

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 January 2016	
Application ID: LA04/2015/1516/F	
Proposal: Proposed change of use from existing dwelling with single occupancy to a house of multiple occupation	Location: 147 Templemore Avenue Belfast BT5 4FQ
Referral Route: House of Multiple Occupation	
Recommendation:	Approval
Applicant Name and Address: North Endeavor Ltd Apartment 10.2 47 Queens Square Belfast BT1 3FG	Agent Name and Address: Premier Building Design Ltd 1st Floor Unit 3 27 Wallace Avenue Lisburn BT27 4AE
<p>Executive Summary:</p> <p>The application seeks permission for a proposed change of use from existing dwelling with single occupancy to a house of multiple occupation.</p> <p>Area Plan</p> <p>The site falls within Area of Townscape Character BT57 Templemore Avenue</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> • If the proposal complies with the Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015 • If the proposal complies with Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas <p>The proposal conforms to the area plan zoning and planning policy. The proposed HMO is considered acceptable as the site falls within a HMO Policy Node</p> <p>No consultations were necessary.</p> <p>It is recommended that the application is approved.</p>	

Case Officer Report

Site Location Plan

**Characteristics of the Site and Area**

1.0	Description of Proposed Development The proposal is for a change of use from a single occupancy dwelling to a house of multiple occupation (HMO).
2.0	Description of Site The site is located at no.147 Templemore Avenue in east Belfast. It consists of a 3-storey mid terrace townhouse with a small enclosed yard to the rear of the property.

Planning Assessment of Policy and other Material Considerations

3.0	Site History LA04/2015/0622/F - 147 Templemore Avenue - Proposed change of use from existing dwelling to 3no apartments - CONSULTATION(S) ISSUED
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015

	Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015 Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas
5.0	Statutory Consultee Responses
	None
6.0	Non Statutory Consultee Responses
6.1	None
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	Site History LA04/2015/0622/F - 147 Templemore Avenue - Proposed change of use from existing dwelling to 3no apartments - CONSULTATION(S) ISSUED
9.2	Consultations - none
9.3	BMAP 2015 The site is located within the development limits for Belfast and within an Area of Townscape Character (BT57 - Templemore Avenue) as designated in BMAP 2015.
9.4	The proposal is for a change of use of a 3-storey mid terrace townhouse from a single occupancy dwelling to a house of multiple occupation (HMO). It falls within an Area of Townscape Character (BT057) but no extensions or alterations to the external facade are proposed other than repair to existing defective areas (roof and windows). Access will be via the existing front door. On the ground floor there is to be a lounge, a kitchen and one front bedroom. The first floor has bedrooms 2 & 3 with a rear bathroom. The second floor is to have bedrooms 4 & 5 and another rear bathroom.
9.5	The proposal falls to be assessed against the policies in the Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015. The site is located within a HMO Development Node (HMO 4/05 – Castlereagh Street/Templemore Avenue). Policy HMO 3 – HMO Development Nodes - states: “Along the frontages of designated HMO Development Nodes planning permission for HMOs will be granted, providing it does not include HMO development at ground floor level within a designated commercial node or shopping area”. Policy HMO 3 is designed to accommodate the need and demand for HMO accommodation and direct it to areas where it can contribute to regeneration. The site does not fall within a commercial/shopping designation in BMAP 2015. The proposal complies with Policy HMO3.
9.6	The site is also assessed against Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas, specifically Policy LC2 – The Conversion or Change of Use of Existing Buildings to Flats or Apartments. It states : “Planning permission will only be granted for the conversion or change of use of existing buildings to flats or apartments (including those for multiple occupancy) where all the criteria set out in Policy QD1 of PPS 7, and all the additional criteria set out below are

	met.”
	<ul style="list-style-type: none"> a) there is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area; [this proposal does not involve any change to the external facade and will therefore not adversely affect the local character of the area]. b) the proposal maintains or enhances the form, character and architectural features, design and setting of the existing building; [in this case the form, character and architectural features, design and setting of the existing building are to be maintained]. c) No 147 Templemore Avenue is greater than 150 square metres gross internal floorspace.
9.7	No objections to the proposal were received.
9.8	It is recommended that the application is approved.
10.0	Summary of Recommendation: Approval
11.0	Conditions:
11.1	1. Time limits for commencement.
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected members: N/A

ANNEX	
Date Valid	02 December 2015
Date First Advertised	15 December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier 145 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier 96 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FW, The Owner/Occupier 98A Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4GR, First Presbyterian Church Ballymacarrett 1 Paulett Avenue Belfast BT5 4HD The Owner/Occupier Flat 1, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier Flat 2, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier Flat 3, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier Flat 4, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier Flat 5, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ, The Owner/Occupier Flat 6, 149 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FQ,</p>	
Date of Last Neighbour Notification	10 December 2015
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
<p>01 – Site plan 02 – Elevations and floor plans</p>	