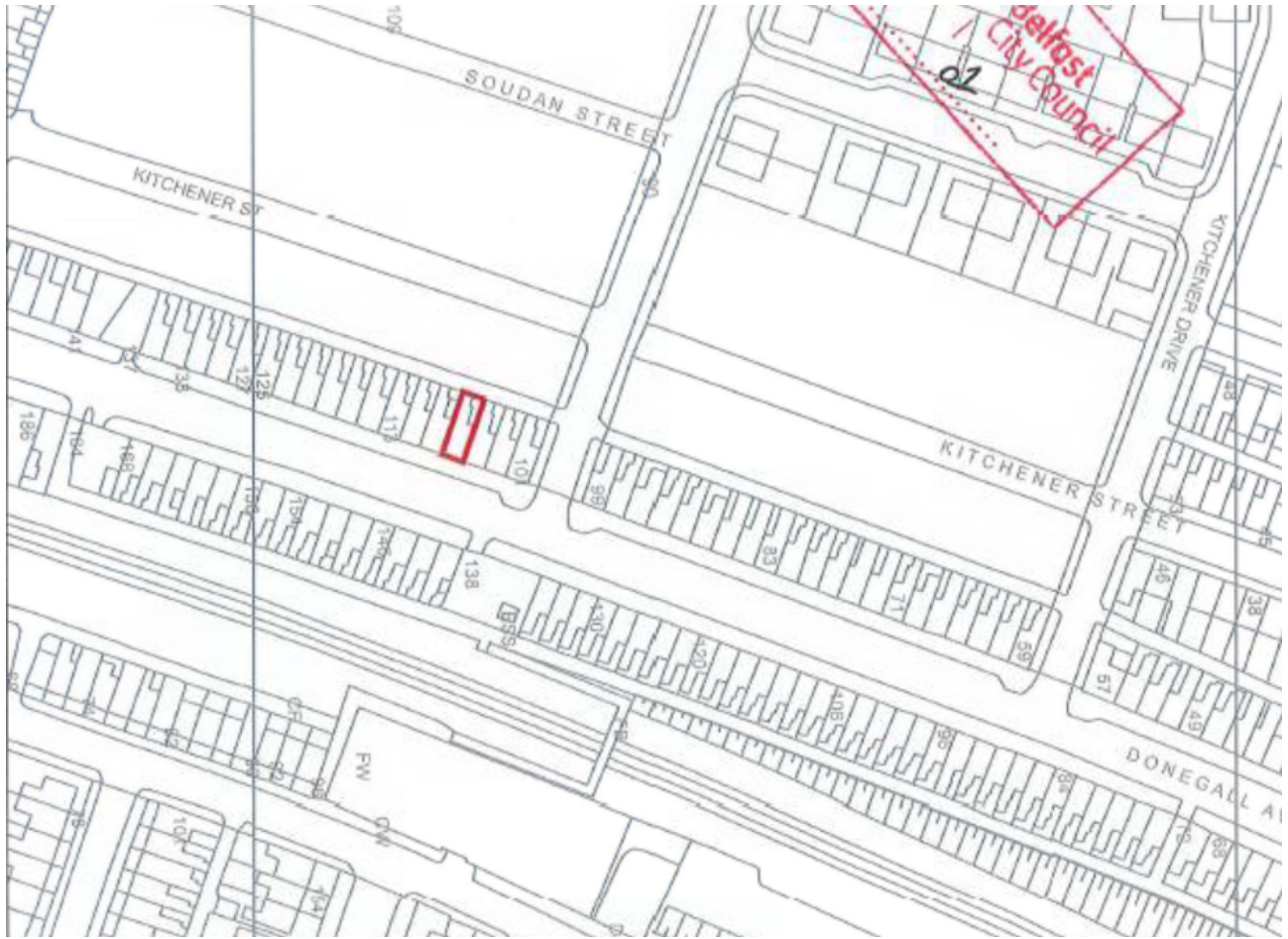


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 October 2018	
Application ID:	LA04/2018/1676/F
Proposal: Conversion of existing dwelling to an HMO	Location: 107 Donegall Avenue Belfast BT12 6LT
Referral Route: House in Multiple Occupation outside a HMO Designated Area / Node	
Recommendation: Refuse Planning Permission	
Applicant Name and Address: WB Rankin 39 Bishopton Road Smethwick B67 5DU	Agent Name and Address: E McCrea 29 Ardpatrick Gardens Belfast BT6 9GF
<p>Executive Summary:</p> <p>The application seeks full planning permission for conversion of a single dwelling to a House in Multiple Occupation (HMO). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a HMO at this location; and • Impact on surrounding residential amenity. <p>No third party representations have been received.</p> <p>Consultees DfI Roads, Environmental Health and the Council's internal development plan team.</p> <p>The subject property is not located within an HMO Policy Area or Development Node in the HMO Subject Plan for Belfast. Therefore Policy HMO 5 is applicable in this instance. Policy HMO 5 permits for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to a HMO use.</p> <p>The Council's records indicate that this figure has already been exceeded.</p> <p>Recommendation Having had regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is refused on the grounds that the proposal is contrary to Policy HMO 5 of the HMO Subject Plan in that the 10 percent limit for HMO's within 300m either side of no. 107 on Donegal Avenue has already been exceeded.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought to convert a single dwelling house to a House in Multiple Occupation (HMO).

2.0 Description of Site and Area

2.1 The property is an extended 2 storey 5 no. bedroom terrace house on the north side of Donegall Avenue located in the south of the City. Donegall Avenue is characterised by 2 storey terrace houses. There are a number of properties on the street that are derelict.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Z/2008/1499/F Two-storey extension to rear of dwelling – Planning Permission Granted (October 2008).

4.0 Policy Framework

4.1 Belfast Urban Area Plan
Draft Belfast Metropolitan Area plan 2015
HMO Subject Plan for Belfast City Council Area 2015

4.1.1	The site is within an area of townscape character as designated in draft BMAP. BT024 - Donegall Road (Village) Area of Townscape Character.
4.2	SPPS, Planning Policy Statement:
4.2.1	Strategic Planning Policy Statement for NI (SPPS)
4.2.2	Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015
4.2.3	Planning Policy Statement 3: Access, Movement and Parking (revised Feb 2005)
4.2.4	Addendum to Planning Policy Statement 6: Areas of Townscape Character
5.0	Statutory Consultees
5.1	DFI Roads – No objection.
6.0	Non Statutory Consultees
6.1	BCC Environmental Health - No Objection
6.2	BCC Development Plan Team – 10% HMO Threshold Exceeded
7.0	Representations
7.1	9 neighbouring properties were notified and the proposal was advertised in the local press. No third party letters of representations were received on the proposal.
8.0	Assessment
8.1	The proposal is within the development limits for Belfast as identified in the draft development plan (dBMAP 2015). The site is also located within an area of townscape character BT024 - Donegall Road (Village) Area of Townscape Character.
8.2	The application site is not within a HMO Policy Area or Development Node as designated in the HMO Subject Plan 2015. Therefore Policy HMO 5 is applicable in this instance.
8.3	Policy HMO 5 permits 10 percent of any street outside a HMO Policy Area or Development Node to be changed to a HMO use. As Donegall Avenue is more than 600 metres in length the threshold assessment is based on the number of HMOs 300 metres either side of the subject property. Council records indicate a total of 31 No HMO properties within 300 metres either side of No 107 Donegall Avenue. This figure already exceeds the 10 percentage threshold allowed.
8.4	Land & Property Service's Pointer Address database (as at 1st April 2018) indicates that there are 198 domestic properties on this 600m section of Donegall Avenue which would allow for 19 No. HMOs before the 10% threshold would be exceeded. As detailed above the current provision of HMOs along this stretch of Donegall Avenue already exceeds this threshold by 12 No HMO properties.
8.5	The principle of a HMO at this location is therefore contrary to Policy HMO 5 of the HMO Subject Plan.
8.6	The SPPS is relevant given the perceived impact of HMO development on amenity and parking within the locality. This is concerned with impact on amenity such as noise, nuisance and disturbance; and impact on road safety and traffic circulation.

8.7	Environmental Health were consulted and has no concerns regarding the potential for noise.
8.8	In terms of car parking/impact on existing traffic arrangements, the various policy requirements of the 'Subject Plan' seek to encourage regeneration, address need and demand, and also protect residential amenity, but it is noted that the provision of car parking is not a requirement of the assessment process. Equally, existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development. Transport NI has been consulted and have no objections to this proposal.
8.9	No operational development is proposed and therefore existing amenity space provision is unaffected.
8.10	There is no anticipated impact on the visual amenity and character of the area given that no external changes are proposed therefore the proposal complies with relevant parts of the Addendum to PPS 6.
9.0	Summary of Recommendation : Refusal
9.1	Having regard to the planning policy context and other material considerations above, the principle of a HMO at this location is unacceptable. Given that the 10 percent threshold of HMOs on this section of Donegall Avenue is already exceeded, it is recommended that planning permission is refused for the following reason.
10.0	Reason for Refusal: The proposal is contrary to Policy HMO 5 of the Houses In Multiple Occupation Subject Plan for Belfast City Council Area 2015, in that the number of HMO dwelling units already exceeds the 10% threshold within 300m either side of no. 107 on Donegal Avenue and no further HMO development is permitted.

ANNEX	
Date Valid	25th June 2018
Date First Advertised	13th July 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 105 Donegall Avenue, Belfast, Antrim, BT12 6LT, The Owner/Occupier, 109 Donegall Avenue, Belfast, Antrim, BT12 6LT, The Owner/Occupier, 138 Donegall Avenue, Belfast, Antrim, BT12 6LY, The Owner/Occupier, 140 Donegall Avenue, Belfast, Antrim, BT12 6LY, The Owner/Occupier, 142 Donegall Avenue, Belfast, Antrim, BT12 6LY, The Owner/Occupier, 92 Kitchener Street, Belfast, Antrim, BT12 6LG, The Owner/Occupier, 94 Kitchener Street, Belfast, Antrim, BT12 6LG, The Owner/Occupier, 96 Kitchener Street, Belfast, Antrim, BT12 6LG, The Owner/Occupier, 98 Kitchener Street, Belfast, Antrim, BT12 6LG,	
Date of Last Neighbour Notification	17th July 2018
Date of EIA Determination	
ES Requested	Yes /No
Drawing Numbers and Title	
Drawing No 1 – Site Location Plan Drawing No 2 – Existing & Proposed Floor Plans and Elevations	
Notification to Department (if relevant) – N/A Date of Notification to Department: Response of Department:	

Elected Representatives: N/A