



Belfast Planning Service
Belfast City Council
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 September 2015	Item Number:
Application ID: LA04/2015/0111/F	
Proposal: Change of use from business use to dwelling (restoration of listed building)	Location: Ormiston House Hawthorden Way Belfast BT4 3JU
Referral Route: Major application – site area exceeds 1 hectare	
Recommendation:	APPROVAL
Applicant Name and Address: Peter and Ciara Boyle Argento 2nd Floor Diamond House 7-19 Royal Avenue Belfast BT1 1FB	Agent Name and Address: Consarc Conservation The Gas Office 4 Cromac Quay Ormeau Road Belfast BT7 2JD
Executive Summary: The application seeks full permission to change an existing listed building from office use to a single dwelling. The main issues to be considered in this case are: <ul style="list-style-type: none">• The principle of conversion back to a dwelling at this location;• The potential impact on a listed building;• The potential impact on neighbouring amenity and character of the area. Transport NI and NIEA have no objections to the application. 3 representations have been received raising the following issues (summarised): <ul style="list-style-type: none">- no objections/support for the change of use but concerns regarding other ongoing works within the site;	

- dispute regarding a public right of way indicated on the submitted plans;
- concerns regarding business use at the site and associated traffic;

The alleged unauthorised works and business use are outside the scope of this application and subject to separate enforcement investigations. Entitlement to rights of way is a civil land ownership matter and also outside the scope of this application, however an acceptable means of access has been demonstrated to the satisfaction of Transport NI.

The proposed site is within an ATC and a local landscape policy area (LLPA). The application is in accordance with relevant housing and access policies including PPS7 and PPS3. NIEA have no objections to the proposal and therefore there will be no detrimental impact on the listed building. Accordingly the proposal complies with Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage.

Planning gain would also result in terms of residential amenity for neighbouring properties as the proposed use as one dwelling would be significantly less intensive than the existing office use and would restore the listed building.

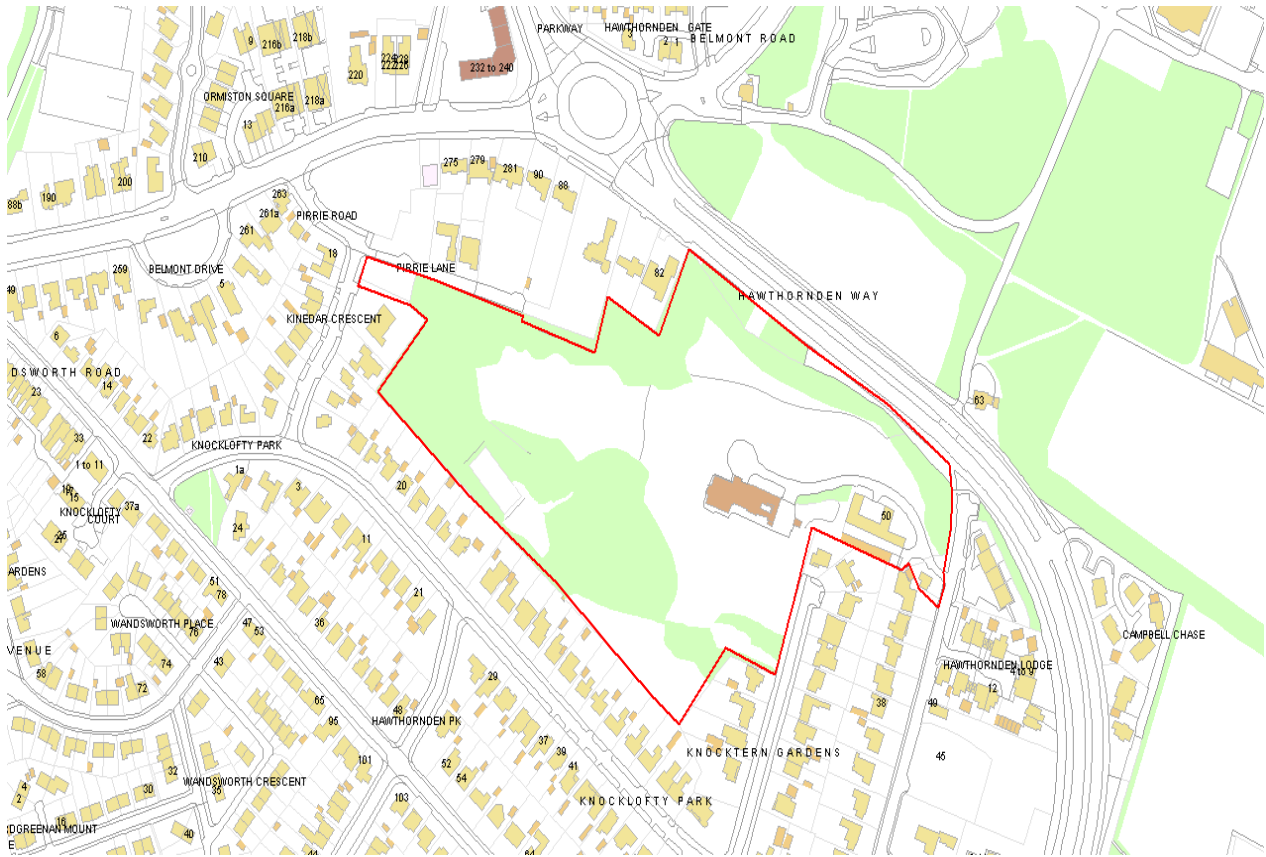
No extensions to the building are proposed. There will be no adverse impact on neighbouring amenity in terms of privacy, dominance, or overshadowing.

Approval recommended subject to appropriate conditions including the withdrawal of permitted development rights to carry out minor works, due the extensive curtilage of the site and to protect the setting of the building and trees; and retention of hard surfaced areas for parking.

Signature(s):

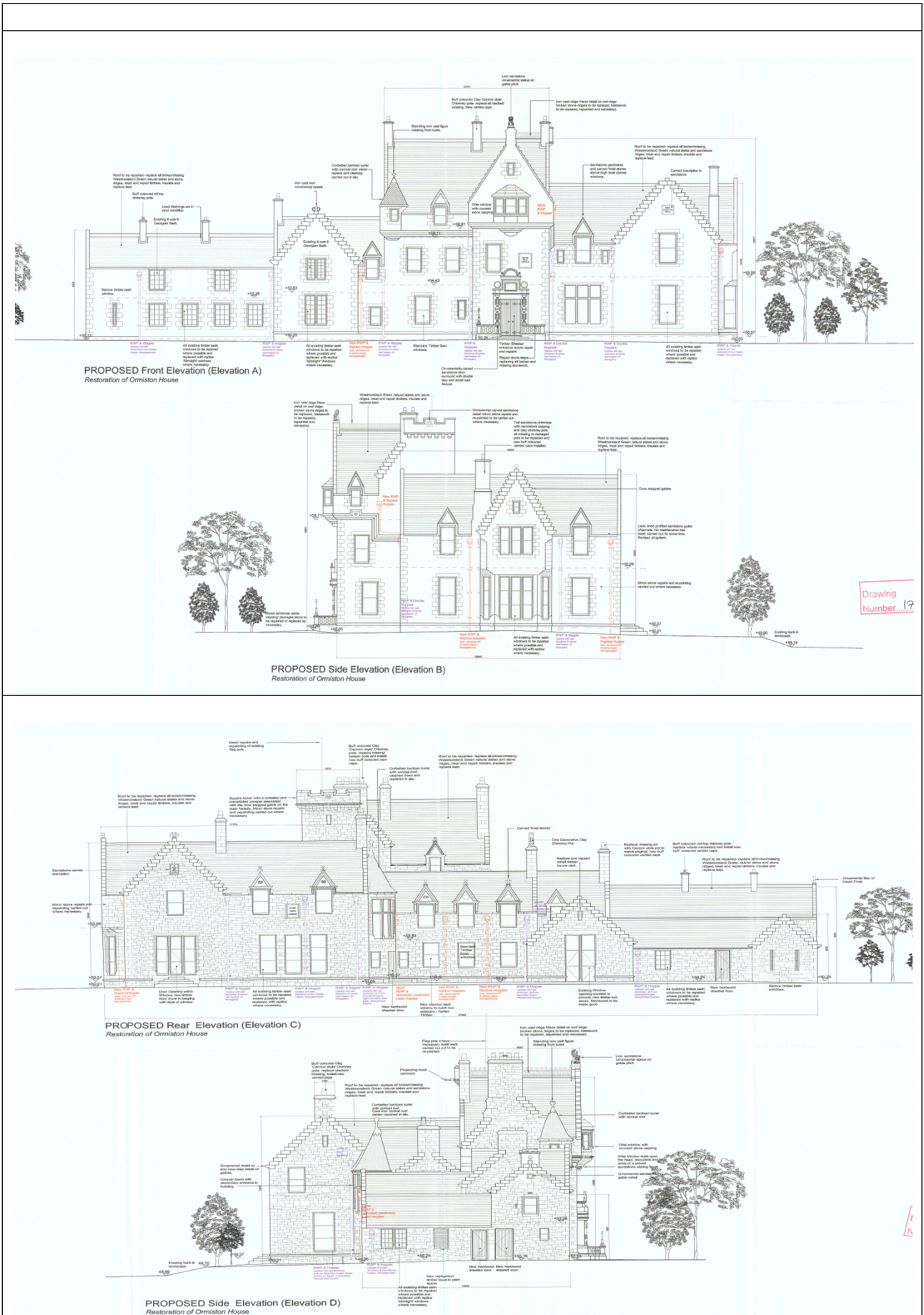
Case Officer Report

Site Location Plan



Site Layout





Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Content
Statutory	NIEA	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	3	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
1.0 Characteristics of the Site and Area		
<p>1.1 The proposed site is located at 'Ormiston House' off Hawthornden Road/Way in east Belfast. The building is listed, is two storeys in height and is located within extensive grounds comprising grassed lawns and a large number of mature trees. The building was last uses for offices. Boundary treatments comprise metal palisade fencing and mature vegetation. Topography of the site is generally level.</p>		
2.0 Planning Assessment of Policy and Other Material Considerations		
2.1 History		
<p>Z/2010/1647/F Alteration of Ormiston House, Gate House and Mews Buildings to provide 11 apartments and provision of new build block consisting of 20 No. apartments including new access to Knocktern Gardens PERMISSION GRANTED 25.06.2012</p> <p>also various approvals for minor works to previous office use.</p>		
2.2 Policies		
<p>RDS Belfast Metropolitan Area Plan 2015 Planning Policy Statement 6 - Planning, Archaeology and the Built Environment Planning Policy Statement 7 - Quality Residential Environments Planning Policy Statement 3 - Movement, Access and Parking Supplementary guidance - DCAN 8 - Housing in existing Urban Areas and Creating Places.</p>		
2.3 Representations:		
<p>3 representations have been received raising the following issues (summarised):</p> <ul style="list-style-type: none"> - no objections/support for the change of use but concerns regarding other ongoing works within the site; - dispute regarding a public right of way indicated on the submitted plans; 		

- concerns regarding business use at the site and associated traffic;

3.0 Consideration:

3.1 The proposed site is located well within the development limits identified for Belfast within BMAP and is within an ATC and a local planning policy area (LLPA). The application involves a change of use from an office to a dwelling. No extensions are proposed.

3.2 The proposal comprises conversion of a former office building to a dwelling, and comprises extensive internal alterations. The building is listed and NIEA Listed Buildings have no objections to the change of use or any alterations. I consider this determining in terms of impact on the listed building and its character - accordingly it is compliant with Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage. In addition, the building had uncomplimentary modifications for the previous office use and since has fallen into some disrepair as it has not been used for a considerable time, this proposal will restore the building which is to be welcomed.

3.3 In terms of PPS7 and associated residential policies, the proposal would have acceptable outlook and amenity space well in excess of requirements in creating places. The conversion would not adversely impact on existing residents in terms of amenity taking account of the existing use rights as an office building, and the separation distances to neighbouring properties. It is considered there would be planning gain in terms of amenity as use as a dwelling would be significantly less intensive than the existing office use. As no alterations are proposed no greater impact on neighbouring amenity in terms of overshadowing, dominance or loss of privacy will result.

PPS7 addendum - safeguarding character requires consideration, of which LC1 would be relevant to the proposal. As the proposal is for one dwelling, I do not consider that this would significantly increase the density of the area, and is sympathetic to the pattern of development as the existing layout will be unaltered.

3.4 There are a number of mature trees on site and the proposal would not impact on these due to the change of use nature of the proposal. It is therefore compliant with PPS2.

3.5 In relation to access, parking provision, and related roads issues, Transport NI have no objection to the proposal and therefore it is considered to comply with relevant policies in QD1 PPS7, PPS3, and associated documents.

3.6 Three representations have been received. The alleged unauthorised works and business use are outside the scope of this application and subject to separate enforcement investigations. Entitlement to rights of way is a civil land ownership matter and also outside the scope of this application, however an acceptable means of access has been demonstrated to the satisfaction of Transport NI.

3.7 Approval recommended subject to appropriate conditions including time limit withdrawal of permitted development rights, and retention of hardstanding areas for access and parking.

