

Committee Application

Development Management Report	
Application ID: LA04/2019/1438/F	Date of Committee: Tuesday 15 th October 2019
Proposal: Change of use from existing residential apartment to HMO	Location: 73 Castlereagh Road, Belfast BT5 5FD
Referral Route: House in Multiple Occupation application outside HMO Policy Area or Development Node	
Recommendation:	Approval
Applicant Name and Address: David McCauley 55 Drumgooland Road Castlewellan BT31 9QG	Agent Name and Address: David McMaster Architect 12A Mahon Industrial Estate Mahon Road Portadown BT62 3EH
<p>Executive Summary: Planning permission is sought for a change of use from a dwelling house to a House in Multiple occupancy (HMO).</p> <p>The key issues in the assessment of the proposed development include: principle of a HMO in this location; impact on parking; and impact on residential amenity.</p> <p>In respect of the principle of the proposal at this location, the proposed site is not located within a HMO Policy Area or HMO Node in the Subject Plan for Belfast City Council Area, policy HMO 5 is therefore applicable. The policy permits the change of use to HMO use of up to 10% of any street. As Castlereagh Road is in excess of 600m in length this assessment is based on the number of dwelling units converted up to 300m on either side of 73 Castlereagh Road.</p> <p>The Land and Property Pointer Address database indicates that there are 67 domestic properties in this section of Castlereagh Road. This would allow 6 HMO properties on Castlereagh Road before the 10% threshold would be exceeded. Records show that there are currently two properties in HMO use within this section of Castlereagh Road. This proposal would result in 3 HMOs on this stretch of the Castlereagh Road and therefore within the 10% threshold.</p> <p>The application has been neighbour notified and advertised in the local press. No letters of representation have been received.</p> <p><u>Recommendation – Approval</u> Having regard to the policy context the proposal is considered to comply with Policy and is acceptable and the application is recommended for approval.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development Planning permission is sought for a change of use from an existing residential apartment to a HMO. The proposal will have 4 bedrooms which will occupy the first and second floors of the property.
2.0	Description of Site The application site is located at 73 Castlereagh Road. This section of the street is mixed use with a number of retail units and hot food bars located at ground floor, with residential units located above. Large apartment block is located adjacent to the site with a Presbyterian Church also located in close proximity. The site is a two and half storey end terrace unit finished with cream render and black fascia at ground floor level and the red brick at first floor. The surrounding area consists of 2.5 storey properties with a number having pitched dormers on the front elevation, as well as 3 storey apartment block adjacent to the site.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History One previous change of use application exists for the site, this was submitted in 1984 under reference Z/1984/2095 for a change of use to Building Society Offices. Permission was granted.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015 The extant development plan is now the BUAP and the policies within the Draft BMAP 2004 and 2015 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.
4.3	HMO Subject Plan 2015
4.4	Strategic Planning Policy Statement (SPPS)
4.5	Planning Policy Statement 3: Access, Movement and Parking
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection
6.0	Non Statutory Consultees Responses
6.1	Environmental Health – No objection Local Development Plan Team – No objection
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No letters of representation have been received.
8.0	Assessment
8.1	The key issues to be considered are: <ul style="list-style-type: none"> • Principle of a HMO in this location; • Impact on Parking; and • Impact on Residential Amenity

9.0	Summary of Recommendation: Approval Having regard to the policy context and consideration of the objections received, on balance, the proposal is considered acceptable and planning permission is recommended for approval.
10.0	Conditions 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. Informatives: 1. For detailed requirements relating to HMO Standards and relevant documentation you should visit NIHMO. Please see also the HMO (NI) Act 2016 which contains the definition of a House in Multiple Occupation for Northern Ireland. This also contains the minimum space standard for rooms in a HMO that are occupied as sleeping accommodation. Please also see the Houses in Multiple Occupation (Space Standards) Regulation (NI) 2019 which contains the method of measurement for determining useable floor space within sleeping accommodation.

ANNEX	
Date Valid	14th June 2019
Date First Advertised	5 th July 2019
Date Last Advertised	5th July 2019
Details of Neighbour Notification (all addresses) 1 – 5 Kingscourt Close,Belfast,Down,BT6 9AP 24 – 40 Leitrim Street,Belfast,Down,BT6 9BJ 5 Kingscourt Close,Belfast,Down,BT6 9AP 72 & 74 Castlereagh Road,Belfast,Down,BT5	
Date of Last Neighbour Notification	27/06/2019
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title 01- Site Location Map, 02- Existing Floor Plans and Elevations 03- Proposed Floor Plans and Elevations	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	