

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 23 February 2016	
Application ID: LA04/2015/0756/F	
Proposal: New build development consisting of 8 semi-detached houses and 1 No. detached bungalow	Location: 24-54 Fortwilliam Parade Belfast BT15 3LT
Referral Route: Proposal is greater than 5 dwellings	
Recommendation:	Approval
Applicant Name and Address: Choice Housing Ireland Limited Leslie Morrell House 37-41 May Street Belfast BT1 4DN	Agent Name and Address: Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU
Executive Summary:	
<p>This application seeks full planning permission for the construction of 8 No. semi-detached houses and 1 No. detached bungalow.</p> <p>The Development Plan (BMAP) identifies the site as being within the Development Limits of Belfast. The site is located within land zoned for Housing at Skegoneill Avenue and Fortwilliam Parade (NB 04/20)</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> ● Principle of residential use on the site ● Road safety ● Visual amenity <p>The proposal is assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 12: Housing in Settlements. The proposal complies with these policies.</p> <p>No representations were received.</p> <p>Consultees raised no objections.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



License / Permit Number: 630

Plan Number:

Harry Rolston Architect Limited

49 Lisleen Road, Belfast, BT5 7SU.
Telephone: 028 9044 9814 Facsimile: 028 9044 9638 Email: info@rolstonarchitects.com

PROPOSED RESIDENTIAL DEVELOPMENT ON EXISTING LAND AND PROPERTY
AT NOS. 24-54, FORTWILLIAM PARADE, SKEGONEILL AVENUE, BELFAST, BT15 3LT.
FOR CHOICE HOUSING IRELAND LIMITED.
PROJECT NUMBER: 15.801. SCALE: 1/1250@A4. 28 JUL 2015 21.APR'15/HR.

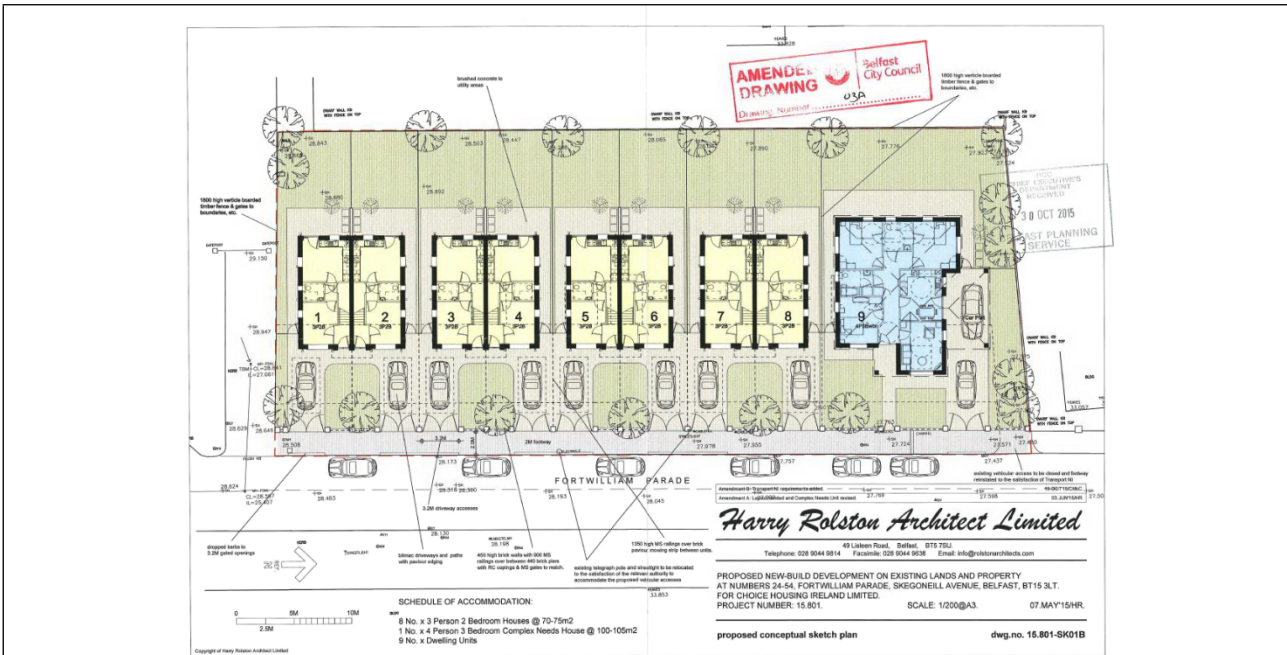
site location plan

Drawing

Number... 1



Belfast City Council
dwg.no. 15.801 01



Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	NI Water - Multi Units West - Planning Consultations	Error
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	NI Transport - Hydebank	Content
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	
Characteristics of the Site and Area		
1.0	Description of Proposed Development New build development consisting of 8 No. semi-detached houses and 1 No. detached bungalow	
2.0	Description of Site The site is located on Fortwilliam Parade on a cleared site. Nos 24 – 54 previously were sited here which were a row of 16 red brick terrace dwellings. Belfast Metropolitan Area Plan 2015 defines the site as within land zoned for housing (NB 04/20). The existing site is a vacant plot of land which is surrounded by residential development. The site is undefined to the south and	