Neighbour Notification Checked	Yes
<p>Conditions/Reasons for Refusal:</p> <p>As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>Notwithstanding the provisions of Article 3 and Parts 1, and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place within the curtilage of the dwelling hereby approved, including the formation of vehicular / pedestrian accesses, without the written permission of the Council.</p> <p>Reason: To preserve the integrity and setting of the site, TPO trees, and in the interests of residential amenity.</p> <p>All hard surfaced areas indicated on the approved drawing no. 11 bearing the date stamp of 26 March 2015 shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the dwelling hereby permitted and shall be permanently retained.</p> <p>Reason: To ensure adequate incurtilage parking in the interests of road safety and the convenience of road users.</p>	
Signature(s)	
Date:	

ANNEX	
Date Valid	26th March 2015
Date First Advertised	8th May 2015
Date Last Advertised	N/A
Details of Neighbour Notification	
<p>59 neighbour notification letters issued – 3 representations received</p> <p>The Owner/Occupier, 1 Hawthornden Road Woodlands Court</p> <p>The Owner/Occupier, 1 Pirrie Lane Ballycloghan Belfast Pamela Wood 1, Pirrie Lane, Belfast, Down, Northern Ireland, BT4 3NP Pamela Wood 1, Pirrie Lane, Belfast, Down, Northern Ireland, BT4 3NP</p> <p>The Owner/Occupier, 10 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 11 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 13 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 14 Knocklofty Park Strandtown Belfast</p> <p>The Owner/Occupier, 15 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 16 Kinedar Crescent, Belfast, BT4 3JU</p> <p>The Owner/Occupier, 16 Knocklofty Park Strandtown Belfast</p> <p>The Owner/Occupier, 17 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 18 Kinedar Crescent Strandtown Belfast</p> <p>The Owner/Occupier, 18 Knocklofty Park Strandtown Belfast</p> <p>The Owner/Occupier, 19 Knocktern Gardens Ballycloghan Belfast</p> <p>The Owner/Occupier, 2 Hawthornden Road Woodlands Court</p> <p>The Owner/Occupier, 2 Pirrie Lane Ballycloghan Belfast Ken Sterrett 2, Pirrie Lane, Belfast, Down, Northern Ireland, BT4 3NP Andrew Jordan</p>	

2, Pirrie Lane, Belfast, Down, Northern Ireland, BT4 3NP
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Andrew Jordan
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The Owner/Occupier,
20 Knocklofty Park Strandtown Belfast
The Owner/Occupier,
21 Knocktern Gardens Ballycloghan Belfast
The Owner/Occupier,
22 Knocklofty Park,Strandtown,Belfast,Down,BT4 3NA,
The Owner/Occupier,
24 Knocklofty Park Strandtown Belfast
The Owner/Occupier,
26 Knocklofty Park Strandtown Belfast
The Owner/Occupier,
28 Knocklofty Park Strandtown Belfast
The Owner/Occupier,
281 Hawthornden Way,Ballycloghan,Belfast,Down,BT4 3LA,
The Owner/Occupier,
3 Hawthornden Road Woodlands Court
The Owner/Occupier,
3 Kinedar Crescent, Belfast, BT4 3JU
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30 Knocklofty Park Strandtown Belfast
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38 Knocklofty Park Strandtown Belfast
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4 Hawthornden Road Woodlands Court
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4 Knocktern Gardens Ballycloghan Belfast
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4 Pirrie Road,Ballycloghan,Belfast,Down,BT4 3NP,
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40 Knocklofty Park Ballycloghan Belfast
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42 Knocklofty Park Ballycloghan Belfast
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44 Knocklofty Park Ballycloghan Belfast
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46 Hawthornden Road,Ballycloghan,Belfast,Down,BT4 3LA,
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46 Knocklofty Park Ballycloghan Belfast
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48 Knocklofty Park Ballycloghan Belfast
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 82 Hawthornden Way Ballycloghan Belfast
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 84 Hawthornden Way Ballycloghan Belfast
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 86 Hawthornden Way Ballycloghan Belfast
 The Owner/Occupier,
 88 Hawthornden Way Ballycloghan Belfast
 The Owner/Occupier,
 9 Knocktern Gardens Ballycloghan Belfast
 The Owner/Occupier,
 90 Hawthornden Way Ballycloghan Belfast
 The Owner/Occupier,
 Pirrie House 2 Pirrie Road Strandtown

Date of Last Neighbour Notification

14th May 2015

ES Requested

No

Representations from Elected Representatives:

None

Notification to Department (if relevant): N/A

Date of Notification to Department:
 Response of Department: