

Development Management Officer Report Committee Application

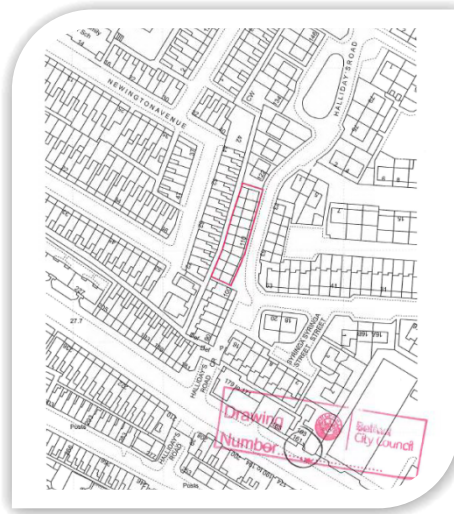
Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2016/0194/F	
Proposal: Demolition (retrospective) of ten derelict houses and the construction of six new semi-detached general needs houses	Location: 102-120 Halliday's Road Belfast BT15 2LR
Referral Route: Application is for more than four residential units.	
Recommendation:	Approval
Applicant Name and Address: Apex Housing Association 10 Butcher Street Londonderry BT48 6HL	Agent Name and Address: Michael Whitley Architects Parkway Studios Belmont Business Park Belfast BT4 2AW
<p>Executive Summary:</p> <p>The application seeks the demolition (retrospective) of ten derelict houses and the construction of six semi-detached general needs houses.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • planning history on the site and the immediate vicinity • demolition of the existing properties • site density • design • access/parking • amenity • landscaping • overlooking • dominance • building line • boundary treatment • disabled access • space standards <p>The site at Halliday's Road is not located within any BMAP designation. The proposal has been assessed against the SPPS, Planning Policy Statement 3, 7, Addendum to 7 (Safeguarding the Character of Established Residential Areas), 15, and supplementary guidance - Creating Places, DCAN 8, 11 and 15, and Parking Standards.</p> <p>There is no planning history on this site.</p> <p>There were no objections to this planning application.</p>	

The proposed development reduces the number of properties on the site from ten to six.

Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable and is recommended for approval.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport	No objection
Statutory	NI Water - Multi Units East	No objection
Statutory	Rivers Agency	No objection
Non Statutory	Environmental Health Belfast City Council	No objection
Statutory	NIEA Water Management	Potential to adversely affect the surface water environment

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
Representations from Elected representatives	None
Characteristics of the Site and Area	
1.0	Description of Proposed Development
	The proposal is for the demolition (retrospective) of ten derelict houses and the construction of six new semi-detached general needs houses.
2.0	Description of Site and Area
2.1	The Department of Social Development site on Halliday's Road is now a cleared area that formerly contained ten houses. It is flat, elongated land that is bounded by a fence along the Halliday's Road frontage. To the rear and elevated above the site are the terraced houses of 52-72 Newington Avenue, with a rear entry separating the rear boundary walls of the dwellings at Newington Avenue and Halliday's Road. Steep steps are located at the rear of the site to provide access through a doorway into the alleyway that is 2.2m Halliday's Road. The boundary wall has a peace line fence mounted on top with a combined height of 9.15m.
2.2	Halliday's Road is located between Limestone Road and Duncairn Gardens and is a predominantly residential area. It is a high density housing area that is typified by traditional terrace rows. There has been some redevelopment of the traditional housing within the Halliday's Road vicinity, but the high density nature has been maintained.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	There has been no planning history on this site.
3.2	In the immediate vicinity of 102-120 Halliday's Road a major redevelopment scheme was approved in 1981 for the erection of 93 houses encompassing Lawther Court, Mackey Street, Robina Street, Robina Court and Limestone Road.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
	<ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits • 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 7 Addendum – Safeguarding the Character of Established Residential Areas • Supplementary Planning Guidance – Creating Places • Supplementary Planning Guidance – Parking Standards • Development Control Advice Note 8 – Housing in Existing Urban Areas • Development Control Advice Note 11 – Access for People with Disabilities • Development Control Advice Note 15 – Vehicular Access Standards

5.0	Statutory Consultee Responses
	<ul style="list-style-type: none"> • Rivers Agency – No objection subject to informatives • Transport NI – No objection subject to informatives • NI Water – No objection subject to informatives • NIEA Water Management – The proposal has the potential to adversely affect the surface water environment
6.0	Non Statutory Consultee Responses
	<ul style="list-style-type: none"> • Belfast City Council Environmental Health – No objection subject to informative
7.0	Representations
7.1	There were no representations to this planning application.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The application site is located within the settlement development limits of Belfast. It is not located within any designated BMAP sites.
9.2	The key issues in this planning application are: planning history on the site and the immediate vicinity, demolition of the existing properties, site density, design, access/parking, amenity, landscaping, overlooking, dominance, building line, boundary treatment, disabled access, space standards and topography.
9.3	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>The purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p>
9.4	<p>Planning History</p> <p>In the immediate vicinity of 102-120 Halliday's Road a major redevelopment scheme was approved in 1981 for the erection of 93 houses encompassing Lawther Court, Mackey Street, Robina Street, Robina Court and Limestone Road.</p>
9.5	<p>Demolition of the Existing Dwellings</p> <p>The properties that occupied this site have already been demolished. Photographs submitted on behalf of the applicant show that they were a terrace row of ten red brick properties with windows and doors covered over. The terrace row was not one of the traditional features widespread in inner city Belfast. As they were not located within an Area of Townscape Character or Conservation Area and were not of any architectural merit demolition is acceptable.</p>
9.6	<p>Topography</p> <p>The topography of the site is generally flat, although 52-72 Newington Avenue located to the rear are in an elevated position. The effect of this will be assessed as part of paragraphs 9.11 and 9.12 discussing overlooking and dominance.</p>

9.7	<p>Site Density</p> <p>Policy QD1 of PPS 7 (a) stipulates that proposed developments should by way of their layout respect the surrounding context. This vicinity of Halliday's Road is residential in nature with two-storey terrace properties set within small sized plots with front and rear amenity space. The terrace opposite the site has no front amenity space with the street adjacent to the front elevation. There has been redevelopment of properties within the immediate vicinity that has decreased the density to provide larger curtilages and from 122-140 Halliday's Road provided semi-detached dwellings. However despite the modernisation the general appearance remains an inner city high density location. The development that reduces the number of properties from ten to six complies with Policy LC1 (a and b) of PPS 7 Addendum in that the proposed density is not significantly higher than the established residential area; and the pattern of development is in keeping with the established residential area.</p>
9.8	<p>Design</p> <p>Policy QD1 of PPS 7 (g) stipulates that the design of the dwellings must draw upon the best traditions of form, materials and detailing. The proposed development of two storey dwellings constructed from red brick with grey cladding adjacent to the front door, concrete roof tiles, grey pvc windows and grey aluminium rainwater goods is compliant with the surrounding context (not within a Conservation Area or Area of Townscape Character). The vertical fenestration and solid to void ratio is acceptable, and the front amenity space is demarcated by a dwarf brick wall with galvanised steel railings atop. The rationale behind the incorporation of the grey cladding is to provide an articulation along the streetscape, rather than a series of monolithic blocks. The solar panels proposed are acceptable as: no part of the panel exceeds the highest part of the roof, no part of the panel protrudes more than 20cm beyond the plane of the roof slope facing onto and visible from the road, the panels do not exceed the boundary of the roof, and the site is not within a designated area.</p>
9.9	<p>Access/Parking</p> <p>Transport NI have been consulted regarding the proposed development and have offered no objection. PPS 3 Policy AMP 7 (Car Parking and Service Arrangements) stipulates that adequate provision for car parking should be facilitated that does not prejudice road safety or significantly inconvenience the flow of traffic. The precise amount of car parking will be determined according to the specific characteristics of the development and its location. A transport assessment form (Policy AMP 6 Transport Assessment) was submitted by the applicant detailing that there will be less than 30 or more vehicle movements per day. No in-curtilage parking provision has been proposed that is commensurate with the immediate vicinity. The reduced parking provision would be considered acceptable as the location is highly accessible (close to Antrim Road Arterial Route) and well served by public transport, lesser number of homes than was previously on the site, and are general needs houses whereby there is likely to be a lower level of car ownership.</p>
9.10	<p>Amenity</p> <p>Creating Places stipulates that higher density urban development should have an area of private open space that ranges between 10-30sqm. The proposed development is commensurate with these standards and as such is considered acceptable. DCAN 8 states that housing layouts need 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</p>