	<p>east (roadside). There are timber board fences to west and north which are to the rear of properties on Queen Victoria Gardens and Fortwilliam Parade respectively. There is no vegetation on the site and the site is relatively level. The existing properties in the area are a mixture of detached and semi-detached two storey dwellings finished in red brick. There are flats also to the south of the site.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Site History There is no relevant site history on the site itself. There is planning history to the west of the site under Z/2012/0955/F for "Erection of 22 no dwellings to provide new social housing" on Queen Victoria Gardens. This was granted approval on 13/03/13 and has been constructed.</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p>
	<p>4.1.1 Land zoned for Housing at Skegoneill Avenue and Fortwilliam Parade (NB 04/20)</p>
4.2	<p>4.2 Strategic Planning Policy Statement (SPPS) 4.2.1 Good design paras 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 Policy AMP 1: Creating an Accessible Environment 4.3.1 Policy AMP 2: Access to Public Roads 4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments 4.4.1 Policy QD 1: Quality in New Residential Development 4.5 Planning Policy Statement (PPS) 7 Addendum: Safeguarding the Character of Established Residential Areas 4.5.1 Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity 4.6 Planning Policy Statement (PPS) 12: Housing in Settlements 4.6.1 Planning Control Principle 2: Good Design 4.6.2 Policy HS 4: House Types and Size</p>
5.0	<p>Assessment 5.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is within NB 02/40 (land at Skegoneill Avenue and Fortwilliam Parade) which is land zoned for housing. The proposal is for a development consisting of 8 No. semi-detached houses and 1 No. detached bungalow. 5.2 The key issues are (a) Principle of residential use on the site (b) Road safety (c) Design and layout 5.3 The proposal makes use of the full site and proposes 8 two storey semi</p>

detached dwellings and 1 single storey detached dwelling. The site is within land zoned for housing in BMAP 2015 and therefore the principle of residential use is acceptable.

5.4 The proposed accesses do not prejudice road safety nor inconvenience the flow of traffic. Transport NI has no objections to the proposal subject to conditions. Each proposed dwelling displays its own vehicular access onto Fortwilliam Parade with in cartilage parking. This arrangement is similar to the recently built semi-detached and detached dwellings in the area. The existing terrace dwellings on the opposite side of the street along Fortwilliam Parade do not have individual vehicular accesses. It is considered the proposal complies with AMP 1 and AMP 2 of PPS 3 and DCAN 15.

5.5 With respect to QD 1 of PPS 7:

(a) The proposed semi-detached dwellings are two storey with 1 parking space each to the front, whereas the detached dwelling displays parking for 2 cars. They display individual gardens to the rear and are of a traditional design. The proposal is in keeping with the context/character of the area. The semi detached dwellings are 8.7m from finished floor level to ridge height with pitched roofs which is acceptable for the area. The detached dwelling is 5.9m from finished floor level to the ridge which is also acceptable and displays a hipped roof. Although the hipped roof is not characteristic of the area it does not detract from the area visually. The parking spaces provided are located to the front of the proposed dwellings which is characteristic of other dwellings with parking in the area. The proposed single storey detached dwelling is also of a traditional design with front projection and car port to the side. Bin storage is to the rear. The rear gardens range in size from approximately 39.4 sqm – 43.5 sqm, each with 10.6 sqm of utility area, for the semi detached dwellings. The rear garden for the single storey detached dwelling measures 86.5 sqm with 31 sqm of utility area approximately. The amenity space is acceptable.

(b) There are no features of archaeological and built heritage importance to be protected. Similarly there is no vegetation or landscape features on the site.

(c) A landscaping plan has been submitted and proposes native planting which is acceptable. Evergreen hedging is proposed to the rear of the front boundary walls which will aid in softening the visual impact of the development and add to the quality of the environment.

(d) The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) Criteria (e) stipulates that a movement pattern is provided that supports walking and cycling. The site is road side and given its small nature, paths for walking and cycling are not required.

(f) Each semi detached dwelling (2 bedroom) displays parking for one vehicle and the detached dwelling (3 bedroom) displays parking for two vehicles. This falls short of the suggested number of parking spaces for these dwelling types in Parking Standards however the site is adjacent to Skegoneill Avenue which has

a number of Translink bus routes to and from the city centre. The site is also for social housing therefore the level of car ownership is likely to be lower. Transport Ni was consulted and raised no objections to the level of parking provision.

(g) Criteria (g) states that the design of the development must draw upon the best local traditions of form, materials and detailing. The proposed external materials are a mix of red multi clay bricks and rendered blockwork to external walls, with a blue/black concrete tile to the roof. These are acceptable for the area. The proposed treatment for the southern boundary is a 1.8m high vertical boarded timber fence, which is the same as the boundaries internally between dwellings. The eastern boundary will be defined by 0.45m high brick walls with railings between pillars which is acceptable. The design of the dwellings is considered acceptable.

