

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2025/0122/F	Committee Meeting Date: 17 TH June 2025
Proposal: Demolition of 4 no garages and erection of 2 no. semi-detached dwellings, part 2 storey part 3 storey	Location: Lands Between 14 and 16 Lancedean Road, Belfast, BT6 9QP
Referral Route: Section 3.8.1 of the scheme of Delegation. An elected Member of the Council (Cllr Long) has requested for the application to be referred to the Planning Committee.	
Recommendation:	Approval
Applicant Name and Address: Tera Developments Ltd Donegall House 7 Donegall Square North Belfast BT1 5GB	Agent Name and Address: Hadleigh Jess HR Jess Ltd 1 Jordanstown Road Newtownabbey BT37 0QD
Date Valid: 28 th January 2025	
Target Date: 13 th May 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>This application seeks planning permission for 2 semi-detached, split level residential properties which are two storeys at the front and three storeys to the rear. There are 4 single storey garages currently located on the site. The site slopes in a northwest direction from the Lancedean Road towards the Upper Knockbreda Road to the rear of the site.</p> <p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Principle of residential dwellings at this location - Impact on existing residential dwellings - Housing density - Adaptable and accessible accommodation - Design - Amenity space - Overshadowing - Overlooking - Access and parking - Waste management - Landscaping and trees - Climate change <p>DFI Roads, BCC Tree Officer and Environmental Health have offered no objections to the proposal subject to conditions. NIW have no objection to the proposal.</p>	

Recommendation

Having regard to the development plan, planning history on the site and other material considerations, the proposal is considered acceptable and recommended for approval. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.

Case Officer Report

Site Location Plan



Proposed Elevations



PROPOSED FRONT ELEVATION

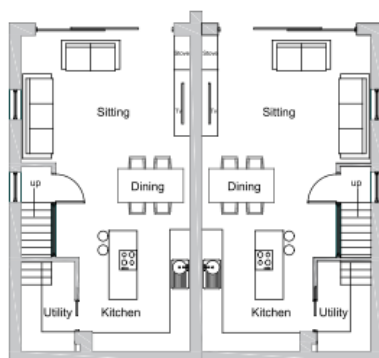


PROPOSED REAR ELEVATION

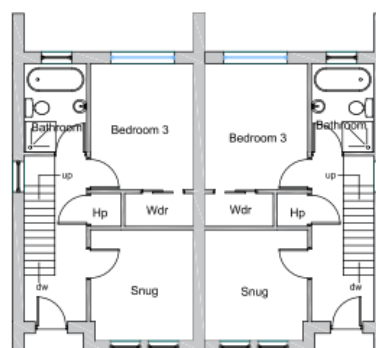
Proposed Site Plan



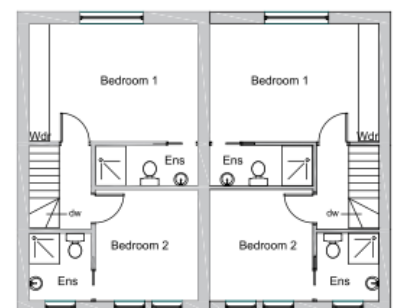
Proposed Floor Plans



PROPOSED LOWER
GROUND FLOOR PLAN



PROPOSED GROUND FLOOR
PLAN



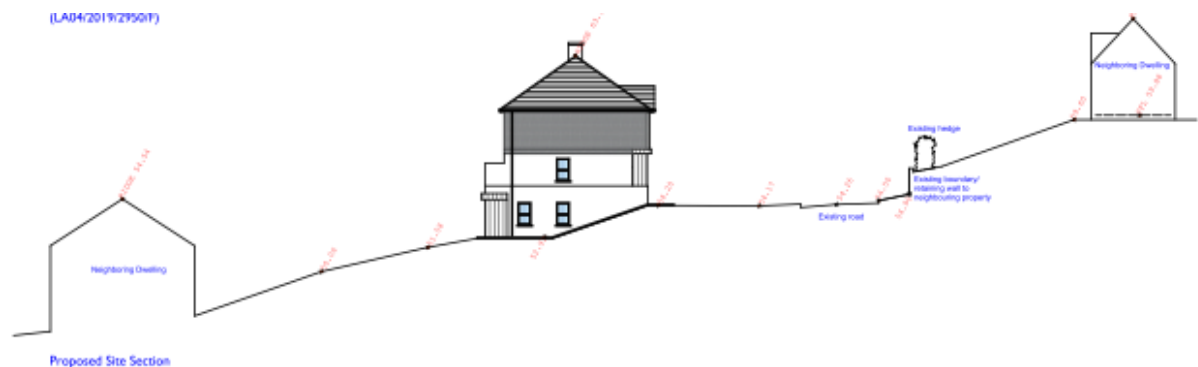
PROPOSED FIRST FLOOR
PLAN

Landscape Plan

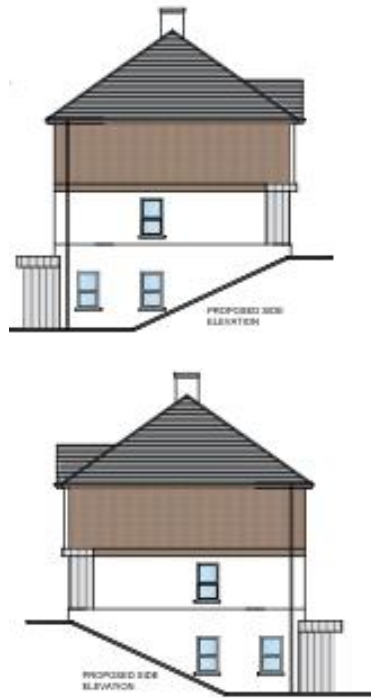


Proposed Sections

(LA04/2019/295017)



Proposed Side Elevations



1.0	Description of Proposed Development
1.1	The proposal seeks full planning permission for the erection of 2 semi-detached dwellings of split-level design with 2 storeys located on the Lancedean Road elevation and 3 storeys at the rear of the property. The development will result in the demolition of 4 existing single storey garages currently located on site.
2.0	Description of Site
2.1	The application site relates to an area of land measuring 0.1ha and is located within the development limit of Belfast. The site is white land within the BUAP and both versions of BMAP. The site slopes from the Lancedean Road to the Upper Knockbreda Road.
2.2	The dwellings located on the northern side of Lancedean Road are predominantly semi-detached properties with a 2 storey elevation fronting onto Lancedean Road and a 3 storey elevation to the rear facing the Upper Knockbreda Road. The properties along Lancedean Road vary in terms of materials, scale and massing and design.
3.0	Planning History of the application site
3.1	Y/2006/0033/F – Demolition of 4no. garages and erection of 2no. semi-detached two storey dwellings, with attic over and basement. Permission granted 10/05/2006
3.2	LA04/2019/2950/F - Demolition of 4 garages, construction of a dwelling house to include one replacement garage, house to be part single, part two storey and associated site works. Permission granted 23/06/2020

3.3	LA04/2024/0999/F – Demolition of 4no. garages and erection of 2 no. semi-detached 3 storey dwellings. Application withdrawn.
4.0	Policy Context
4.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
4.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
4.3	<p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps (“Departmental Development Plan”), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <p>BUAP – The site is located within the development limit of Belfast and is whiteland in BUAP.</p> <p>Draft BMAP - The site is located within the development limit of Belfast and is whiteland in both versions of BMAP.</p>
5.0	PLANNING POLICY
5.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><u>SP1 – Growth Strategy</u> <u>SP2 – Sustainable development</u></p> <p>Policy HOU2 – Windfall housing Policy HOU4 – Density of residential development Policy HOU7 – Adaptable and accessible accommodation</p>

	Policy DES1 – Principles of urban design Policy RD1 – New residential developments Policy TRAN6 – Access to public roads Policy TRAN8 – Car parking and servicing arrangements Policy ENV1 – Environmental quality Policy ENV2 – Mitigating environmental change Policy ENV3 – Adapting to environmental change Policy ENV4 – Flood Risk Policy ENV5 - Sustainable drainage systems (SuDS) Policy TRE1 – Trees
5.2	<u>Supplementary Planning Guidance</u> Residential Design Sustainable Urban Drainage Systems Trees
5.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
5.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
6.0	Statutory Consultees DFI Roads- No objection subject to conditions NI Water – Approval
7.0	Non-Statutory Consultees BCC Tree Officer – No objection subject to conditions Environmental Health – No objection subject to conditions
8.0	Representations
8.1	9 letters of objection have been received from 5 third party representations. The main issues raised are summarised as follows: <ul style="list-style-type: none"> a) Planning was previously refused for the same proposal b) Traffic issues c) Parking concerns d) Subsidence e) Detrimental effect to the environment and existing properties f) Impact of development on tree roots g) Old site map used which does not show neighbouring garages and extensions h) Overdevelopment of the site i) Excessive scale and massing j) Overshadowing k) Loss of privacy l) Less grassland to absorb runoff m) Proposed development is not in conformity with the design, layout and urban morphology of Lancedean Road and Upper Knockbreda Road.

	<p>Full consideration has been given to points a) to m) in the assessment of the application below.</p> <p>n) Error within the 'Supporting Planning Statement' which makes reference to the Crumlin Road.</p> <p><i>This was made in error for a small portion of the applicants planning statement relating to the surrounding area of the site, the majority of the statement is referencing the correct application site. The case officer has not assessed the application based on this and has conducted their own site visit and assessment of the site and surrounding area.</i></p> <p>o) Loss of views and amenity</p> <p><i>The loss of views is not a planning consideration. The impact on amenity has been assessed within the body of the report.</i></p>
9.0	ASSESSMENT
9.1	<p><u>Principle of housing at this location</u></p> <p>The principle of residential development has been established on site under previous planning applications. The development approved under application LA04/2019/2950/F is extant and will expire on 21/06/2025. Although the extant approval was for 1 residential unit, the proposed footprint is similar to that of the previously approved dwelling. The footprint of the single dwelling was 106m² and the footprint of the proposed dwellings is 103m² in total.</p>
9.2	<p><u>Housing Density</u></p> <p>Policy HOU4 relating to density advises that within the outer Belfast area the average density for residential development is 25-125 units per hectare. The site measures 0.1ha which would relate to an acceptable density of at least 2.5 dwellings on site. The proposal therefore falls just below the recommended density for a site of this area. The proposal replicates the existing densities on this portion of the street which predominantly houses semi-detached properties on similar sized plots of land. Taking account of the sloping nature of the site and surrounding context, the proposed density is on balance considered acceptable.</p>
9.3	<p><u>Character of established residential area</u></p> <p>Policy RD1 states that residential proposals should not create conflict with adjacent land uses, remaining in conformity with the character of any established residential uses.</p>
9.4	<p>The site is located at the end of a row of 7 no. two storey dwellings. These existing dwellings are split-level with a further basement level at the rear, owing to the sloping</p>

	nature of the land. The single storey dwellings on the opposite side of the road sit high above the road and are accessible via steps.
9.5	A key consideration of this application is the topography of the site which falls in a downward slope from the Lancedean Road towards the Upper Knockbreda Road. The proposed development accommodates the topography in an acceptable manner using split-level design, comparable to neighbouring dwellings. The Residential Design SPG is supportive of the use of split-level dwellings on sloping sites which do not require prominent retaining walls. In terms of layout, scale, proportions, massing and appearance of buildings the scheme is acceptable.
9.6	The proposed split-level design, with a two-storey frontage and three-storey rear elevation would mirror the design of the 7 properties from no. 2-14 which are split level (part 2 and part 3 storeys). Following amendments to the proposal, it is considered the proposed landscaping assists with integration and mitigates the visual impact of the proposal.
9.7	There is a mix of dwelling styles and materials within the surrounding area and on balance, it is considered that the proposed dwelling respects the surrounding context and is appropriate to the character of the area. The proposed dwellings are to be finished in part red brick and part white painted render, which are materials found in the immediate area and are considered appropriate
9.8	The existing garages are of poor quality and the proposed development will result in an improvement to the streetscape. It is therefore not considered that the proposal will be detrimental to the character of the area.
9.9	The proposal is considered to respond positively to the local context and character in compliance with Policy DES1.
9.10	<p><u>Residential quality and Impact on amenity</u></p> <p><i>Overlooking</i></p> <p>The proposed dwellings sit higher than the property to the rear at no. 158 Upper Knockbreda Road. The separation distance of approximately 24m to the rear elevation alleviates concerns of overlooking. The proposed development sits further back on the site than the 2019 previously approved dwelling, however the separation distance is still considered to be acceptable. This is in compliance with the Residential Design SPG which states that a separation distance of no less than 20m should be maintained between facing windows of the main habitable rooms.</p>
9.11	A single-storey garage has been built to the rear of the property at 158 close to the boundary with the application site. A garage is also located adjacent to the site at no. 16 Lancedean Road. The location map and site plans submitted are from outdated OS data which do not show these garages, however the case officer noted them during the site visit. As these are not habitable rooms there are no concerns of overlooking or overshadowing from the development.

9.12	The proposed gable windows on the lower ground floor will be to facilitate a stairway and sitting room. The ground floor gable windows will be for a stairwell and will be conditioned to be fitted with obscure glazing. There are no gable windows provided at first floor level. Obscure glazed windows and proposed boundary treatments will help mitigate any potential overlooking from the proposed development.
9.13	The proposal is compliant with Policy RD1 in terms of overlooking. <i>Overshadowing</i>
9.14	A shadow analysis was undertaken by the case officer for the spring and autumn equinox using the online Suncalc programme and using the maximum height of the proposed development. The results are as follows: <ul style="list-style-type: none"> • 21 March – overshadowing of rear garden of no. 160 Upper Knockbreda Road in the early morning (8am-9am), overshadowing to the rear garden of no.158 Upper Knockbreda Road in the morning (10am-12am), overshadowing of the garage and driveway of no. 16 Lancedean Road in the afternoon (12-3pm). • 21 September – overshadowing of rear elevation and rear garden of no. 160 Upper Knockbreda Road in the early morning (9am-10am), overshadowing of rear garden and garage of no. 158 Upper Knockbreda Road from 10-11:30am and overshadowing of garage and driveway of no. 16 Lancedean Road from 12:30-4pm.
9.15	Although there is some degree of overshadowing of the neighbouring properties this is to be expected within an urban setting and is not to an unacceptable degree. The proposal would not result in the unreasonable loss of light to habitable rooms and private garden areas during the afternoon and evening.
9.16	The proposal is considered compliant with Policies DES1 and RD1 in relation to overshadowing and loss of light. <i>Space standards</i>
9.17	The proposal is compliant with Policy RD1 in that it would create quality and sustainable residential environments. The proposed dwellings meet the residential space standards set out in Appendix C of the LDP for a 3-bedroom 3 storey dwelling (95-100m ²). The internal floorspace of each dwelling measures 103m ² .
9.18	Adequate provision has been made for private amenity space within the proposed development, in accordance with the provisions of Creating Places and criterion d. of Policy RD1.

9.19	<p><u>Adaptable and Accessible accommodation</u></p> <p>Policy HOU7, adaptable and accessible accommodation also applies to all new homes. The internal layout of the proposed development complies with the criteria set out within HOU 7 and is considered acceptable.</p>
9.20	<p><u>Landscaping</u></p> <p>There are 3 trees proposed along the front boundaries of the proposed development and 6 proposed trees to the rear and side comprising cheery, rowan and serviceberry trees planted at heights of 2.5m to 4.25m at the time of planting. The rear proposed boundary treatments and hedging along the side boundary will help prevent overlooking as the trees and landscaping features establish within the site over time.</p>
9.21	<p>It is noted within the BCC Tree officer's consultation response that the adjacent neighbouring tree has a number of overhanging branches above the existing garages. This tree would require pre-construction tree surgery to enable construction. It is advised that the owner of the tree should fully consent and agree to future works upon the tree.</p>
9.22	<p>The proposal is compliant with Policy TRE1 in that the proposal would result in a net gain in tree numbers.</p>
9.23	<p><u>Access and Car Parking</u></p> <p>The proposed parking layout shows parking within the curtilage of the site for 1 car at each property. A parking survey was submitted to demonstrate available on street parking within the street. The existing garages have the potential to accommodate 4 cars at the site.</p>
9.24	<p>DFI Roads were consulted in relation to the proposal and have offered no objection to this development proposal. In their consultation response they stated that they were satisfied that parking on-street is unlikely to have a significant impact on the local road network in terms of traffic and road safety. Conditions have been attached.</p>
9.25	<p><u>Climate change</u></p> <p>Policy ENV2 states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. The applicant's supporting planning statement states that <i>redevelopment of this site will ensure that best practice architectural and energy efficient standards will upgrade the existing building fabric and ensure sustainability into the future.</i></p>
9.26	<p>Policy ENV3 states that planning permission will be granted for development that incorporates measures to adapt to environmental change. The proposal incorporates various hard and soft landscaping elements to assist an overall sustainable drainage solution including the planting of trees and hedges. The proposed design incorporates modern standards of building techniques, adequate</p>

<p>9.27</p> <p>9.28</p> <p>9.29</p>	<p>insulation and sustainable construction methods</p> <p>Policy ENV5 states that all built development shall include, where appropriate, SuDs measures to manage surface water effectively on site, to reduce surface water run-off and to ensure flooding is not increased elsewhere. A portion of the site will comprise landscaped rear garden space which will assist in the reduction of runoff.</p> <p><u>Waste-water infrastructure</u></p> <p>NI Water has confirmed that there is available capacity at the Waste Water Treatment Works and there is a public foul sewer and public water main within 20m of the proposed development boundary which can adequately service these proposals.</p> <p>NI Water have no objection to the proposal following the submission of a Wastewater Impact Assessment relating to the site.</p>
<p>10.0</p> <p>10.1</p>	<p>Recommendation</p> <p>Having regard to the development plan, supporting planning guidance, planning history on the site and other material considerations, the proposal is considered acceptable on balance and is recommended for approval.</p>
<p>11.0</p>	<p>Draft Conditions</p> <p>1. The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011</p> <p>2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the ground floor windows on the side (eastern and western) elevations shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent).</p> <p>Reason: To safeguard the privacy of adjacent properties.</p> <p>3. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.</p> <p>Reason: In the interests of visual amenity.</p>

4. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

5. No works shall commence on site (including demolition and site clearance) unless a Tree Protection Plan ("TPP") to BS5837:2012 (or any standard that reproduces or replaces this standard) has been submitted to and approved in writing by the Council. The TPP shall detail the methods of tree/hedge protection and clearly detail the position and specifications for the erection of tree protective fencing and a programme for its implementation. The works shall not be carried out unless in accordance with the approved details and the measures specified by the TPP shall remain in place until the completion of the construction.

Reason: To safeguard existing tree(s) in the interests of visual amenity. Approval is required upfront to ensure that important trees are not permanently damaged or lost.

6. There shall be no storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices, or fires within the RPA of trees within the site and adjacent lands during the construction period.

Reason: To avoid compaction within the RPA.

7. If during the carrying out of the development, new contamination is encountered that has not previously been identified, all related works shall cease immediately, and the Council shall be notified immediately in writing. No further development shall proceed until this new contamination has been fully investigated in accordance with current industry recognised best practice. In the event of unacceptable human health risks being identified, a Remediation Strategy and subsequent Verification Report shall be submitted to and agreed in writing by the Council, prior to the development being occupied or operated. The Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.

Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.

8. The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site.

9. The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Draft Informatives

1. Drawing Numbers

This decision relates to the following approved drawing numbers: 01, 02, 06, 07A, 09, 10, 11, 12

2. Compliance with planning permission

Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.

3. Discharge of condition(s)

This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.

4. Non-planning requirements

The grant of planning permission does not dispense with the need to obtain licenses, consents or permissions under other legislation or protocols. The requirement for other authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer.