



Development Management Officer Report

Committee Application

Summary	
Committee Meeting Date: 23 April 2015	Item Number: 7 vi
Application ID: Z/2012/0798/F	Target Date:
Proposal: Change of use from existing residential dwelling to proposed House of Multiple Occupancy (HMO)	Location: 64 The Boulevard Belfast
Referral Route: Committee	
Recommendation:	Approval
Applicant Name and Address: F Lavery c/o agent	Agent Name and Address: I D A 533 Antrim Road Belfast BT15 3BS
Executive Summary: This application seeks full planning permission for the change of use from a 4 bed roomed house to a 4 bed roomed HMO. The main issues to be considered in this case are: <ul style="list-style-type: none">• The principle of an HMO unit at this location;• Impact upon amenity <p>The site lies outside any defined HMO policy area or development node. The proposal is assessed against planning policy HMO 5 which sets a 10% maximum threshold for HMOs within any street outside a defined HMO area.</p> <p>Within the street 'The Boulevard' there are 111 dwellings /apartments, therefore up to 11 conversions to HMO may be approved within Policy. There have been five other approvals on this street and this property would be the sixth within the 10% cap.</p> <p>The application does not propose an increase in the number of bedrooms that exist within the dwelling and no other changes are proposed to the building.</p> <p>There is no specific HMO policy requirement in relation to parking provision. Therefore the parking requirement remains the same for HMO's as a single domestic property and this application proposes no alteration to the existing parking provision. It is considered that as the change of use from a four bedroom house to a four bedroom HMO is within policy and is limited this will result in no detrimental impact upon the character of the area or on the amenity of neighbouring residents.</p>	

Consultees - Transport NI and Environmental Health (EPU Belfast City Council) were consulted and offer no objections.

It is recommended the application be Approved

Signature(s):

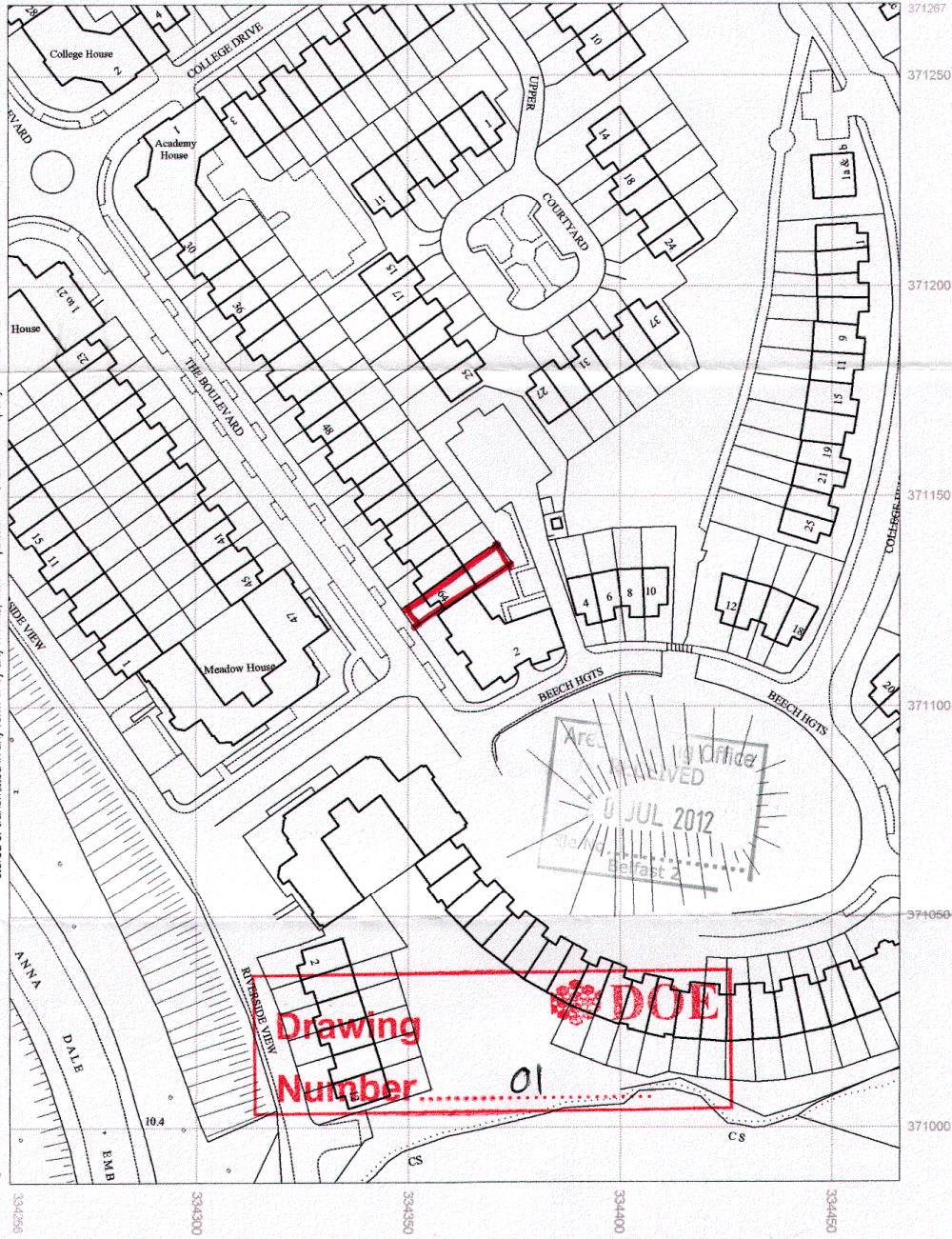
Case Officer Report

Site Location Plan

ACEmap[®] Online Scale 1:1250 Plan No. 14705SE2
Printed: 02/07/2012 Customer Ref. Plot I.D. 81318-1
This map relates to the following address or grid reference
64, THE BOULEVARD, BALLYNAFOY, BELFAST, BT07 3LN, 187156333



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Consultations:		
Consultation Type	Consultee	Response
Statutory	Roads - Hydebank	No objections
Non Statutory	Environmental Health (EPU) Belfast City Council	Approval in Principle – no objections
Representations:		
Letters of Support	None Received	
Letters of Objection	3	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
<p>Summary of Issues</p> <p>3 letters of objection have been received in relation to the application. The issues raised are as follows:</p> <p>Principle of HMO development Inadequate parking provision, the impact on road safety Current or future HMO applications in this area.</p>		
<p>Characteristics of the Site and Area</p> <p>This site is No. 64 The Boulevard, Wellington Square, Belfast. The site is characterised by a 3 storey townhouse with an integral garage and a driveway to the front. Apartments abut the property to the eastern side.</p>		
<p><u>Planning Assessment of Policy and Other Material Considerations</u></p> <p>Regional Development Strategy Belfast Metropolitan Area Plan PPS 1 'General Principles' PPS 3 'Access, Movement and Parking' Houses in Multiple Occupation Subject Plan Belfast City Council Area 2015.</p> <p>Other than planning permission for the wider development there is no site specific history for the site.</p> <p><u>Consultation responses</u></p> <p>Environmental Health Office - No objection</p> <p>Road Service - No objection</p> <p>Belfast Metropolitan Area Plan Team - No objection as the proposal is not contrary to the HMO subject Plan for Belfast City Council.</p> <p><u>Representations</u></p>		

3 letters of objection have been received in relation to the application. The issues raised are as follows:

Objection to the principle of HMO development within this area

The main issue raised in relation to the proposal is with regards to inadequate parking provision and the impact on road safety.

Objection to any current or future HMO applications in this area

Consideration

This is a full application for a change of use from a four bedroom house to a four bedroom HMO.

Policy HMO 5 - HMO Development outside designated HMO Policy Areas and designated HMO Development Nodes

The above policy states that outside designated HMO Policy Areas and designated HMO Development Nodes, planning permission will only be granted for further HMO development where as a result the number of HMOs does not exceed 10% of dwelling units on that road or street.

HMO Subject Plan HMO 5 and HMO 6

The main policy to be considered in the assessment of this planning application is the HMO Subject Plan 2015. The site is not located within a designated HMO Policy Area or a HMO Node and is therefore subject to HMO 5 of the HMO Subject Plan for Belfast City Council Area. Policy HMO 5 of the Subject Plan permits HMO development in a specific street or road providing the number of HMOs in that street or road does not exceed 10% of the total number of property addresses.

Land Property Services Domestic Valuations Site indicates there are 111 properties/addresses in The Boulevard and therefore up to 11 conversions may be allowed within Policy. The Department's records indicate that at present there are five properties authorised for HMO use in The Boulevard. This would be the sixth HMO in the street and therefore would be within the 10% threshold and HMO Policy.

Z/2010/0673/F	No. 52 4/7/12	Approved
Z/2011/0851/F	No 17 26/2/13	Approved
Z/2012/0798/F	No 64	This application -Pending
Z/2012/1122/F	No 27 11/3/13	Approval
Z/2013/0732/LDE	No 58	Approval

19/9/13		
Z/2007/0070/CA	No 56 20/8/12	Consent Planning Appeals Commission (Enforcement)
<p>Policy HMO 6 of the subject plan deals with the design criteria for HMO development and restricts the number of bedrooms in a HMO to 4. This is 4 bedroom house and the proposal does not seek to increase the number of bedrooms. Therefore the policy complies with HMO 6.</p>		
<p>PPS 3 'Access, Movement and Parking'</p>		
<p>The HMO policy plan has no policy requirements in relation to parking provision and HMO development. The required parking standards therefore remain the same for HMO's as for a single domestic property. Road Service have been consulted with the application have no objections to it as it is not proposed to increase the number of bedrooms within the property. Whilst it is acknowledged that parking can be an issue within this area, the 10% cap imposed by the HMO plan is to ensure that outside the designated policy areas and nodes such development is regulated and does not result in areas becoming saturated and to ensure no detrimental impact on amenity. I am of the opinion therefore that as this is existing four bedroom house and there is no proposed increase in bedroom numbers and the fact that it falls within the 10% threshold for the area I am satisfied that there will be no additional detrimental impact on amenity as a result of the change of use of this property.</p>		
<p><u>Consideration of objections</u></p>		
<p>The issues raised have been fully considered and discussed in the above report. Under the Policy provision the principle of a change of use to HMO at this property is acceptable. The property falls within the 10% cap as well as within the 4 bedroom cap. As there is no policy provision in relation to parking there is no policy requirement to provide additional parking facilities for this development. Whilst it is acknowledged that parking is at times an issue in this area, a four bedroom single family house has the same potential impact on parking as a 4 four bedroom HMO. As the fifth authorised HMO property on this street of nearly 60 properties I am of the opinion that cumulatively the resultant impact on parking and amenity would not be so detrimental as to warrant a refusal.</p>		
<p>Recommendation: Approval</p>		
Neighbour Notification Checked		
	Yes	
<p>Summary of Recommendation:</p>		
<p>Having considered all Policy and material considerations including comments from consultees and objectors it is recommended that the application is Approved.</p>		
<p>Condition:</p>		

1.As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Signature(s)

Date:

ANNEX	
Date Valid	4th July 2012
Date First Advertised	27th July 2012
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>Brian Corry 44 The Boulevard Ballynafof Belfast Colm Greene 62 The Boulevard Ballynafof Belfast Colm Greene 62 The Boulevard, Wellington Square, Belfast, BT7 3LN The Owner/Occupier, Apartment 107 Elm House 2 Beech Heights The Owner/Occupier, Apartment 108 Elm House 2 Beech Heights The Owner/Occupier, Apartment 109 Elm House 2 Beech Heights The Owner/Occupier, Apartment 11 Meadow House 47 The Boulevard The Owner/Occupier, Apartment 110 Elm House 2 Beech Heights The Owner/Occupier, Apartment 111 Elm House 2 Beech Heights The Owner/Occupier, Apartment 112 Elm House 2 Beech Heights The Owner/Occupier, Apartment 113 Elm House 2 Beech Heights The Owner/Occupier, Apartment 114 Elm House 2 Beech Heights The Owner/Occupier, Apartment 115 Oak House 30 Beech Heights The Owner/Occupier, Apartment 116 Oak House 30 Beech Heights The Owner/Occupier, Apartment 117 Oak House 30 Beech Heights The Owner/Occupier, Apartment 118 Oak House 30 Beech Heights The Owner/Occupier, Apartment 119 Oak House 30 Beech Heights The Owner/Occupier, Apartment 120 Oak House 30 Beech Heights The Owner/Occupier, Apartment 121 Oak House 30 Beech Heights The Owner/Occupier, Apartment 122 Oak House 30 Beech Heights The Owner/Occupier, Apartment 123 Oak House 30 Beech Heights The Owner/Occupier,</p>	

Apartment 43 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 44 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 45 Meadow House 47 The Boulevard
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 Apartment 46 Meadow House 47 The Boulevard
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 Apartment 47 Meadow House 47 The Boulevard
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 Apartment 60 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 61 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 62 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 63 Meadow House 47 The Boulevard
 The Owner/Occupier,
 Apartment 9 Elm House 2 Beech Heights

Date of Last Neighbour Notification	27th July 2012
Date of EIA Determination	N/A
ES Requested	N/A

Planning History

Ref ID: Z/2013/1223/LDE

Proposal: Non-compliance with condition 3 of planning permission Z/2006/1623/F

Address: Wellington Square, Annadale Embankment, Belfast, BT7 3LN,

Decision:

Decision Date:

Ref ID: Z/1974/0421

Proposal: ERECTION OF 5 NO. MOBILE CLASSROOMS

Address: ANNADALE GRAMMER SCHOOL, ANNADALE EMBARKMENT

Decision:

Decision Date:

Ref ID: Z/1996/0468

Proposal: Alterations, extension and refurbishment of school to include additional teaching spaces and ancillary accommodation

Address: WELLINGTON COLLEGE ANNADALE EMBANKMENT BELFAST BT7

Decision:

Decision Date:

Ref ID: Z/2001/1131/RM

Proposal: Demolish existing education buildings and erect residential development of apartments and townhouses (amended layout)

Address: Annadale Embankment, Wellington College, Belfast

Decision:

Decision Date: 15.04.2002

Ref ID: Z/1999/0275

Proposal: Demolition of existing surplus school building and erection of high quality residential development. (Outline Permission) (Amended site boundary)

Address: Wellington College, Annadale Embankment, Belfast, BT7.

Decision:

Decision Date: 12.10.2000

Ref ID: Z/2010/1564/A

Proposal: Display of free standing advertising hoarding

Address: Wellington Square, Riverside View/College Drive, Belfast, BT7 3LN,

Decision:

Decision Date: 02.02.2011

Ref ID: Z/2006/1623/F

Proposal: Erection of new residential buildings consisting of 32 No apartments with basement car parking and 5 ground level external parking bays (College Drive, opposite River House), 3 No. townhouses (College Heights, to rear of Nos. 1&3 Haypark Gardens), 2 No. apartments (between College Heights & rear of Upper Courtyard), associated parking and landscaping, and alterations to the Boulevard landscaping strip, cycle lane, and footpath to create additional car

parking.

Address: Wellington Square, Annadale Embankment, Belfast, BT7 3LN

Decision:

Decision Date: 26.03.2008

Ref ID: Z/2002/1990/F

Proposal: Proposed alterations to Lower Crescent to allow access to new NIE sub-station

Address: Annadale Embankment Wellington College Belfast

Decision:

Decision Date: 16.04.2003

Ref ID: Z/2012/0426/F

Proposal: Variation of condition 3 (provision and maintenance of parking spaces) of Z/2006/1623/F by removing reference to drawing no. AL(02)001 Rev.A (revised parking layout at the Boulevard) so that the parking spaces approved on The Boulevard are not required to be provided. (Amended Scheme)

Address: Wellington Square, Annadale Embankment, Belfast, BT7 3LN,

Decision: PR

Decision Date: 01.07.2014

Ref ID: Z/2006/0668/F

Proposal: Erection of retaining wall to rear of dwellings on College Heights (Block 25) (Retrospective)

Address: Wellington Square, Annadale Embankment, Belfast

Decision:

Decision Date: 11.08.2006

Ref ID: Z/2009/1162/A

Proposal: 2 No freestanding hoardings.

Address: Wellington Square, Lagan Way / Riverside View, Belfast, BT7 3LN

Decision:

Decision Date: 13.10.2009

Ref ID: Z/2012/0798/F

Proposal: Change of use from existing residential dwelling to proposed House of Multiple Occupancy (HMO)

Address: 64 The Boulevard, Belfast,

Decision:

Decision Date:

Drawing Numbers 01, 02, 03A