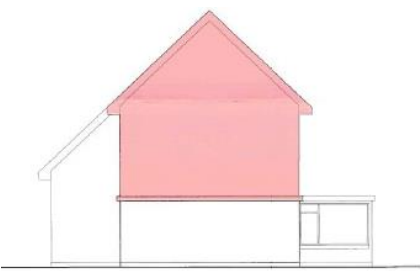
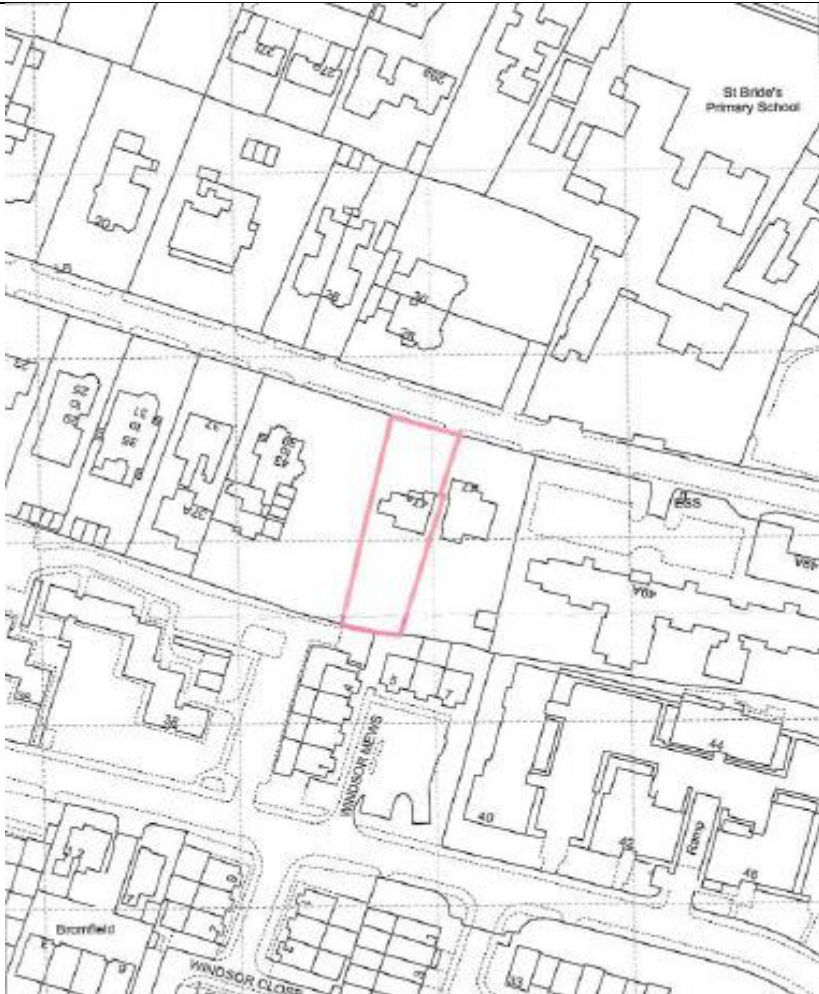


Committee Application

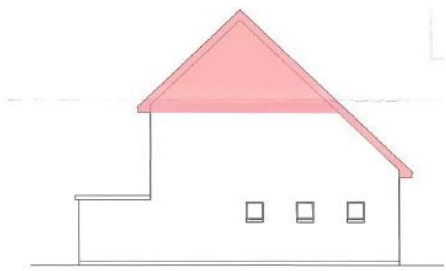
Development Management Report	
Application ID: LA04/2019/0111/DCA	Date of Committee: 10 th March 2020
Proposal: Demolition of house	Location: 47a Derryvolgie Avenue Belfast BT9 6FP
Referral Route: Full demolition of main building within the conservation area	
Recommendation:	Approval
Applicant Name and Address: Mr and Mrs Brennan 47a Derryvolgie Avenue Belfast BT9 6FP	Agent Name and Address: Sutherland Architects Ltd 10 Cleaver Park Belfast BT9 5HX
<p>Executive Summary: This application seeks conservation area consent for full demolition of the existing dwelling at 47a Derryvolgie Avenue, Belfast.</p> <p>The main issue to be considered in this case is:</p> <ul style="list-style-type: none"> • The acceptability of demolition in the Conservation Area <p>The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. A satisfactory replacement scheme has been proposed under application LA04/2019/0110/F that is considered to enhance the character and appearance of Malone Conservation Area. On this basis, demolition is considered acceptable in accordance with Policy BH14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.</p> <p>The BCC Conservation Officer was consulted and has no objection to the loss of the building. However, they consider the replacement scheme would be detrimental to the character of the conservation area. These concerns have been carefully considered by officers; however when taken as a whole the proposed replacement offers a more contextually appropriate development that would enhance the character and appearance of Malone Conservation Area.</p> <p>No representations received.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p> <p>Recommendation – Approved subject to conditions</p> <p>It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional conservation area consent and to finalise the final wording of conditions.</p>	

Case Officer Report

Site Location Plan



Side Elevation



Side Elevation



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>This application seeks conservation area consent for the full demolition of the existing two storey dwelling.</p> <p>There is a corresponding planning application for the replacement scheme under reference LA04/2019/0110/F.</p>
2.0	<p>Description of Site and Area</p> <p>The site comprises of a two storey detached dwelling finished in render. To the front of the site there is driveway and garden enclosed by a boundary wall / timber fencing and railings. There is a large rear garden bounded by timber fencing. The surrounding area comprises of a mix of residential, community, commercial and educational uses.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2017/0618/F - Demolition of existing garage/utility area and roof. Erection of new 2 storey extension (front) and erection of new 2 storey extension (rear) – Granted 23.06.2017</p> <p>LA04/2017/0626/DCA - Demolition of garage/utility area and roof – Granted 23.06.2017</p> <p>LA04/2019/0110/F - Demolition of single dwelling and erection of 2no semi-detached dwellings – Pending</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2015
	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which 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.
	Draft BMAP 2004
4.2.1	Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	Draft BMAP 2015 (purported to be adopted)
4.2.6	Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits.
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 6: Planning, Archaeology and the Built Environment
4.6	Section 104 (11) of the Planning Act (Northern Ireland) 2011
5.0	Statutory Consultees Responses
5.1	None
6.0	Non-Statutory Consultees Responses
6.1	BCC Conservation Officer – No objection to the loss of the building, however the replacement scheme would have a detrimental impact on the character of the conservation area through subdivision and overdevelopment of the plot given its oversized footprint. Subsequently proposal would fail policies BH12 and BH14 as a suitable replacement scheme cannot be secured.

7.0	Representations
7.1	The application was advertised in the local press on the 31 st May 2019. No representations received.
8.0	Other Material Considerations
8.1	Malone Conservation Area Design Guide
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues in the assessment of the proposed development include: - The acceptability of demolition in the Conservation Area
9.3	<u>The acceptability of demolition in the Conservation Area</u> The existing building does not make a material contribution to the character and appearance of Malone Conservation Area. It is a 1970s dwelling which is not in keeping with the character of buildings upon which the Conservation Area is based. It currently detracts from the character and legibility of the area as an enclave of Victorian / Edwardian domestic architecture. In addition, demolition of the majority of the building has already been granted under reference LA04/2017/0626/DCA which remains extant. The Council's Conservation Officer has no objection to its loss. Therefore, the proposed demolition works are considered acceptable subject to an adequate replacement scheme.
9.4	A satisfactory replacement scheme has been proposed under application LA04/2019/0110/F which is considered to enhance the character and appearance of Malone Conservation Area, the assessment of which is addressed in detail in the development management officer report for that application.
9.5	To conclude, it is considered that demolition is justified in accordance with Policy BH14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.
10.0	Summary of Recommendation: Having regard to the development plan, relevant policy context and other material considerations, the proposal is considered acceptable. It is requested that the Planning Committee delegates authority to the Director of Planning and Building Control to grant conditional conservation area consent and to finalise the wording of conditions.
11.0	Conditions 1. This consent is granted subject to the implementation of the satisfactory replacement scheme as approved under planning application ref. LA04/2019/0110/F. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of Malone Conservation Area.

Notification to Department (if relevant): N/A

Representations from Elected members: N/A

Details of Neighbour Notification (all addresses) N/A