

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 October 2018	
Application ID: LA04/2018/1672/F	
Proposal: Conversion of existing dwelling to an HMO	Location: 163 Broadway Belfast BT12 6NL
Referral Route: House in Multiple Occupation outside a designated HMO Node / Policy Area	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: WB Rankin 39 Bishopton Road Smethwick BT67 5DU	Agent Name and Address: E McCrea 29 Ardpatrick Gardens Belfast BT6 9GF
<p>Executive Summary:</p> <p>This 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 Road, Environmental Health and the Council's internal development plan team.</p> <p>Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

<p>1.0 1.1</p>	<p>Description of Proposed Development Full planning permission is sought to convert a single dwelling house to a House of Multiple Occupation (HMO).</p>
<p>2.0 2.1</p>	<p>Description of Site The proposal is an extended 2 storey 3 bedroom terrace property in a row of 5 properties. The site sits on the west side of Broadway, which runs through ‘the Village’; an area in South Belfast bound by Tates Avenue to the south, Donegall Road to the north and Glenmachan Street to the west. The Village is characterised by high density terrace housing. Broadway is approximately 470m in length.</p>

Planning Assessment of Policy and other Material Considerations

<p>3.0</p>	<p>Site History Z/2006/2152/F - Two storey extension to the rear and alterations to dwelling. Permission Granted 08.11.2006</p>
-------------------	---

<p>4.0</p>	<p>Policy Framework</p>
-------------------	--------------------------------

4.1	Belfast Urban Area Plan Draft Belfast Metropolitan Area Plan 2015 HMO Subject Plan 2015
4.1.1	The site is within the development limit on unzoned land.
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statements for NI (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
5.0	Statutory Consultees Responses
5.1	Dfl Roads – No objection.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection to the proposal subject inclusion of an informative.
7.0	Representations
7.1	8 neighbouring properties were notified and the proposal was advertised in the local press. No representations were received.
8.0	Assessment
8.1	The proposal is within the development limits for Belfast as identified in the draft development plan (dBMAP 2015). As such the principle of the proposal is deemed acceptable at this location subject to planning and other environmental matters.
8.2	The application site is not within an 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 for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to HMO use.
8.4	This assessment is based on the 400m section of Broadway between Donegall Avenue and Glenmachan Street and does not include the section of Broadway between the Broadway Roundabout and Falls Road as this is not a continuous stretch of road.
8.5	According to Council records this property was not deemed to be in HMO use at November 2004.
8.6	Land & Property Service's Pointer Address database (as at 1 April 2018) indicates that there are 72 dwelling units in the search area. This would allow for 7 No. HMOs on this section of road before the 10% threshold would be exceeded.
8.7	Council records indicate that as of November 2004 there were 4No HMOs in use. This would allow a further 3 HMOs in the section of Broadway.
8.8	

<p>8.9</p> <p>8.10</p> <p>8.11</p> <p>8.12</p> <p>8.13</p> <p>8.14</p>	<p>A planning history check of the street indicates no recent approvals/decisions relating to HMO development or use have been issued on this section of Broadway since 2004.</p> <p>The proposal complies with Policy HMO 6 in that the criteria are either met or are not relevant: the first bullet point is not relevant as the property is not within a Policy Area, nor does it have more than 4 bedrooms; the second bullet point is met in that the HMO is not wholly in the rear of the property and without access to the public street; and the third and fourth bullet points are not relevant as the proposal is not being converted into HMO flats.</p> <p>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.</p> <p>Environmental Health was consulted and has no concerns regarding potential for noise.</p> <p>The proposed conversion will result in 6 persons sharing the house together. 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. Department for Infrastructure - Roads has been consulted and have no objections to this proposal.</p> <p>No operational development is proposed and therefore existing amenity space provision is unaffected.</p> <p>There is no anticipated impact on the visual amenity and character of the area given that no external changes are proposed.</p>
<p>9.0</p>	<p>Summary of Recommendation: Approval subject to conditions</p>
<p>9.1</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>
<p>10.0</p>	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives:</p> <p>CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NORTHERN IRELAND) 2011</p> <p>Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease.</p>

	<p>Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination-CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal</p>
--	---

ANNEX	
Date Valid	14th June 2018
Date First Advertised	13th July 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 159 Broadway,Belfast,Antrim,BT12 6HY, The Owner/Occupier, 161 Broadway,Belfast,Antrim,BT12 6HY, The Owner/Occupier, 165 Broadway,Belfast,Antrim,BT12 6HY, The Owner/Occupier, 33 Ebor Street,Belfast,Antrim,BT12 6NN, The Owner/Occupier, 54 Kilburn Street,Belfast,Antrim,BT12 6JT, The Owner/Occupier, Flat 1,161 Broadway,Belfast,Antrim,BT12 6HY, The Owner/Occupier, Flat2,161 Broadway,Belfast,Antrim,BT12 6HY, The Owner/Occupier, Windsor Womens Centre,136-144 ,Broadway,Belfast,Antrim,BT12 6HY,	
Date of Last Neighbour Notification	17th July 2018
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: LA04/2018/1672/F Proposal: Conversion of existing dwelling to an HMO. Address: 163 Broadway, Belfast, BT12 6NL., Decision: Decision Date: Ref ID: LA04/2017/1684/F Proposal: Change of use from 2 flats to children and families learning zone and amalgamation with adjacent childcare facility. Elevation changes. Address: 159-161 Broadway, Belfast, BT12 6HY, Decision: PG Decision Date: 16.01.2018	

Ref ID: Z/1978/0122

Proposal: REHABILITATION OF 12 HOUSES

Address: EBOR STREET/MOLTKE STREET/BROADWAY PARADE/KILBURN STREET

Decision:

Decision Date:

Ref ID: Z/2006/2152/F

Proposal: Two-storey extension to rear and alterations to dwelling.

Address: 163 Broadway, Malone Lower, Belfast, Northern Ireland, BT12 6HY

Decision:

Decision Date: 08.11.2006

Summary of Consultee Responses

Drawing Numbers and Title

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: