

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/1810/F	
Proposal: Change of use from single occupancy dwelling to HMO	Location: 20 Templemore Avenue Belfast BT5 4FT
Referral Route: House in Multiple Occupation outside a designated HMO Node / Policy Area	
Recommendation:	Approval
Applicant Name and Address: Mr Matt Gray 21 Lisleen Road East Belfast BT5 7TG	Agent Name and Address: Slemish Design Studio 29 Raceview Road Broughshane BT42 4JJ
<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; • Impact on surrounding residential amenity; • Impact on Parking Provision <p>No third party representations have been received.</p> <p>Consultees DfI Roads, Environmental Health, Historic Environment Division 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</p>	<p>Description of Proposed Development</p>
<p>1.1</p>	<p>Full planning permission is sought to convert a single occupancy dwelling to a House of Multiple Occupation (HMO).</p>
<p>2.0</p>	<p>Description of Site</p>
<p>2.1</p>	<p>The proposal is a 3 storey 4 bedroom dwelling with an 'A-frame' dormer to the front and a rear extension. The dwelling is mid-terrace on the east side of Templemore Avenue, approximately 75m south of the Newtownards Road, an arterial route. Templemore Avenue is characterised by high density terrace housing. This section of Templemore Avenue is approximately 160m in length.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2017/0117/F - 20 Templemore Avenue. 3 storey rear extension and change of use from dwelling to 3 one bedroom apartments. Permission Refused.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 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.
7.0	Representations
7.1	13 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	Whilst a large section of Templemore Avenue is located within an HMO Development Node (HMO 4/05 – Castlereagh Street/Templemore Avenue), this assessment will only be based on the section of Templemore Avenue outside this Development Node i.e. the 153m section of Templemore Avenue between Newtownards Road and Beechfield Street/Major Street. Land and Property Services Pointer Address database (as of 1st October 2018) indicates that there are 41 domestic properties on this section of Templemore Avenue which would allow for 4 No. HMOs before the 10% threshold would be exceeded. Records show there are currently 2 No. HMOs on this section and therefore

<p>8.5</p> <p>8.6</p> <p>8.7</p> <p>8.8</p> <p>8.9</p> <p>8.10</p> <p>8.11</p>	<p>an additional HMO at no. 20 Templemore Avenue Springfield Road is acceptable in terms of the 10% threshold, and complies with Policy HMO 5.</p> <p>According to Council records this property was not deemed to be in HMO use. A planning history search of this section of Templemore Avenue indicates no recent approvals/decisions relating to HMO development.</p> <p>The proposal complies with Policy HMO 6 in that the criteria are either met or are not relevant: the first criteria is not relevant as the property is not within a Policy Area, nor does it have more than 4 bedrooms; the second criteria 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. On balance, it is considered that the proposal will not result in demonstrable harm to the residential amenity of neighbours.</p> <p>The proposed conversion will result in 4 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. The site is considered to be a sustainable location due to its proximity to the city centre with nearby public transport links.</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. 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>
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ANNEX	
Date Valid	9th July 2018
Date First Advertised	27th July 2018
Date Last Advertised	27 th July 2018
Date of Last Neighbour Notification	25th July 2018
Date of EIA Determination	N/A
ES Requested	No