

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 March 2016	
Application ID: LA04/2015/0046/F	
Proposal: External alterations and extension to the existing building and reconfiguration of internal layout to provide 8 No. apartments. Modifications and adaptation to existing outbuilding to provide 2 apartments with associated site works.	Location: 26 Sans Souci Park Malone Lower Belfast BT9 5BZ
Referral Route: Application greater than 4 dwellings	
Recommendation:	Approval
Applicant Name and Address: Beechview Developments C/O TSA Planning	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
Executive Summary: <p>The application seeks full planning permission for alterations and extension to existing building at 26 San Souci with internal reconfiguration to provide 8 apartments (no increase from original building). The proposal also involves the conversion of an existing outbuilding to the rear with associated demolition of single storey element and erection of two storey extension to provide 2 additional apartments. Additional car parking and associated site works are also involved.</p> <p>Area Plan The site is located within the Malone Conservation Area and the building at No 26 San Souci is listed.</p> <p>The main issue in this case is:</p> <ul style="list-style-type: none"> • the principle of additional apartment units at this location • the impact of the works proposed on the existing building • the impact of the site works in the Conservation Area • the impact of the reconfiguration and extension on adjacent residential properties. <p>The proposal is assessed against the Development Plan(BMAP 2015), the Strategic Planning Policy Statement for NI (SPPS) , PPS 3 – Access Movement and Layout, PPS 6 – Planning, Archaeology and Built Heritage , PPS 7 – Quality Residential Environments and Addendum to PPS 7 – Safeguarding the Character of Established Residential Areas.</p> <p>The internal reconfiguration and extensions to the main block at NO 26 do not result in an increased number of units however the reconfiguration has resulted in the creation of more appropriately sized one and two bed apartments. The extension and alterations to the building are not considered to impact on adjacent residential amenity and the works are acceptable to NIEA - Historic Buildings. The residential amenity of existing and proposed residents is considered in relation to the conversion of the rear outbuilding to provide 2 additional apartments</p>	

and is considered compliant with policy

The formal laying out of 10 parking spaces – one for each apartment is considered satisfactory and acceptable to Transport NI.

