

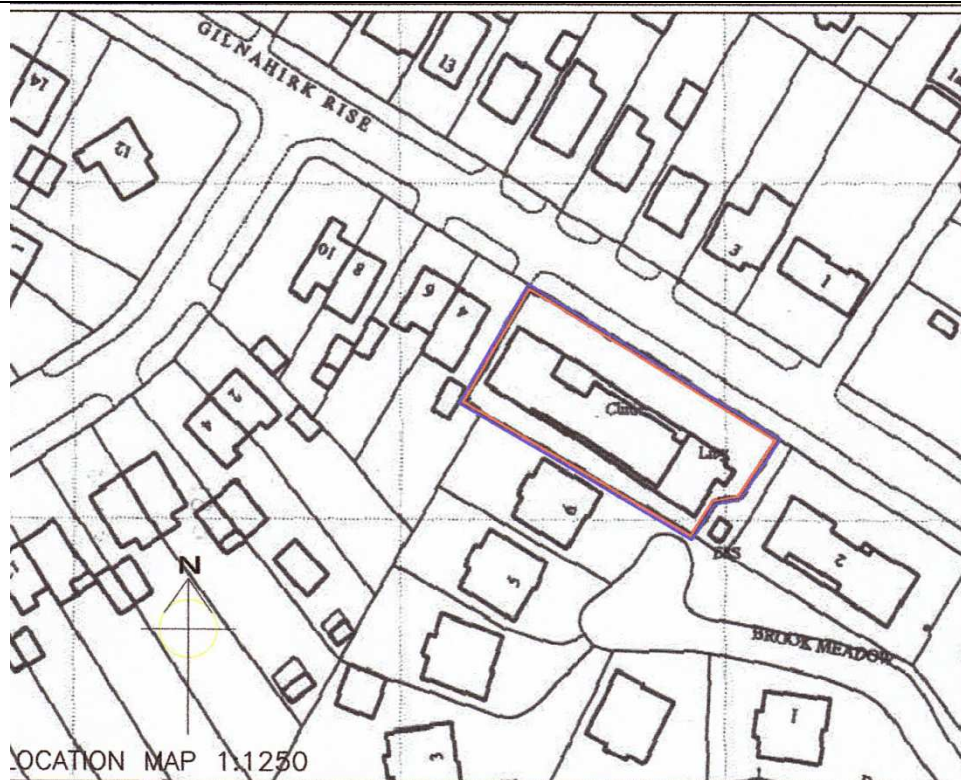
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: Y/2015/0054/F	Target Date:
Proposal: Proposed 3 x. pair of semi-detached two storey plus attic dwelling houses (total 6 houses)	Location: Lands Between 2 and 4 Gilnahirk Rise Belfast BT9 6TD
Referral Route: Committee Application as it is more than four dwellings.	
Recommendation:	Refusal
Applicant Name and Address: Deirdre Sherlock	Agent Name and Address: Rush & Company Ltd 7 Upper Malone Road Belfast BT9 6TD
<p>Executive Summary:</p> <p>The application involves the construction of six (two storey) dwellings at land between 2 and 4 Gilnahirk Rise.</p> <ul style="list-style-type: none"> • The principle of redevelopment for housing at this location; • The potential impact on neighbouring amenity, and the established residential area. <p>There are no Belfast Metropolitan Area Plan designations on the application site, therefore given the predominant residential nature of the area; the principle of housing is acceptable.</p> <p>Transport NI has deemed that the proposal is unacceptable due to parking standards. All other consultees were satisfied in principle with the proposal.</p> <p>Five representations were received, including a petition with 11 signatures. Objecting to the proposal on grounds of detriment to the character and appearance of the area and living environment for neighbouring residents.</p> <p>The scheme proposes 6 dwellings on the site which is out of character with the density and scale in the locality. It does not propose sufficient separation distances to neighbours and will result in a dominant built form which will impact on existing neighbours and result in unacceptable over looking. The scheme results in over development which results unacceptable provision of private outside space both in terms of size and quality.</p> <p>Refusal is recommended for the following reason:</p> <p>The proposal is contrary to the Department's Planning Policy Statements, PPS1 General Principles and PPS 7 Quality Residential Environments, PPS 7 (Addendum) Safeguarding the Character of Established Residential Areas, Guidance as set out in Development Control Advice Note 8 and Creating Places in that it would, if permitted, due to its inappropriate layout, form, scale and density be harmful to the local character, environmental quality and amenity of the</p>	

established residential area, and would through overdevelopment of a restricted site be harmful to the living conditions of existing residents by way of dominance and overlooking, and for prospective residents by unacceptable provision of private amenity space.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Water Management Unit	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
Non Statutory	Env Health Castlereagh Borough Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	4
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	1 Petition Received with 11 signatures

Summary of Issues

- Character and appearance of the area
- Detrimental living environment for neighbours.

1	<p>DESCRIPTION OF THE PROPOSAL</p> <p>The application involves the proposed construction of 6 dwellings - three pairs of semi-detached, two storey with attic accommodation on the site of a former community building.</p>
2	<p>CHARACTERISTICS OF SITE AND AREA</p> <p>The site is currently a vacant, single storey, former library and clinic. It is a flat site bounded by timber fencing to the rear and sides, with a metal railing fronting Gilnahirk Rise. The immediate vicinity is a predominantly residential area, with detached and semi-detached properties set within small or medium curtilages. The majority of dwellings have front and rear amenity space, are two-storey in height, and constructed from red facing brick.</p>
<p>Planning Assessment of Policy and Other Material Considerations</p>	
3	<p>SITE HISTORY</p> <p>No previous history on the site</p>
4	<p>POLICY FRAMEWORK</p> <p>Belfast Metropolitan Area Plan 2015, site is located within the development limits of Metropolitan Castlereagh (Designation MCH 01). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits</p> <p>Planning Policy Statement 1 - General Principles Planning Policy Statement 3 – Access, Movement and Parking 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>
5	<p>STATUTORY CONSULTEE RESPONSES</p> <ul style="list-style-type: none"> • NI Water – No objection subject to informatives • Roads Service – The proposal is unacceptable in its present form • NIEA Waste Management Unit – No objection in principle providing all the relevant statutory permissions for this development are obtained
6	<p>NON STATUTORY CONSULTEE RESPONSES</p> <ul style="list-style-type: none"> • Environmental Health – No objection subject to conditions and informatives
7	<p>REPRESENTATIONS</p>
7.1	<p>The application has been neighbour notified and advertised in the local press, with five letters of objection received. Two of these were duplicates, and one was a petition.</p>
7.2	<p>The following issues were raised:</p> <ul style="list-style-type: none"> • Proposal is in direct contravention of PPS 7 • Proposal does not respect the local context by plot size, height, density, amenity space, landscaping, and privacy • Proposal would lead to traffic intensification

- Proposal would be detrimental to neighbouring properties through overlooking, and overshadowing

8 ANALYSIS

8.1 There are no Belfast Metropolitan Area Plan designations on the application site, therefore given the predominant residential nature of the area, the principle of housing is acceptable.

8.2 **DENSITY** - The development fails to respect the surrounding context of the established residential area, as the plot sizes of the proposed dwellings are incompatible with other dwellings in the vicinity. The established area is characterised by small or medium sized curtilages, with detached or semi-detached units. Whilst the proposal is offering semi-detached properties, the linear nature of the site would be more appropriate to two single storey units, similar to the adjacent 2 Gilnahirk Rise, offering the lower density seen in the area. Six properties on such a restricted site would give rise to massing which is inappropriate in this area. Policy LC1 of PPS 7 Addendum stipulates that in established residential areas planning permission will only be granted for the redevelopment of existing buildings, to accommodate new housing, where all the criteria set out in Policy QD 1 of PPS 7 (not achieved as highlighted above), and (a) the proposed density is not significantly higher than that found in the established residential area. Furthermore the development is contrary to (b): in that the pattern of development is not in keeping with the overall character and environmental quality of the area.

9.3 **SEPARATION DISTANCES** - There are appropriate separation distances between existing semi-detached residences. Creating Places stipulates that in established residential areas there should be at least 10m between the rear of proposed properties and the rear boundary. The proposed scheme has a minimum of 2m at unit 1 up to a maximum of 4m at unit 6, which is significantly shorter than the required standards.

Creating Places also states a separation distance of 20 metres between the rear of neighbouring properties, and in this instance the property at 6 Brook Meadow to the rear of the proposed scheme, would be separated by less than 15m from units 5 and 6. As the proposed development is in such close proximity to the boundary of the Brook Meadow development and has a more elevated position there would be a perception of dominance for those residents.

9.4 **LANDSCAPING** - The front of the proposed properties are defined not by garden space that is consistent with the established area, but by hard surfacing which is to be used for car parking. DCAN 8 states that housing layouts should seek to maintain a clear definition between the public or civic realm of the street and private space associated with the dwelling. Front gardens, or other forms of defensible space, of even a modest size, can provide an effective buffer to the street, particularly if car parking can be accommodated on-street, thus enabling boundaries to be articulated with walls and hedges.

9.5 **AMENITY SPACE** - Provision of adequate private amenity space is an integral part of any development. In lower density areas all houses should have an area of private space behind the building. In the case of individual houses a provision of less than 40sqm is deemed to be unacceptable. The proposed development provides an approximate range from 12 to 20 sq m, which is significantly short of the requested standards. DCAN 8 states that garden sizes should be appropriate to context, and in this proposal it fails to simulate the existing residential area.

9.6	<p>EXISTING RESIDENTS - The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where new development is proposed adjacent to existing properties. The layout of the proposed development will create conflict with the property to the rear at 6 Brook Avenue in that the close proximity outlined in paragraph 9.3, would cause a detrimental living environment. The first floor and attic space which contain bedrooms would lead to overlooking into 6 Brook Avenue: to the rear from units 5 and 6, and to the front from units 1 and 2.</p>
<p>Conclusion</p>	
<p>Having regard to the policy context and other material considerations above, the proposal is considered unacceptable, and planning permission is recommended for refusal. The proposal has an inappropriate layout, form and design which would be harmful to the local character, environmental quality and residential amenity of the established residential area.</p>	
<p>Neighbour Notification Checked</p>	
<p>Yes</p>	
<p>Summary of Recommendation:</p>	
10	<p>RECOMMENDATION Refusal</p>
11	<p>REASONS FOR REFUSAL The proposal is contrary to the Department's Planning Policy Statements, PPS1 General Principles and PPS 7 Quality Residential Environments, PPS 7 (Addendum) Safeguarding the Character of Established Residential Areas, Guidance as set out in Development Control Advice Note 8 and Creating Places in that it would, if permitted, due to its inappropriate layout, form, scale and density be harmful to the local character, environmental quality and residential amenity of the established residential area, and would through overdevelopment of a restricted site be harmful to the living conditions of existing residents by way of dominance and overlooking, and for prospective residents by unacceptable provision of private amenity space.</p>

ANNEX	
Date Valid	12th February 2015
Date First Advertised	6th March 2015
Date Last Advertised	
Details of Neighbour Notification 16 Neighbouring addresses notified in accordance with legislation	
Date of Last Neighbour Notification	25th February 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History none	
Summary of Consultee Responses	
Drawing Numbers and Title 01A Proposed Plans, 28/05/15	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	
Representations from Elected Representatives: None	