9.11	<p>the street. The proposed development has provided this and as such is compliant with PPS 7 QD1 (c) in that a sufficient amount of private open space has been provided.</p>
9.12	<p>Overlooking</p> <p>PPS 7 Policy QD1 (h) states that the layout will not create conflict by overlooking between proposed and/or existing dwellings. The properties are to be located on a predominantly flat site and are to be two-storey in height. Historically there were two-storey dwellings in this location so the relationship with the surrounding vicinity will not be altered. The existing properties to the rear on Newington Avenue are significantly elevated above this application site (2.2m above) and have the potential to overlook into the rear of the proposed dwellings. However given the historical context of the area there will be no new overlooking scenarios introduced.</p>
9.13	<p>Dominance</p> <p>PPS 7 Policy QD1 (h) states that the layout will not create conflict by dominance causing overshadowing between proposed and/or existing dwellings. The proposed construction of three pairs of semi-detached properties maintains the ridge and building line of Halliday's Road. There will be no conflict caused on neighbouring properties through dominance caused by the scale and mass of the dwellings. A streetscape drawing (08) illustrates the proposed development in the context of the adjacent properties.</p>
9.14	<p>Building Line</p> <p>DCAN 8 states that retaining the building line is an important way of maintaining the character of the area. The proposal maintains the general building line of this side of Halliday's Road.</p>
9.15	<p>Landscaping</p> <p>PPS 7 Policy QD1 (c) states that planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area. The proposed development is to have planting to the rear of the front wall, and low maintenance ground cover plants finished with crushed slate in the rear yard. The existing steps and access to the rear alleyway are to be removed and a stepped retaining wall (1.2m high) and planting to soften the landscape. Concrete yards and paths make up the remainder of the hard landscaping of the proposed properties.</p>
9.16	<p>Boundary Treatment</p> <p>DCAN 8 states that boundary treatments can have an important influence on local character, and should be retained where possible, in order to protect the surrounding street character. Well-designed walls or railings, and planting, can be used to mitigate the detrimental visual impact of cars and dustbins. The proposed 1.8m high brick boundary walls separating the rear of the properties and at either end of the development, and the 0.3m high brick wall with 0.8m high metal railings atop are deemed to be acceptable in the inner urban area.</p>
9.17	<p>Disability Access</p> <p>Drawing 06, date stamped 15 January 2016, details the Lifetime Homes Checklist for three person/two bedroom house types. As such the proposed development is compliant</p>

	<p>with DCAN 11 – Access for People with Disabilities.</p> <p>Space Standards</p> <p>In compliance with Policy LC1 (c) of PPS 7 Addendum the proposal would meet the recommended space standards (70/75sqm) set out in Annex A for a two-storey three person/two bedroom dwelling.</p>
9.16	<p>Conclusion</p> <p>The principle of demolition and redevelopment of the site is acceptable in an inner city residential area. The reduced density is commensurate with such redevelopment schemes, and the design of the properties is in keeping with the immediate vicinity. An acceptable level of amenity space is incorporated and there will be no potential conflicts by way of dominance or overlooking. Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable and recommended for approval.</p>
10.0	<p>Summary of Recommendation</p> <p>Approval</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. Reason: Time Limit 2. The materials to be used in the construction of the external surfaces of the building hereby permitted, shall be as stipulated on drawing 06A, date stamped 13 April 2016. Reason: In the interest of visual amenity. 3. All boundary treatments shall be completed in accordance with the approved drawing 05A and 07A date stamped 13 April 2016. Reason: To safeguard the privacy and amenity for prospective residents. 4. All hard and soft landscape works shall be completed in accordance with the approved drawing 05A and 07A date stamped 13 April 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. Reason: To ensure the provision, establishment and maintenance of a high standard of landscape. 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.

	<p>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.</p>
12.0	<p>Notification to Department (if relevant)</p> <p>N/A</p>
13.0	<p>Representation from elected member: None</p>

ANNEX	
Date Valid	15 January 2016
Date First Advertised	19 February 2016
Date Last Advertised	N/A
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Mackey Street, Town Parks, Belfast, Antrim, BT15 2LJ, The Owner/Occupier, 100 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 102 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 104 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 106 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 108 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 110 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 112 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 114 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 116 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 118 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 120 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 122 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 50 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 52 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 53 Upper Mervue Street, Town Parks, Belfast, Antrim, BT15 2JZ, The Owner/Occupier, 54 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 56 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 58 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 60 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 62 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 63 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR,</p>	

<p>The Owner/Occupier, 64 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 65 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 66 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 67 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 68 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 69 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 70 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 71 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR, The Owner/Occupier, 72 Newington Avenue, Town Parks, Belfast, Antrim, BT15 2HP, The Owner/Occupier, 73 Hallidays Road, Town Parks, Belfast, Antrim, BT15 2LR,</p>	
Date of Last Neighbour Notification	19 February 2016
Date of EIA Determination	N/A
ES Requested	No
Notification to Department (if relevant)	
N/A	