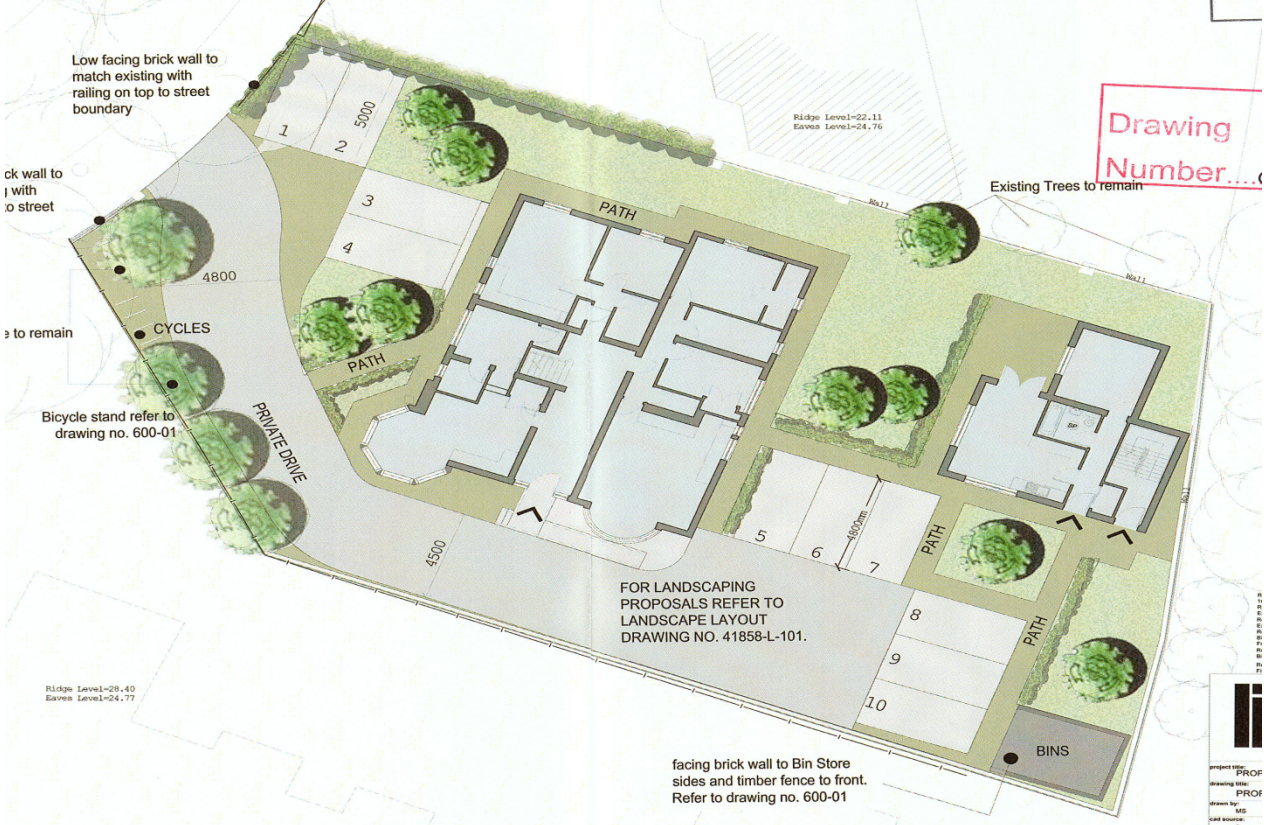
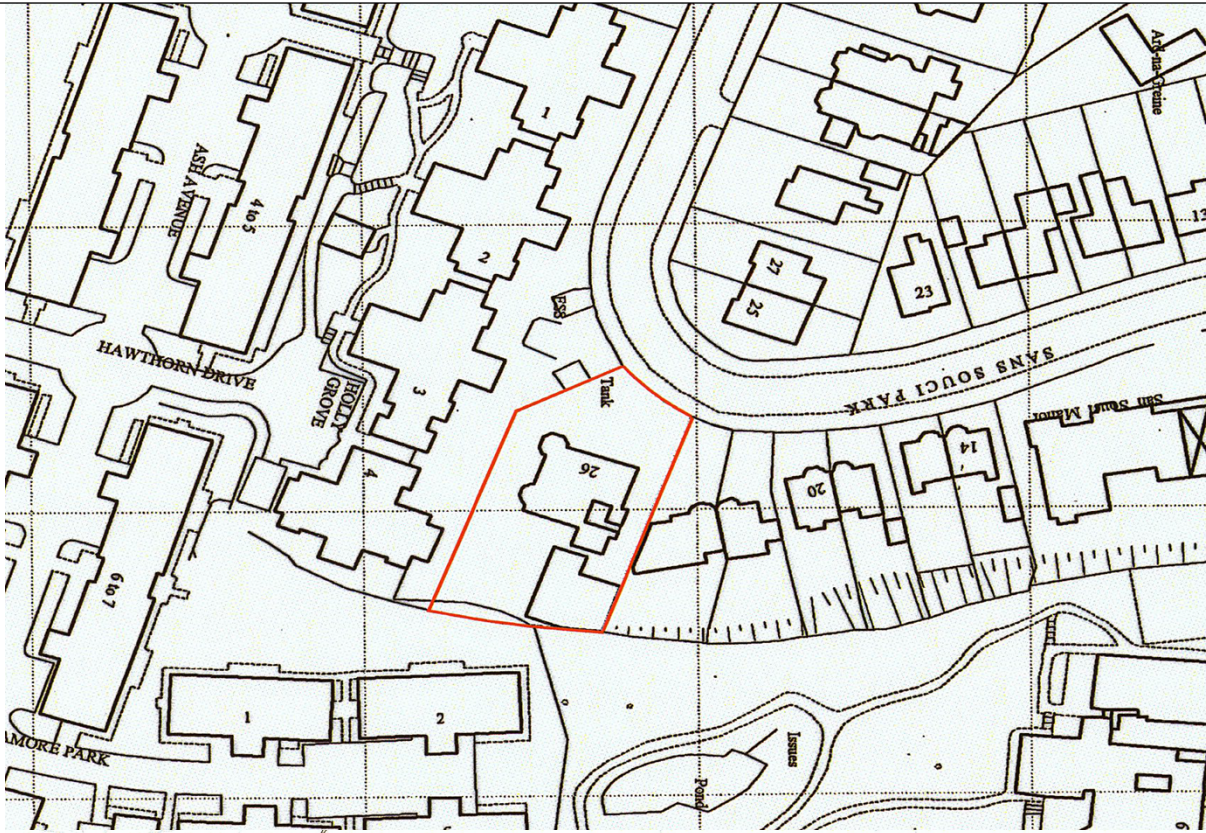
12 letters of objections have been received. Some objectors welcomed improvement works to the building

All consultees responded with no objections

It is recommended that the application is approved subject to condition as set out in the report.

Case Officer Report

Site Location Plan



PROJECT: PROF
 DRAWING TITLE: PROF
 DRAWN BY: MS
 CHECKED BY: MS

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The application seeks full planning permission for alterations and extension to existing building at 26 San Souci with internal reconfiguration to provide 8 apartments (no increase from original building). The proposal also involves the conversion of an existing outbuilding to the rear with associated demolition of single storey element and erection of two storey extension to provide 2 additional apartments. Additional car parking and associated site works are also involved.</p>
2.0	<p>Description of Site</p> <p>The site forms a larger than average plot of land off Sans Souci Park. It is corner site and is visually discreet from the immediate surroundings by virtue of the mature trees along its boundaries. It is presently occupied by a two and a half storey, detached period style building and a hipped roof one and half storey outbuilding set to the rear. The building is a Grade 2 listed building of special architectural and historic interest as set out in Section 80 and is protected under the Planning Act (NI) 2011. The existing building has already been subdivided to provide 8 No. apartments across its three floor levels.</p> <p>The proposal falls within the Malone Conservation Area - Sub Area I: Lennoxvale / San Souci. The natural character of Sans Souci Park is ascribed by a unique, horseshoe-shaped street with sloping topography. The streetscene is attractively framed with mature hedge boundaries and traditionally-kerbed granite pavements. The entire park is generously lined with mature street planting, mostly deciduous.</p> <p>The existing building is a generally three bay, two storey dwelling faced in red brick (in English Garden wall bond) with a pitched slated roof. It is 'gable onto the road' in that the side gable addresses the public realm. The property is an Edwardian freestyle composition (with Arts and Crafts influenced motifs) – it was designed in 1910 by James Hanna for Acheson Glendinning. An outbuilding occurs to the rear – two storey in red brick with exposed rafters at eaves – a later addition in sheeted timber and metal occurs to the north of this. The outbuilding appears to have been left redundant and is falling in disrepair.</p> <p>The site is bounded to the rear by a group of mature trees. The southern boundary consists of a wooden fence approx 1 m in height. This provides limited screening between the property and Queens Elms. The street boundary consists of palisade fencing and a number of important trees. A boundary wall approx 2m in height separates the site from no. 24 San Souci Park along with some hedging and trees.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>No specific site history.</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001).</p> <p>POLICY BT 024 Conservation Area: Malone</p> <p>SPPS-the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to</p>

	<p>the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. Amenity and design considerations are also important aspects which should be considered under this statement</p> <p>Planning Policy Statement 3 – Access, Movement and Parking Planning Policy Statement 6 – Planning, Archaeology and the Built Environment 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>		
5.0	Statutory Consultee Responses		
	Consultation Type	Consultee	Response
	Statutory	NI Transport - Hydebank	Content
	Statutory	NIEA	Substantive Response Received
6.0	Non Statutory Consultee Responses		
	Non Statutory	Env Health Belfast City Council	Substantive Response Received
	Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
	Non Statutory (Internal)	Conservation Area Officer	No Objections
	Non Statutory (Internal)	Tree Officer	No Objections
7.0	Representations		
7.1	<p>12 letters of objection have been submitted to the Council and they include an array of concerns with the proposal. One individual was in overall support of the proposal though they did list a concern linked to traffic and parking.</p> <p>Concerns raised throughout the objections submitted include:</p> <ul style="list-style-type: none"> -Concerns relating to the proposed extension of the house and the construction of a new apartment on the site as part of the current outbuilding. -The potential impact the development would have on the character of the listed building and on the character of the area. - The intensification of the site. -Potential traffic, car parking issues, materials to be used on the proposal and the effect of the proposal on the character of the area. - Removal of hedgerows, the addition of a balcony, impact on privacy to No. 24 -Lack of runoff drainage on the site. <p>A 12 page objection letter was received from a local residents group. The group titled the Sans Souci Residents Association have made representations objecting to the proposal LA04/2015/0046/F and LA04/2015/0051/LBC.</p>		

	<p>They have objected on the grounds that the proposed development will adversely impact on the setting of the listed building. They have raised concerns regarding cramming, amenity space issues litter, parking and traffic congestion. They have stated that the proposal does not comply with planning policy with reference to PPS 6 BH8, BH 11 and BH 12.</p> <p>Under Policy BH 8 they have claimed that the proposal will damage the distinctive character and design integrity of the listed building and that the works proposed do not make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building and the architectural details (e.g. doors, gutters, windows) do not match and are not in keeping with the building. They have questioned duties of the Department (sic) under this policy and correspondence between NIEA HBU and the council regarding the scheme.</p> <p>They argue that the proposal is contrary to Policy BH 11 Development affecting the Setting of a Listed Building: Significant Historic and Contextual Interest in that the following criteria have not been met; the detailed design respects the listed building in terms of scale, height, massing and alignment; the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and the nature of the use proposed respects the character of the setting of the building.</p> <p>Issues regarding compliance with policy BH 12 New Development in a Conservation Area have been raised. They argue that the proposed development will damage the character, space and amenity of the San Souci residential area. It is claimed that the proposed development will not preserve nor enhance the Malone Conservation Area. In terms of density, massing, character, cramming, and loss of open space, it is contrary to the Design Guide for the Malone Conservation Area.</p> <p>The importance of accurate site boundaries is touched on in section 5 of their objection. The high risk of damage to crown, trunk and roots of mature street trees, which are irreplaceable, and a call for protection of important trees is raised in section 6.</p> <p>Transport NI, Historic Buildings Unit and the Council’s Conservation officer has commented on the application. As a whole they have no objections to the proposal. The consensus is that the proposal will not affect the setting of the listed building or the conservation area. Standards regarding car parking, amenity space and housing density are acceptable. These points are expanded on throughout the analysis section.</p>
8.0	Other Material Considerations
8.1	Creating Places DCAN 8 – Housing in Urban Areas DCAN 15 – Vehicular Access Standards
9.0	Assessment

9.1	<p>Site History</p> <p>The key issues in the assessment of this application include:</p> <ul style="list-style-type: none"> • The principle of residential development at this location • The principle of the extension and alteration to the listed building • The impact on the character of the Conservation Area. • The impact of the extension on adjacent residential properties • The principle of 2 additional units to the rear • Access and Parking •
9.2	<p>Principle of residential development</p> <p>The proposed development is located within the settlement development limit of Belfast, and is in adherence with Policy SETT 2 as it is sensitive to the size and character of the settlement in terms of scale, form, design and use of materials. The dominant land use within this area of the city is residential and the previous use of the site was as 8 No apartments. The residential use of the site is therefore acceptable. The proposed density is not significantly higher than that found in the established residential area, as there is a mixture of densities present in the area. The pattern of development is in keeping with the overall character and environmental quality of the established residential area, and the scheme promotes a sustainable form of development by facilitating a high degree of integration with centres of employment, community services and public transport.</p>
9.3	<p>Principle of extension and alterations to listed building</p> <p>The proposal seeks internal reconfiguration of the property with a two storey flat roofed extension with balcony to the rear and an increased roof dormer to the side.</p> <p>NIEA – Historic Buildings Unit is content with the proposal without the necessity of conditions, and the Conservation Area officer is also satisfied. The material to be used in the extension match existing and the proposal will revitalise a listed building which has suffered neglect in recent years. The essence of the listed building is retained and proposed works are sympathetic to the host building. IT is therefore considered compliant with Policy BH 8 of PPS 6. The proposed conversion of the outbuilding to the rear represents planning gain by bringing back into use a building which makes a positive contribution to the character of the conservation area. The demolition of the corrugated metal extension to this building is welcomed and the extension is considered acceptable as it is subordinate to the host building. This element of the scheme is also considered to meet the policy test set out in BH 8.</p> <p>The applicant has clarified that the existing windows are to be retained which is in accordance with the comments from the conservation officer</p>
9.4	<p>The impact on the character of the Conservation Area.</p> <p>The proposal involves the revitalisation of a listed building which has suffered some neglect in recent years. The extension and alterations to the building are considered acceptable as they are reasonably minor in scale in comparison to the host buildings. They are considered to respect the host dwelling and are therefore compliant with BH 12 of PPS 6. The number of apartments in the building is not changing but the modifications to the internal layout and the extension will result in some apartments being larger which may attract a different resident than the</p>

previous apartment building.

The demolition of the corrugated shed to the rear of the site is considered planning gain and the proposed hard and soft landscaping, particularly to the rear of the site will also represent an improvement to the character of the area. The provision of the 10 parking spaces, has resulted in the loss of the garden the original front garden however the landscape proposals indicate that the parking area to the front and the cycle park are to be reinforced grass. This will soften the impact of the parking and result in a scheme which will preserve the character of the conservation area, and protect the views into and out of the area.

The proposal will result in the loss of a small number of trees within the site however the landscape scheme indicates adequate replanting. There are no objections with the Tree Officer regarding the proposal.

The conversion and extension of the building to the rear is also considered acceptable in terms of BH 12 in that it preserves the character of the area by reusing a building which makes a positive contribution to the Conservation Area. The extension and materials reflect the character of the area.

9.5 The impact of the extension on adjacent residential properties.

The two storey extension is considered acceptable in terms of policy. The extension is subordinate to the main dwelling and while it is acknowledged the first floor balcony it is an acceptable feature and will not create an unacceptable level of overlooking due to the proximity of a blank gable wall which doesn't feature any windows along the gable. The balcony is not considered to be an element of the proposal which would unduly affect the privacy or amenity of neighbouring residents due to mature trees along the boundary and while there will be some views into a portion of the garden, there are no views into the private amenity space of the adjacent dwelling.

9.6 The principle of upgrading original apartments and creation of 2 additional units to the rear

The principle of 8 apartments has already been established although there is no record of any planning permission for the proposal. The proposal complies with Policy LC1 from the addendum to PPS7 in that the proposed density is not significantly higher than that found in the established residential area. Apartment developments are already located along San Souci Park. The Queens Elms Halls of Residence is located South of the site. The pattern of development is in keeping with the overall character and environmental quality of the established residential area. A derelict building will come into reuse and improve the appearance of the streetscape. The proposal complies with relevant guidance in creating places. Sufficient amenity space and bin storage will be provided and parking will be provided in curtilage. No unacceptable overlooking issues arise from the proposal and the orientation and separation distances help to prevent an unacceptable level of overshadowing and over-dominance.

The two outbuilding residential units comprise 2 No. 1 bedroom apartments with a gross internal floor space of over 55Sq which meets the space standard requirements.

The size and scale of the development will match the existing structures footprint. The layout of the buildings shall remain as exists on site with improvements made to recreational areas between the existing buildings. Car parking provision shall also be altered to maximise provision. The bin/recycling storage has been relocated to the rear of the development to reduce the visual impact from San Souci Park.

Access and Parking

The development is accessible with convenient movement along pathways and an unhindered approach to the building is provided. Access is not prejudicing road safety or inconveniencing the flow of traffic. Adequate provision has been made for car parking and appropriate servicing requirements. The development is in a highly accessible location well served by public transport along the Malone Road. Car parking provision respects the character of the townscape, does not adversely affect visual amenity and provision has been made for the direct and safe access/movement of pedestrians and cyclists within the site.

9.7 Consultations:

TransportNI and Environmental Health Unit were consulted on the proposal both consultees offered no objection to the proposal. EHU asked for an informative to be added.

9.8 BMAP

The site is located within the existing settlement/development limits for the city and is further designated as being an Area of Existing Open Space and a Local Landscape Policy Area. The development is compliant with the area plan in terms of being development within the development limits.

9.9 SPPS

The proposal is considered to be in compliance with SPPS in that it will not impact on the local character, neighbouring premises or traffic flow within the area. I am content that the proposal, as submitted is compliant with the policy, the unit will have minimal impact on the surrounding environment.

9.10 Conclusion

As set out in Policy QD 1 Quality in new residential development Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The proposal will renovate an existing listed building and will improve the overall appearance of the area with a fitting design and layout for the site. Consequently this will enhance the character of the area. The proposal will not result in an unacceptable harm o the character, environmental quality or residential amenity of the area. The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and

	<p>hard surfaced areas;</p> <p>Features of the listed building built heritage, and landscape features have been considered and are deemed acceptable. The features associated with the design of the buildings and the landscape features will help to protect and integrate the proposal in a suitable manner into the overall design and layout of the development.</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable, and planning permission is recommended subject to conditions.</p>
10.0	Summary of Recommendation: Approve with Conditions
11.0	<p>Conditions:</p> <ol style="list-style-type: none"> 1. As required by Section 61 of the Planning Act (Northern Ireland) Order 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: Time Limit.</p> <ol style="list-style-type: none"> 2. The existing vegetation on the site as indicated on drawing 16C date stamped 7 March 2016 shall be permanently retained. <p>Reason: To safeguard the privacy and amenity for prospective residents.</p> <ol style="list-style-type: none"> 3. Prior to occupation of any of the residential units hereby approved, the bin storage area and cycle stand shall be completed in accordance with the approved drawing 16 C date stamped 7 March 2016. <p>Reason: To ensure a quality residential development.</p> <ol style="list-style-type: none"> 4. Prior to occupation of any of the residential units hereby approved, all hard landscaping works shall be completed and within the first available planting season all soft landscaping shall be carried out in accordance with the approved drawing 16 C date stamped 7 March 2016, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted. <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>

5. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

6. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless Belfast City Council gives its written consent to any request for variation.

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

7. The vehicular access shall not exceed 4.8metres in width, measured at the rear of the public footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. The gradient of the access shall not exceed 4% (1 in 25) over the first 10.0metres outside the road boundary.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

9. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked within the site for the parking of vehicles in accordance with the approved drawing no. 03B bearing the Planning Authority date stamp of 7 March 2016. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the proposed development.

Reason: To ensure that adequate provision has been made for parking, servicing, and traffic circulation within the site.

10. Secure cycle parking shall be provided in accordance with the approved drawing no. 03B bearing the Planning Authority date stamp of 7 March 2016. These facilities shall be permanently retained.

Reason: To ensure acceptable cycle parking facilities on the site and to

encourage alternative modes of transport to the private car.

11. Provision shall be made to the satisfaction of Roads Service to ensure that; surface water does not flow from the site onto the public road; the existing roadside drainage is accommodated; no water flows from the public road onto the site or surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Reason: In the interests of public safety and traffic management

ANNEX

Date Valid	1st April 2015
Date First Advertised	8th May 2015
Date Last Advertised	12th February 2016

Details of Neighbour Notification (all addresses)

Keith and Charlotte Russell
17, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5QZ
The Owner/Occupier,
2 Sycamore Park Malone Lower Belfast
The Owner/Occupier,
22 Sans Souci Park Malone Lower Belfast
Declan McGovern
22, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
The Owner/Occupier,
24 Sans Souci Park Malone Lower Belfast
The Owner/Occupier,
24 Sans Souci Park, Malone Lower, Belfast, Antrim, BT9 5BZ,
Hugh Hamilton
24, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Hugh Hamilton
24, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Hugh Hamilton
24, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Hugh Hamilton
24, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
The Owner/Occupier,
3 Holly Grove Malone Lower Belfast
The Owner/Occupier,
4 Holly Grove Malone Lower Belfast
Eileen Sung
4, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Eileen Sung
4, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Eileen Sung
4, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5BZ
Colette Murphy
5, Sans Souci Park, Belfast, Antrim, Northern Ireland, BT9 5QZ
The Owner/Occupier,
Edgehill Theological College
Stan Cowan
Flat 2, Sans Souci Manor, 12a Sans Souci Park, Belfast, BT9 5JZ
Brian Herron

<p>Jim Beggs</p> <p>Hugh Hamilton</p>	
Date of Last Neighbour Notification	12 Feb 2016
Date of EIA Determination	Not applicable
ES Requested	N/A
<p>Planning History</p> <p>Ref ID: Z/1986/2190 Proposal: Construction of student residences Address: QUEEN'S ELMS AND 26,28,34 SANS SOUCI PARK, BELFAST BT9 5BZ Decision: Decision Date:</p> <p>Ref ID: Z/1990/0463 Proposal: Construction of student residences Address: LANDS WITHIN 26A-34 SANS SOUCI PARK BELFAST BT9 Decision: Decision Date:</p> <p>Ref ID: LA04/2015/0051/LBC Proposal: External alterations and extension to the existing building and reconfiguration of internal layout to provide 8 No. apartments. Modifications and adaptation to existing outbuilding to provide 2 No. apartments with associated site works. Address: 26 Sans Souci Park, Malone Lower, Belfast, BT9 5BZ, Decision: Decision Date:</p> <p>Ref ID: LA04/2015/0046/F Proposal: External alterations and extension to the existing building and reconfiguration of internal layout to provide 8 No. apartments. Modifications and adaptation to existing outbuilding to provide 2 No. apartments with associated site works. Address: 26 Sans Souci Park, Malone Lower, Belfast, BT9 5BZ, Decision: Decision Date:</p>	

Drawing Numbers and Title

- 01 – Site plan
- 02a – Existing site plan
- 03a -Proposed Site Plan
- 04 – existing ground and first floor plans
- 05 – Existing second floor plan
- 06 – Existing plan of outbuilding
- 07 – Existing Elevations of dwelling
- 08 – Existing elevation of outbuilding
- 09b – proposed site plan
- 10 – proposed ground and first floor plans
- 11A – proposed second floor plans
- 12b – Proposed floor plans - outbuilding (2 apartments)
- 13a – proposed elevations – main house
- 14b - Proposed elevations – outbuilding (2 apartments)
- 15 – bin and bike storage details
- 16c – landscape proposals

Notification to Department (if relevant)

Required following committee decision.