apartments on the 18/08/08. The scheme presented in this application is similar in nature with slight variations to the layout of the rear amenity space, and the external design of the properties.

Consultee Responses

Although NIEA Waste Management had no records of industrial land-uses on the site, they stated that industrial activities from adjacent sites may impact on the application area. It was recommended that planning approval be withheld pending the submission and agreement of additional information to identify and manage the risks. NIEA noted that Environmental Health (Belfast City Council) is the authoritative body with respect to environmental health matters. As they had no objection to the scheme no further information was requested. All other consultees offered no objections in principle with the scheme.

Belfast Metropolitan Area Plan

The proposed development is located within the settlement development limit of Belfast, and is in adherence with Policy SETT 2 as it is sensitive to the size and character of the

settlement in terms of scale, form, design and use of materials. Adjacent to the application site and on part of the Portview Construction Company premises land zoned for housing (SB 03/03), therefore the principle of housing on land used for business use has been established.

ATC BT 049 - Rosetta and PPS 6 Addendum Areas of Townscape Character

Rossmore Avenue and the north side of Ardmore Avenue contain long historic terraces, whereas Rossmore Drive is characterised by modern developments. The latter is not in keeping with the traditional style which is prevalent in the vicinity. An extant planning permission exists on the application site, and with the exception of some minor differences, this application remains the same. While not adhering to the historic built form of the vicinity, it does uphold the terrace appearance, and is not out of keeping with the modern properties which have been approved. The materials are red clay fairfaced brickwork, with buff fairfaced brickwork to the front bays, and therefore are in adherence to the common material used in the area.

PPS 1 – General Principles

In accordance with PPS 1 (General Principles), the proposal should be permitted, as having had regard to the development plan and all other material considerations, the development will not cause demonstrable harm to the interests of acknowledged importance covered in this assessment.

PPS 3 – Access, Movement and Parking – Policy AMP 1 Creating an Accessible Environment, Policy AMP 2 Access to Public Roads, Policy AMP 7 Car Parking and Service Arrangements, and AMP 9 Design of Car Parking, and DCAN 15 – Vehicular Access Standards. The development is accessible with convenient movement along pathways and an unhindered approach to the buildings is provided. Access beyond the parking spaces provided is for pedestrians only and therefore does not prejudice road safety or inconvenience the flow of traffic. The amount of parking spaces provided is in adherence with the guidance outline in Creating Places – for a 3 bed terrace house two assigned spaces are required, and for 1 bed apartments 1.25 unassigned spaces are required. There is no figure quoted for a four bed terrace as proposed in this scheme, therefore it is accepted at the three bed level. Four unassigned spaces have been designated for the three apartments therefore meeting the criteria. The development is in a highly accessible location well served by public transport, and provision has been made within the rear amenity area of the apartments for cycle provision. Although on street parking is part of the traditional fabric of the area, the modern developments that have taken place along Rossmore Avenue/Drive have incorporated front of house parking. With the inclusion of landscaping the proposed parking spaces will not adversely affect the amenity of the area. The proposed landscaping has not been incorporated in 41-45 Rossmore Avenue (adjacent to this site), and 2-8 Rossmore Drive. TransportNI are satisfied that the proposals are in adherence with prevailing policy.

PPS 7 – Quality Residential Environments – Policy QD1 Quality in New Residential Development. It would have been preferable that six townhouses were built on this site as opposed to including three apartments. The inclusion of the latter distorts the design of the proposal, as it is out of character with the five townhouses, and the terrace style of dwelling fronting the roadside in that vicinity. Rossmore Park which is a cul-de-sac adjacent to the application site is a modern development which bears no resemblance to

the traditional terrace form of Rossmore/Ardmore Avenue. Adequate provision has made for private amenity space to the rear, and a small section in front of each property. The amount of amenity space afforded per apartment unit is the minimum amount recommended in Creating Places (10m²). Planted areas have been incorporated amidst the parking spaces, in front of the properties, and to the rear, in order to improve the outlook for prospective residents. Boundary treatment is to be maintained at a minimum height of 1.8m through the existing red brick walls and vertical timber boarded fences. The proposed 1.8m brick wall to the rear of the site will provide a screen from the existing business use to the rear, and the removal of a section of wall adjacent to 41-45 Rossmore Avenue will be beneficial in affording an increase in light. The general design and layout of the scheme will not create conflict with adjacent land uses, and there is no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

PPS 7 – (Addendum) Safeguarding the Character of Established Residential Environments – Policy LC1 Protecting Local Character, Environmental Quality and Residential Amenity. The infilling of vacant sites for residential units has satisfied the criteria outlined in PPS 7 Policy QD 1. Furthermore the proposed density is not significantly higher than that found within the established residential area, and the pattern of development is in keeping with the overall character and environmental quality of its surroundings. The proposal meets the space standards (50/55m²) as set out in Annex A for 2 person 1 bedroom flats.

PPS 12 - Housing in Settlements Planning Control Principle 2 Good Design –The scheme demonstrates a high quality of design, layout, and landscaping and is in compliance with this policy.

The proposal is in adherence Creating Places and DCAN 8 Housing in Existing Urban Areas.

All statutory consultees are satisfied that the proposed development is in accordance with their guidelines.

Conclusion: As the proposal is in adherence with all relevant prevailing planning policy, there has been approval for an almost identical scheme, and the development will not cause demonstrable harm to the interests of acknowledged importance covered in this assessment, it is deemed to be acceptable.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Having assessed all material considerations, and issues raised by representations and consultees, it is deemed that this application should be approved.

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 development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

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

3. The development hereby permitted shall not be occupied until all existing redundant vehicular accesses have been permanently closed and the road properly reinstated to the satisfaction of Road Service.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to [the occupation of any part of the development.

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

Signature(s)

Date:

ANNEX	
Date Valid	29th December 2014
Date First Advertised	16th January 2015
Date Last Advertised	
Details of Neighbour Notification 13 Neighbours were notified	
Date of Last Neighbour Notification	26th January 2015
Date of EIA Determination	
ES Requested	Yes /No
Summary of Consultee Responses	
<p>NIEA Waste Management had no records of industrial land uses on the site, they stated that industrial activities in the surrounding area may have caused the land to be affected by contamination and recommended that planning approval be withheld pending the submission of additional information to identify and manage the risks.</p> <p>NIEA noted that Environmental Health (Belfast City Council) is the authoritative body with respect to environmental health matters have no objection subject to an informative stating that works should cease should contamination be encountered during development.</p> <p>Rivers Agency has no objections from a drainage or flood risk perspective.</p> <p>Transport NI has no objections subject to conditions regarding the closure of redundant accesses and provision of hard surfaced areas.</p> <p>NI Water has no objections subject to informatives.</p>	
Drawing Numbers and Title	
<p>No 01 Site location map No 02 Existing site plan No 03 Proposed site plan No 04 Ground floor plan and proposed front elevation No 05 First and second floor proposed plans No 06A Proposed rear and side elevations No 07 Proposed site block plan No 08A Proposed front elevation No 09 Existing boundary elevations and proposed demolition</p>	