

Development Management Report

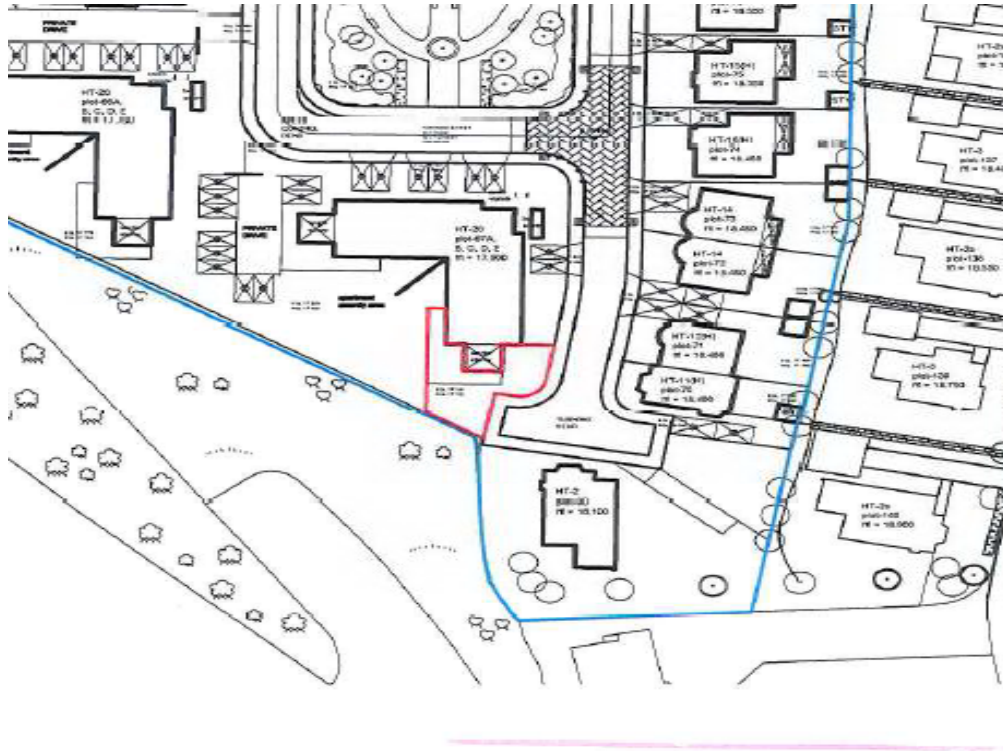
Application ID: LA04/2018/1271/F	Date of Committee: Tuesday 19 th February 2019
Proposal: Detached garden store	Location: Plot 67 Downshire Hall, Harberton Park Residential Development Belfast.
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation by an elected member	
Recommendation: Refusal	
Applicant Name and Address: HBH Developments C/O Blue Horizon Developments 551-555 Lisburn Road Belfast BT9 7GQ	Agent Name and Address: Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
Executive Summary: Proposed detached garden store. The area within which the store is to be located is an apartment development granted approval as part of the former Kings Hall lands / Harberton re-development. The overall site was granted outline planning approval in 2009 and Reserved Matters in 2014 and this phase was modified under LA04/2017/0157/F for 19 dwelling houses and 17 apartments, with associated communal amenity and landscaped areas and car parking. This proposal is for a detached store located on an area of communal amenity space to the side of one of the apartment blocks as shown in drawing no. 02 as plot 67A. The store measures 3m by 3m with a pitch height of 3.8m. The detached store is to serve the ground floor apartment A and is accessed from the single storey rear sunroom of the apartment. The key issues to be considered are: <ul style="list-style-type: none">• Principle of development• Impact on amenity and approved landscaping The proposed development is considered unacceptable and will adversely impact on the surrounding quality residential development. The proposal conflicts with the overall design concept of the Harberton Development. The development has a mix of dwellings and apartments, dwellings can provide incurtilage gardens, garages and storerooms whereas it is commonly accepted that apartments have shared facilities. It follows that to provide one resident with a store/garage should allow equally for all residents to enjoy the benefit of additional ancillary accommodation. However, to allow all the apartments such store/garages would erode the environmental and residential amenity of the area and result in a disparate form of development and set an undesirable precedent. The store located at the turning head would appear incongruous as it will not sit within a private curtilage but within shared communal amenity space. The proposal is considered to be contrary to the SPPS and PPS7 Quality Residential Environments.	

Recommendation

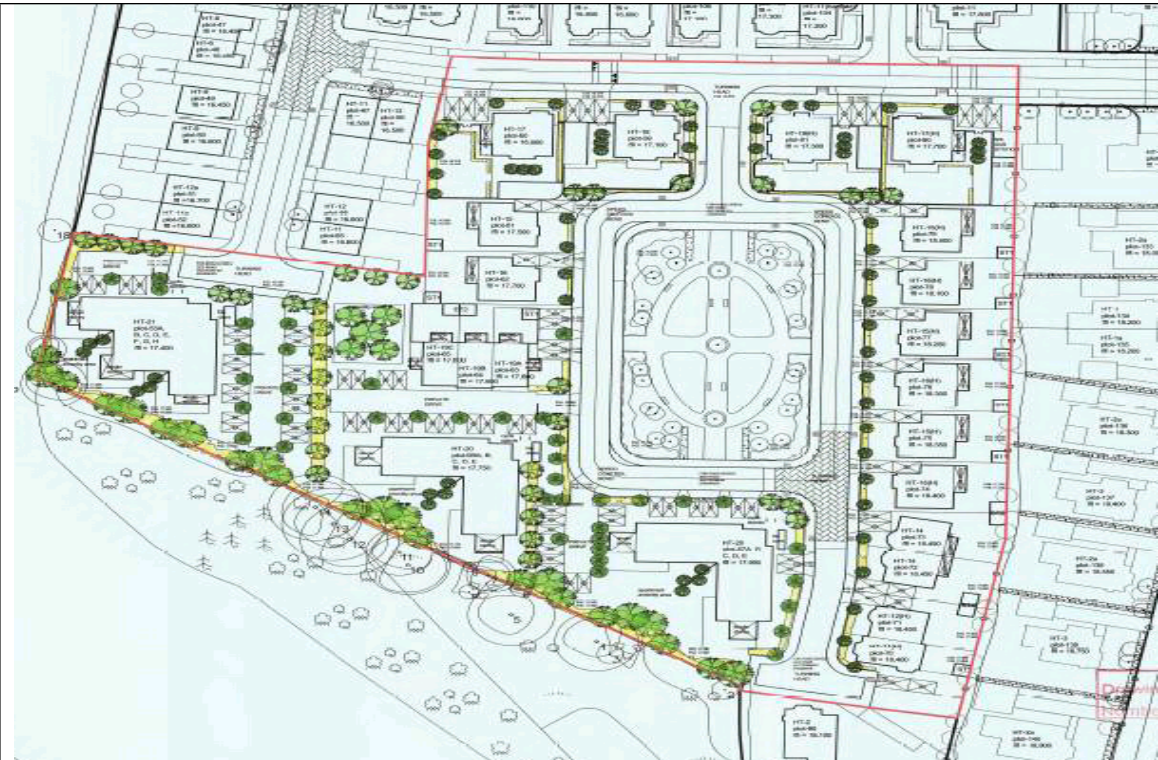
Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be **refused**.

Case Officer Report

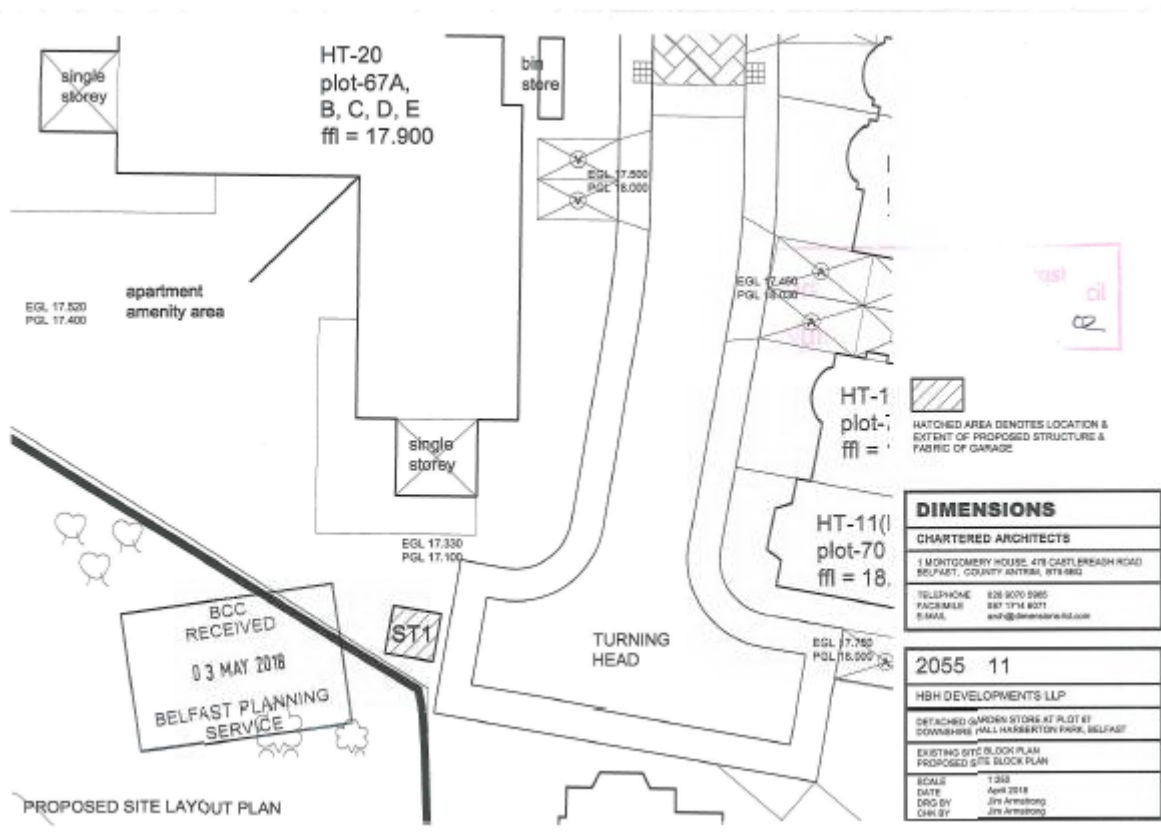
Site Location Plan



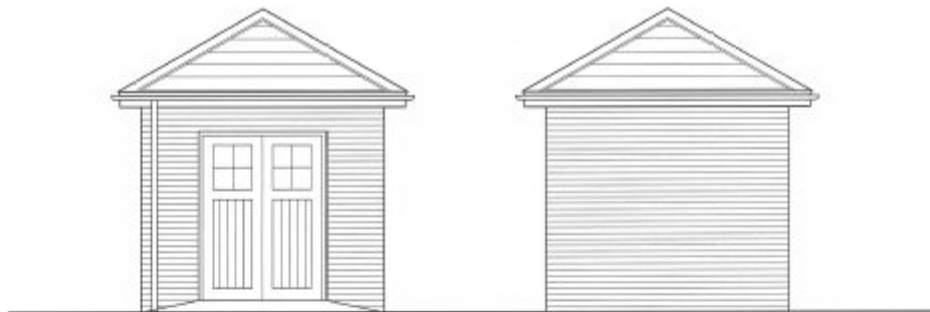
Block Plan



LA04/2017/0157/F

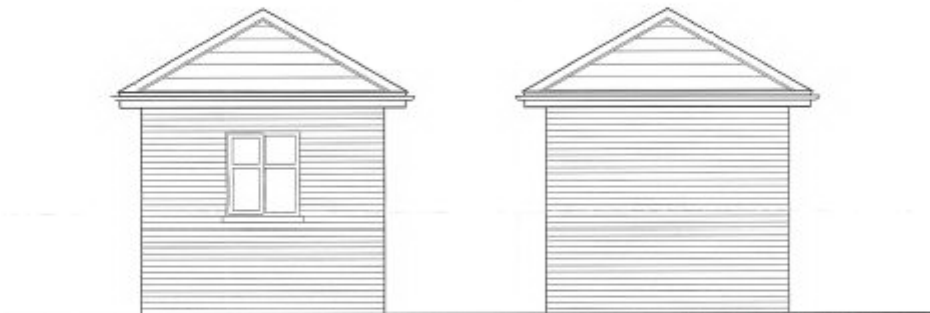


Elevations



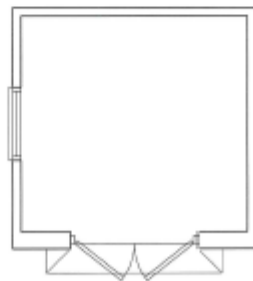
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



STORE S1 PLAN

Materials:

- Walls: cement render including recon stone details
- Walls: facing brick
- Roof: Grey slate finish
- Windows: UPVC

BCC
RECEIVED
03 MAY 2018
BELFAST PLANNING
SERVICE

DIMENSION
CHARTERED ARCHIT
1 MONTGOMERY HOUSE,
BELFAST, COUNTY ANTRIM
TELEPHONE: 028 9070 9
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EMAIL: info@dimen

2055 12
HBH DEVELOPMENT

Committee Application

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for a detached brick store located on an area of communal amenity space to the rear of the apartment block shown in drawing no. 02 as plot 67A and measures 3m by 3m with a pitch height of 3.8m. The detached store is to serve the ground floor apartment A and is accessed from the single storey rear sunroom of the apartment.</p> <p>The store contains double doors to the front elevation and a small window to the rear elevation.</p>
2.0	<p>Description of Site</p> <p>The site is within the development currently under construction situated between Harberton Park and Balmoral Golf Club. The site relates to plot 67 within the development.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <ul style="list-style-type: none"> • LA04/2017/0157/F. Plots 53-64 and 69-89 and 91-103 9total 46 units of residential development to lands south of 25 Harberton Park Belfast. Revision of previous approved application (Z/2012/0645/RM) and erection of 12 no. detached dwellings, 4 no. semi-detached dwellings, 3 no. townhouses and 18 no. apartments (in total 37 units) and associated works. GRANTED 20.09.2017 • Z/2012/0645/RM - Demolition of existing buildings and erection of residential development comprising 140 units. PERMISSION GRANTED 22.12.2014 • Z/2003/1697/O - Demolition of existing buildings and erection of residential development comprising 140 units. PERMISSION GRANTED 19.06.2009.
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 7- Quality Residential Environments
4.4.1	Policy QD 1

5.0	Statutory Consultees Responses None
6.0	Non Statutory Consultees Responses None
7.0	Representations The application was been neighbour notified on the 8 January 2019 and advertised in the local press on the 19 January 2019. No representations have been received.
8.0	Other Material Considerations Previous application- LA04/2017/0157/F
8.1	Any other supplementary guidance Creating Places
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Principle of a detached store within this location and Precedent • Impact on amenity / approved landscaping <p>It is considered that the proposal is not compliance with SPPS in that the proposed development will cause demonstrable harm to interests of acknowledged importance which are considered below.</p>
9.3	Principle & Conflict with Design Concept Whilst the proposed development in itself is a relatively minor built form of 22.5 cubic metres. The principle of constructing a detached store within this location is considered unacceptable. The proposal is considered to be contrary to the SPPS and PPS7 Quality Residential Environments. The proposal conflicts with the overall design concept of the Harberton Development. The development has a mix of dwellings and apartments, dwellings can provide incurtilage gardens, garages and storerooms whereas it is commonly accepted that apartments have shared facilities. The store would appear incongruous as it will not sit within a private curtilage but within shared amenity space at the turning head.
9.4	Impact on Amenity The detached store is adjacent to a turning head and is within close proximity to the southern boundary of the site adjoining Balmoral Golf Club. Amenity space is an integral part of a housing scheme and contributes to the creation of a sustainable and quality residential environment. The use of 'greening' to raise the quality of residential development is particularly important given its proximity and integration with the golf course. It is considered that the proposed form of development will intensify built form on this already high density development when combined with the impact of ancillary amenity by incrementally eating into the landscaped areas and impacting activities such as car parking and refuse storage and will undermine and impact on the local character of this

<p>9.5</p> <p>9.6</p> <p>9.7</p>	<p>residential development and constitute overdevelopment where landscaping and amenity areas are important to create a quality residential environment.</p> <p>Precedent</p> <p>The introduction of such built form at this location will also create an unwelcome precedent in the area. It follows that to provide one resident with a store/garage should allow equally for all residents to enjoy the benefit of additional ancillary accommodation. However, to allow a store/garage for every apartment would erode the environmental and residential amenity of the area and result in over development.</p> <p>Impact on approved landscaping</p> <p>Condition 8 of the planning approval LA04/2017/0157/F required all proposed planting indicated within revised drawing 17A and drawings 18, 19, 20 and 21 to be planted prior to completion of the proposed development. The Tree Officer was consulted in relation to the impact upon the conditioned planting. The Tree Officer stated there would be concerns regarding the impact upon the approved locations of 4-5 trees to be planted as part of the scheme and therefore requested an amended landscape plan. The landscape plan has not been requested due to the principle issue of the proposal. An approval of this application would require an amended landscape plan otherwise the applicant could not comply with condition 8 of the approval LA04/2017/0157/F.</p> <p>Further information submitted by the agent has been noted, however it does not alter the issues that are presented above.</p>
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<p>10.0</p>	<p>The proposed store is considered to be an unacceptable form of development within communal amenity space and contrary to the SPPS and Policy QD 1 of PPS 7.</p> <p>Having regard for the policy context and the considerations above, the proposal is deemed unacceptable.</p>
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<p>10.1</p>	<p>Summary of Recommendation: Refusal</p>
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<p>11.0</p>	<p>Reasons for Refusal</p> <ol style="list-style-type: none"> 1. The proposed development is contrary to Policy QD 1 of PPS 7 and the SPPS as the proposed store is inappropriate at this location and will result in damage to the quality of the local character of the immediate area by way of overdevelopment in that the store will result in the loss of amenity space and be detrimental to the quality residential environment. The proposal will lead to the introduction of buildings that are inappropriate and incongruous to the area and will create a precedent for the incremental loss of amenity, circulation and parking spaces.
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Notification to Department (if relevant)

Representations from Elected members:
 Cllr Declan Boyle is in support of the application and has requested it to be presented to Committee.