(h) The proposal backs onto residential dwellings. There is approximately 9 metres separation from the backs of the proposed dwellings to the western boundary. Given the context of location and density in the area, it is considered that the separation distance is acceptable. Creating Places advises in low-density green field developments, good practice indicates that a separation distance of around 20m or greater between the opposing rear first floor windows of new houses is generally acceptable. However this site is located in a high density urban area and given its context the separation distance of 16m is considered comparable to surrounding areas and therefore acceptable. It is considered that first floor gable bedroom windows in the semi-detached dwellings should be fitted with obscure glazing to avoid direct overlooking into neighbouring properties. These windows are secondary windows with the main source of light coming from windows in the rear elevation of the semi-detached properties. There are no issues of overshadowing, loss of light or noise.

(i) there appear to be no particular issues for concern for crime or personal safety. There is an existing walkway along the south of the site, however this is outside the boundary of the site.

5.6 The pattern of development is in keeping with the overall character & environmental quality of the existing area and all dwellings units are built to a size between 70-75 square metres for a 2 bedroom 3 person two storey unit (73.8 sqm) and between 75-80 sqm for a 3 bedroom 4 person single storey unit (104 sqm). These are acceptable as per space standards listed in Annex A of Addendum to PPS 7.

5.7 The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design, layout and landscaping as previously considered in the report through assessment of QD 1 of PPS 7; LC 1 of PPS 7 (Addendum) and Creating Places.

5.8 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

5.9 The proposal is considered to be in compliance with the development plan.

	5.10 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
6.0	Summary of Recommendation: Approval
7.0	<p>Conditions</p> <p>1. 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>2. The development hereby permitted shall not be occupied until the vehicular accesses have been constructed in accordance with Drawing No.03A bearing the date stamp 30th October 2015.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>3. Any existing street furniture within the extent of the proposed vehicular accesses shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>4. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of TransportNI.</p> <p>Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.</p> <p>5. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No.03A bearing the date stamp 30th October 2015 to provide for parking within the curtilage of each site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure adequate provision has been made for parking within the curtilage of each site.</p> <p>6. The development hereby permitted shall not be commenced until the legislative procedures associated with the abandonment of land currently under the control of the Department of Regional Development have been successfully completed.</p>

Reason: To ensure that the land required for development is available

7. The proposed windows labelled A and B on drawing No 04, date stamped 28 July 2015, and C and D on drawing no 06, date stamped 15 February 2016 shall be fitted with obscure glazing. These windows shall be permanently retained and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Council.

Reason: In the interests of amenity.

8. The proposed planting, as indicated on Drawing No 07, date stamped 15 February 2016, shall be undertaken during the first available planting season after the occupation of the dwellings hereby approved.

Reason: In the interest of visual amenity

9. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

ANNEX	
Date Valid	28th July 2015
Date First Advertised	14th August 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 17 Fortwilliam Parade, Skegoneill, Belfast, Antrim, BT15 3LT, The Owner/Occupier, 19 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 21 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 23 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 23 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 25 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 27 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 27 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 29 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 31 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 33 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 33 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 35 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 35 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 37 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 37 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 39 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 39 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 41 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 41 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 43 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 43 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 45 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 45 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 47 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 47 Queen Victoria Gardens Skegoneill Belfast The Owner/Occupier, 49 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 51 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 53 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 55 Fortwilliam Parade, Skegoneill, Belfast, Antrim, BT15 3LT, The Owner/Occupier, 56 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 57 Fortwilliam Parade, Skegoneill, Belfast, Antrim The Owner/Occupier, 58 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 6 Queen Victoria Gardens, Skegoneill, Belfast, Antrim, BT15 3LW, The Owner/Occupier, 60 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 62 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 64 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 66 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 68 Fortwilliam Parade Skegoneill Belfast The Owner/Occupier, 8 Queen Victoria Gardens, Skegoneill, Belfast, Antrim, BT15 3LW,</p>	

<p>The Owner/Occupier, Flat 1 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 2 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 3 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 4 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 5 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 6 22 Fortwilliam Parade Skegoneill The Owner/Occupier, Flat 7,22 Fortwilliam Parade,Skegoneill,Belfast,Antrim,BT15 3LT, The Owner/Occupier, Flat 8,22 Fortwilliam Parade,Skegoneill,Belfast,Antrim,BT15 3LT, The Owner/Occupier, Flat 9,22 Fortwilliam Parade,Skegoneill,Belfast,Antrim,BT15 3LT,</p>	
Date of Last Neighbour Notification	3rd November 2015
Date of EIA Determination	
ES Requested	No
<p>Planning History</p> <p>Ref ID: Z/2012/0955/F Proposal: Erection of 22 no dwellings to provide new social housing. Address: Queen Victoria Gardens, Belfast, BT15 3LW, Decision: PG Decision Date: 13.03.2013</p>	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Not Required Response of Department: N/A</p>	