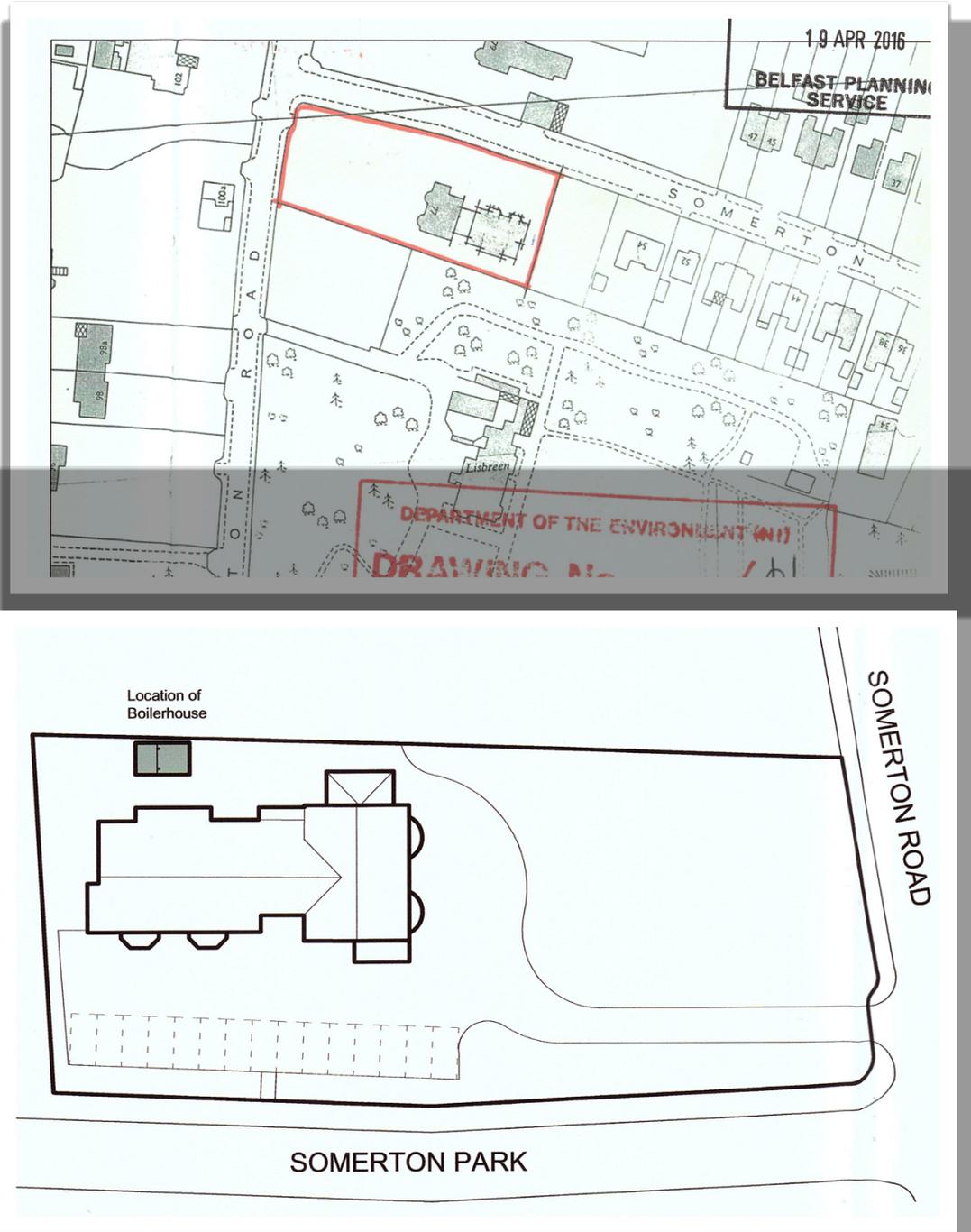


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 th March, 2017	
Application ID: LA04/2016/0813/F	
Proposal: Biomass Boiler House (Retrospective)	Location: Somerton Private Nursing Home 77 Somerton Road Belfast BT15 4DE
Referral Route: Requested by Alderman Convery	
Recommendation:	Approval
Applicant Name and Address: Somerton Private Nursing Home 77 Somerton Road Belfast BT15 4DE	Agent Name and Address: McLean Forte Partnership 37 Malone Road Belfast BT9 6RX
<p>Executive Summary:</p> <p>The application seeks retrospective permission for a biomass boiler located at Somerton Nursing home.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of the proposal at this location - Impact on residential amenity - Visual amenity and landscape character - Impact on listed buildings and Conservation Area <p>The site located within the Somerton Conservation Area as designated in the Belfast Metropolitan Area Plan. It contains a listed building and is adjacent to Lisbreen House, also a listed building.</p> <p>The biomass boiler is small in scale and views are restricted, finishes and mature boundary treatments ensure minimal impact on residential amenity. Consultees are content with the application.</p> <p>Three objections were received and all issues considered</p> <p>Having had regard to the development plan, relevant planning policies and other material considerations it is concluded that the proposal complies with the development plan, regional planning policy and other material considerations.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Retrospective planning permission is sought for the erection of a biomass boiler house with two flues.</p>
2.0	<p>Description of Site The site is located at 77 Somerton Road and contains a listed detached three bay, two</p>

	<p>storey building finished with red brick and slated roof. There is a single storey glazed conservatory on the southern elevation and a two storey extension to the rear. The building is set within a large plot with lawns to the north west, mature trees and hedges bound the north, east and western boundaries.</p> <p>The site is located within the development limits of Belfast and falls within the Somerton Conservation Area. The surrounding area is primarily residential, characterised by detached and semi-detached dwellings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None Relevant
4.0	Policy Framework
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 6 – Planning Archaeology and the Built Environment Planning Policy Statement 18 – Renewable Energy
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – no objection
6.2	
7.0	Representations
7.1	Three objections, two from 56 Somerton Park and one from 73 Somerton Road.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<p>The proposal is for the installation of a wood pellet boiler to serve a new heating system. The cabin measures approximately 5m in length by 3m in width and 4m high. Two flues are proposed measuring 6m in height and 200mm in diameter. The cabin is located to the south east of the site along the boundary and is finished in red metal cladding.</p> <p>Policy RE1 of Planning Policy Statement 18 states that development that generates energy from renewable resources will be permitted provided the proposal, and any associated buildings and infrastructure, will not result in an unacceptable adverse impact on:</p> <p>(a) Public safety, human health, or residential amenity – Environmental Health was consulted on the application and after confirmation of flue and air quality details, has no concerns.</p>

The cabin is located adjacent to a residential care home; there is a separation distance of approximately 3m between it and the nearest window which appears to be that of a kitchen serving the care home. This is considered to be a sufficient distance so as not to cause dominance or overshadowing and as this is not a main habitable room the impact on residential amenity will be minimal.

(b) **visual amenity and landscape character** – the proposed structure is set back from the public road and contained within a residential development. It will not be visible from the main road and will be mainly shielded by care home and the mature vegetation along the boundaries. It will however be visible from the adjacent property at 73 Somerton Road – Lisbreen House, which is also a listed building. There is a separation distance of approximately 30m between the boiler house and the No.73. It is considered it will not appear dominant or obtrusive in the overall surroundings and the flue will not break the ridge height of the care home building. The red/brown cladding complements the finish of the care home and will not create an adverse impact on visual amenity of neighbouring residents.

A residential property is located at 56 Somerton Park to the rear of the site. The large mature trees along the south eastern boundary provide a high level of screening and the boiler house will not have a detrimental impact on residential amenity.

(c) **Biodiversity, nature conservation or built heritage interests** – the boiler house is located within the site of a listed building and adjacent to No.73, Lisbreen House. A Listed Building Consent application was submitted and HED were consulted. They are content that the proposal satisfies the requirements of Policy BH 11 of PPS 6 – Development Affecting the Setting of a Listed Building. The scale, height and massing and use of materials are deemed acceptable and the structure will not affect the setting of either listed building.

The site is identified as falling within the Somerton Conservation Area. The primary policy considerations are set out in PPS 6, Policy BH12 – new development in a Conservation Area. BH12 sets out 7 general criteria for proposals. It considered the proposal complies with these policy tests. Views of the boiler are limited and it is not visible from the main road, all important views within, into and out of the area will be protected. The scale massing and materials respect the adjoining buildings and Environmental Services have confirmed the proposal will not result in environmental problems such as noise, nuisance or disturbance. The Conservation Area Officer has no objection due to the minor nature and scale of the proposal.

Objections

Three objection letters were received, two from No.56 Somerton Park and No.73 Somerton Road and raised the following issues:

(a) **visual impact** – issues were raised concerning the visual impact of the structure, in particular from No.56 Somerton Park. Views of the boiler are limited due to the mature boundary treatments, the colours and use of materials complement the building and it is considered it will not have a detrimental impact on amenity.

(b) **Overlooking** - the boiler presents no overlooking issues

(c) **emission and odours** – Environmental services were consulted on the application and the objection letters and are content with the proposal.

(d) **impact on listed building/conservation area** – No.73 – a listed building have raised concerns as they consider the proposal contrary to PPS 6 policy BH 11 and 12.

	<p>HED were consulted on the listed building application and consider the proposal compliant with PPS 6 Policy BH 11. The boiler is relatively small in scale in comparison to the surrounding buildings, the materials used complement No.77 and the limited views and boundary treatments protect views within, into and out of the Conservation Area.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</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 for the following reasons.</p> <p>The biomass boiler would have little impact on safety, health and amenity. Environmental Services have advised they have no objection. The boiler is to be located within a residential care home complex with minimal impact on the residents and neighbouring properties by way of noise, nuisance and disturbance and will not negatively impact upon public health, human health or residential amenity. HED and Conservation Area officer are content with the proposal. Approval is recommended.</p>
<p>11.0</p>	<p>Conditions</p> <p>1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.</p> <p>Reason: This is a retrospective application.</p> <p>Informatives</p> <p>1. CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NORTHERN IRELAND) 2011</p> <p>The applicant is advised to ensure that all plant and equipment used in connection with the biomass boilers is so operated and maintained as to prevent the transmission of smoke to near premises. The biomass boiler should be operated following manufacturing guidance and instruction.</p>

ANNEX	
Date Valid	19th April 2016
Date First Advertised	6th May 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) 102 Somerton Road, Skegoneill, Belfast, Antrim, BT15 4DE, 4 River's Edge, 15 Ravenhill Road, Belfast, BT6 8DN 56 Somerton Park, Skegoneill, Belfast, Antrim, BT15 4DP, 73A Somerton Road, Skegoneill, Belfast, Antrim, BT15 4DE, 79 Somerton Road, Skegoneill, Belfast, Antrim, BT15 4DG, 79A Somerton Road, Skegoneill, Belfast, Antrim, BT15 4DE, 98 Somerton Road, Skegoneill, Belfast, Antrim, BT15 4DE,	
Date of Last Neighbour Notification	10th May 2016
Date of EIA Determination	N/A
ES Requested	N/A
Planning History None Relevant	
Drawing Numbers and Title 01 – Site Location, existing and proposed plans and elevations	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	