



## Development Management Officer Report Committee Application

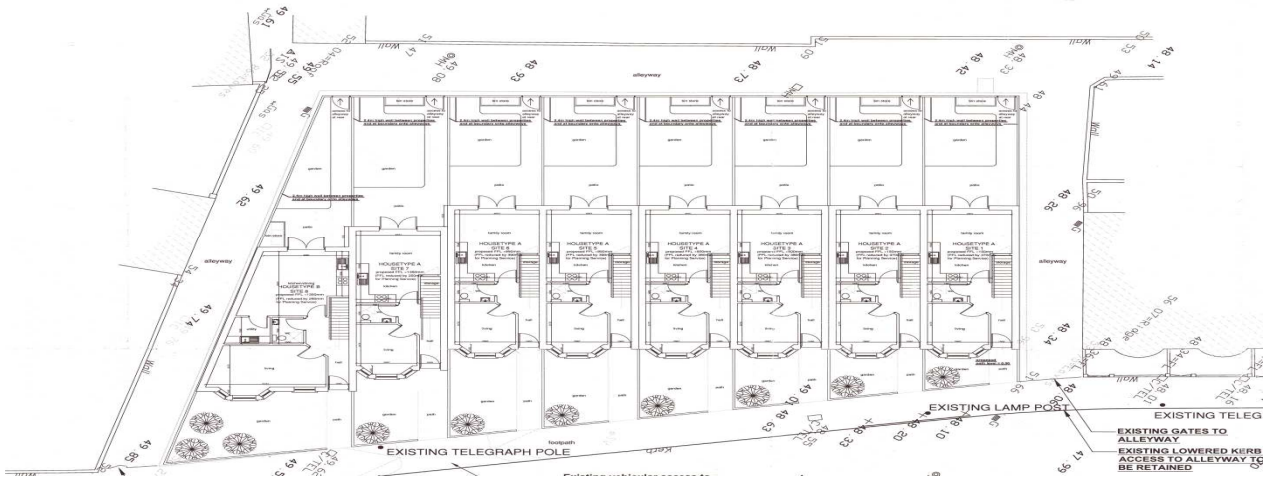
Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/1243/F	
<b>Proposal:</b> Erection of 8 two and a half storey terraced houses and associated site works.	<b>Location:</b> 2 Windsor Road Belfast BT9 7FQ
<b>Referral Route:</b> Application for the development of more than four dwellings must be referred to committee.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> David Hill House Ltd	<b>Agent Name and Address:</b> Dempsey Architecture 677 Lisburn Road Belfast BT9 7GT
<b>Executive Summary:</b> <p>The application seeks full permission for the erection of 8 two and a half storey dwellings on Windsor Road. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"><li>• the principle of redevelopment for housing at this location;</li><li>• the potential impact on neighbouring amenity.</li></ul> <p>The site is located on land zoned for housing and the redevelopment of the site for housing is acceptable in principle. The site gained approval for 28 apartments in June 2006. As some construction works have commenced it is likely this permission has been implemented. No consultees have any objections. The site is within an ATC in BMAP. One objection was received raising issues of lack of parking and traffic.</p> <p>The proposal has been assessed against relevant planning policies including BMAP, PPS6 addendum - ATC's, PPS7, and supplementary housing guidance DCAN8 and Creating Places. The proposal would not result in an unacceptable impact on amenity of existing residents, and taking account of the extant approval, will have less of an impact in terms of amenity and traffic movements. On street parking is proposed, however the additional parking demands are not likely to be so significant as to adversely impact on the locality. Transport NI have no objections.</p> <p>It is recommended the application is approved subject to conditions.</p>	

## Case Officer Report

### Site Location Plan



### Block Plan



### Contextual Elevation


**Consultations:**

Consultation Type	Consultee	Response
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection
Non Statutory	Env Health Belfast City Council	No Objection
Non Statutory	NI Transport - Hydebank	No Objection

**Representations:**

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues**

The application seeks full permission for the erection of 8no 2.5 storey dwellings fronting onto Windsor Road. The main issues to be considered in this case are:

- the principle of redevelopment for housing at this location;
- the potential impact on neighbouring amenity.

The site is located on lands zoned as housing / committed housing site. Accordingly redevelopment of the site for housing is acceptable subject to detail considerations. The site was subject to an approval for 28 apartments ref: Z/2005/1547/F which was approved in June 2006 and some construction works appear to have commenced so it is likely this permission has been implemented. One objection was received raising issues of lack of parking and traffic. No consultees have any objections. The site is within an ATC in BMAP.

The proposal has been assessed against relevant planning policies including BMAP, PPS6 addendum - ATC's, PPS7, and supplementary housing guidance DCAN8 and Creating Places. The proposal would not result in an unacceptable impact on amenity of existing residents, and taking account of extant approval is likely to have less of an impact in terms of amenity and traffic movements. On street parking is proposed, however the additional parking demands are not likely to be significant to adversely

impact on the locality.

It is recommended the application is approved subject to conditions.

#### Characteristics of the Site and Area

The site is located at Windsor Road off the Lisburn Road in south Belfast. The site has been cleared of all buildings/structures and has broadly level topography, save for a breeze block wall approximately 1.5m in height erected in the northwestern corner of the site adjacent to the public footpath/adjacent alleyway access. The site is surrounded by paladin metal fencing approximately 2m in height. To the south are 3 storey buildings which front onto the Lisburn Road which are in non-residential uses including offices and retail. There are residential uses opposite and to the side and rear of the site generally comprising typical terraced type dwellings with yard areas and alleyways beyond.

#### Planning Assessment of Policy and Other Material Considerations

This proposal is assessed against current planning legislation and policy. Of particular relevance are the following policy documents:

Regional Development Strategy (RDS);  
 Belfast Metropolitan Area Plan (BMAP);  
 PPS1;  
 PPS3, DCAN15, Parking Standards;  
 PPS6;  
 PPS7, PPS7 addendum - safeguarding character, PPS12, DCAN 8, Creating Places;

#### Consultation Responses:

Water Service - no objections subject to conditions and/or informatives;  
 Roads Service - no objections subject to conditions and/or informatives  
 Environmental Health - no objections subject to conditions and/or informatives;

#### Representations:

One representation received in summary objecting to the lack of parking provision within the site.

#### Consideration:

The site is identified as a committed housing zoning within BMAP, and also within an Area of Townscape Character (ATC). PPS1 General Principles is a material consideration, promoting good design and the protection of amenity. PPS6 addendum relates to ATC's. PPS7 refers to housing developments. PPS 7 objectives places emphasis on achieving quality residential development not only in terms of respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. It also states that in established residential areas proposals will not be permitted where unacceptable damage to local character would result. QD1 lists 9 criteria with which all proposals for residential development must conform. PPS12, DCAN 8 and Creating Places relate to

housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies LC1-3. LC1 would be relevant to the proposal.

The proposed layout comprises 8 dwelling fronting onto Windsor Road. The site is located on lands zoned as housing / committed housing site in BMAP. Accordingly redevelopment of the site for housing is acceptable subject to detail considerations. The site was subject to an approval for 28 apartments ref: Z/2005/1547/F which was approved in June 2006. Partial cavity wall structures are present on site which may indicate implementation/commencement of this approval. The residential development itself however, must be compliant with relevant planning policies including PPS6, PPS7, etc.

In relation to PPS7 QD1 criteria [a] relates to surrounding context & appropriate to the site in terms of layout, scale proportions, etc. The site is located adjacent to residential development, of terraced design. The proposed scale/height of the dwellings is 2.5 storeys and whilst is higher than existing housing, it is lower than properties fronting onto the Lisburn Road and the previously approved apartment scheme. Separation distances to properties to the rear (16m approx) would be very similar to the existing relationship between dwellings, and more than that under the previously approved application. The topography will not be significantly altered and is considered acceptable. Given the similarities to redevelopment schemes in the locality and taking account of the site history, the proposal is acceptable in terms of layout, separation distances, plot characteristics, and hard surfacing.

The design comprises a terraced block two storeys and a half in height which are common form (mostly 2 storeys) in the locality. It is also lower than that previously approved. The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios. The proposed design is acceptable and compliant with criteria [g]. The conservation officer was consulted on the submitted details and confirmed that the proposal would not adversely impact on the ATC. It is therefore compliant with PPS6 requirements in this regard.

QD1 (b) relates to landscape features. The site does not include any existing features in terms of trees or vegetation. Landscaping/planting is proposed within the grounds of the dwellings. This is acceptable given the context and taking account of neighbouring redevelopment schemes.

In relation to amenity space provision, QD1 [c] PPS7 requires the level of provision of private space to be appropriate to the surrounding context, be useable. Further guidance on amenity space is provided in Creating Places. The amount of garden space proposed falls slight short of relevant guidance, with smallest rear garden provision being approximately 35sqm. garden areas are also provided to the front. On balance, taking account of the provision within the site context, which includes a number of redevelopment housing schemes in the area, this aspect is acceptable.

Criteria [h] relates to amenity considerations. In terms of dominance, overshadowing and overlooking, I am satisfied the proposal would not have an unacceptable impact on adjacent existing dwellings due to the separation distances available - approx 16m to properties to the rear, and the alleyway around the site separating the site from

surrounding properties. Similarly, the layout would result on an unacceptable impact on amenity on prospective residents by virtue of the proposed linear layout. Aspect / outlook is provided to the public street - Windsor Road. An important consideration is the previous approval in which a 4.5 storey / stepping to three storey building which occupied almost the entire site. The current application would have a significantly less impact on amenity compared to the previous approval.

The site immediately abuts the public road network and provides level access to same. The site is located close to existing transport facilities on Lisburn Road. The proposal complies with criteria [d] & [e].

All areas of the site are subject to surveillance from the proposed dwellings and the layout is considered compliant with criteria [i] in this regard.

In relation to PPS7 addendum, whilst the proposal would increase the density of the area, the increase of 8 dwellings would not be significant in this context. The proposal would comply with the relevant space requirements listed in annex A.

In relation to traffic, access, and parking issues, Transport NI were consulted and are satisfied that on street parking provision would not impact on road safety, the access arrangements are adequate, and an unacceptable impact on traffic will not occur. This aspect is therefore considered acceptable. Reliance on on-street parking provision is common in this locality. Also of note is the previous permission which, whilst in-curtilidge parking (28 spaces) was provided, a greater amount of traffic and associated impacts would be generated. It is not considered that the parking requirement for the proposal would unacceptably impact on on-street facilities taking account of the previous permission, the Transport NI response, and close proximity to public transport facilities on the Lisburn Road which is an arterial route.

Environmental Health have no objections subject to conditions and/or informatives.

No other consultees have raised any objections to the proposal subject to conditions and/or informatives. The representation has been fully considered however following the above assessment the proposal is considered compliant with relevant policies and taking account of the site history. Approval of permission is recommended.

Neighbour Notification Checked	Yes
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Conditions/Reasons for Refusal:

- Time limit
- Landscaping – provision / replacement of in event of dying / poor condition;

Signature(s):

<b>ANNEX</b>	
<b>Date Valid</b>	18th September 2014
<b>Date First Advertised</b>	3rd October 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses)	
46 neighbours notified in accordance with legislative requirements	
<b>Date of Last Neighbour Notification</b>	3rd March 2015
<b>Date of EIA Determination</b>	n/a
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: Z/2014/1243/F            Proposal: Erection of 8No. two and a half storey terraced houses and associated site works.            Address: 2 Windsor Road, Belfast, BT9 7FQ,            Decision:            Decision Date:</p>	
<p>Ref ID: Z/2005/1547/F            Proposal: Demolition of existing buildings and erection of 28no. apartments and associated car parking.            Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ            Decision:            Decision Date: 23.06.2006</p>	
<p>Ref ID: Z/2002/0115/O            Proposal: Office development with associated site works &amp; parking facilities.            Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ            Decision:            Decision Date: 22.10.2003</p>	
<p>Ref ID: Z/2002/0114/O            Proposal: Residential development (housing associated/special needs) of 24 dwelling units with surface associated site works including basement &amp; surface level parking.            Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ            Decision:</p>	

Decision Date: 22.10.2003

Ref ID: Z/2002/0113/O

Proposal: Residential development: 20 dwelling units with surface & associated site works including basement & surface level parking.

Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ

Decision:

Decision Date: 16.10.2003

Ref ID: Z/2002/0112/O

Proposal: Mixed use scheme: offices & residential development with associated site works & parking facilities.

Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ

Decision:

Decision Date: 21.10.2003

Ref ID: Z/2000/0700/O

Proposal: Residential development with associated site works. (21 No apartments with surface and basement parking)

Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ

Decision:

Decision Date: 07.09.2000

Ref ID: Z/2000/0698/O

Proposal: Mixed use scheme - offices and residential with associated site works and parking facilities

Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ

Decision:

Decision Date: 07.09.2000

Ref ID: Z/2000/0697/O

Proposal: Office development with associated site works and parking facilities

Address: 2 Windsor Road, Malone Lower, Belfast, Northern Ireland, BT09 7FQ

Decision:

Decision Date: 07.09.2000

**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: