



Development Management Officer Report Committee Application

| Summary | |
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| Committee Meeting Date: 19 May 2015 | Item Number: |
| Application ID: Z/2014/1491/F | Target Date: |
| Proposal: Construction of 10 dwellings with associated car parking and landscaping | Location: 263-287 Beersbridge Road Belfast BT5 4RS |
| Referral Route: Development of more than 4 dwelling units | |
| Recommendation: Refusal | |
| Applicant Name and Address: Oaklee Trinity Housing | Agent Name and Address: McGirr Architects 670 Ravenhill Road Belfast BT6 0BZ |
| Executive Summary: The application seeks full planning permission for 2 detached and 8 semi detached two storey dwellings. The application was presented to the Town Planning committee on 5 February 2015 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1491/F. The main issues in this case are: <ul style="list-style-type: none">• The principle of housing at this location• The potential impact on residential amenity of existing and proposed residents• The potential impact on character of the surrounding area The site is located on land zoned by social housing in the Belfast Metropolitan Area Plan 2015. Oaklee Trinity Housing Association is proposing to develop the land for social housing. Therefore there is no objection in principle to development for social housing. No representations were received. Transport NI, Rivers Agency and NI Water had no objections however NIEA Water Management and BCC Environmental Health both require a Contaminated Land Risk Assessment due to possible contaminants on the site. | |

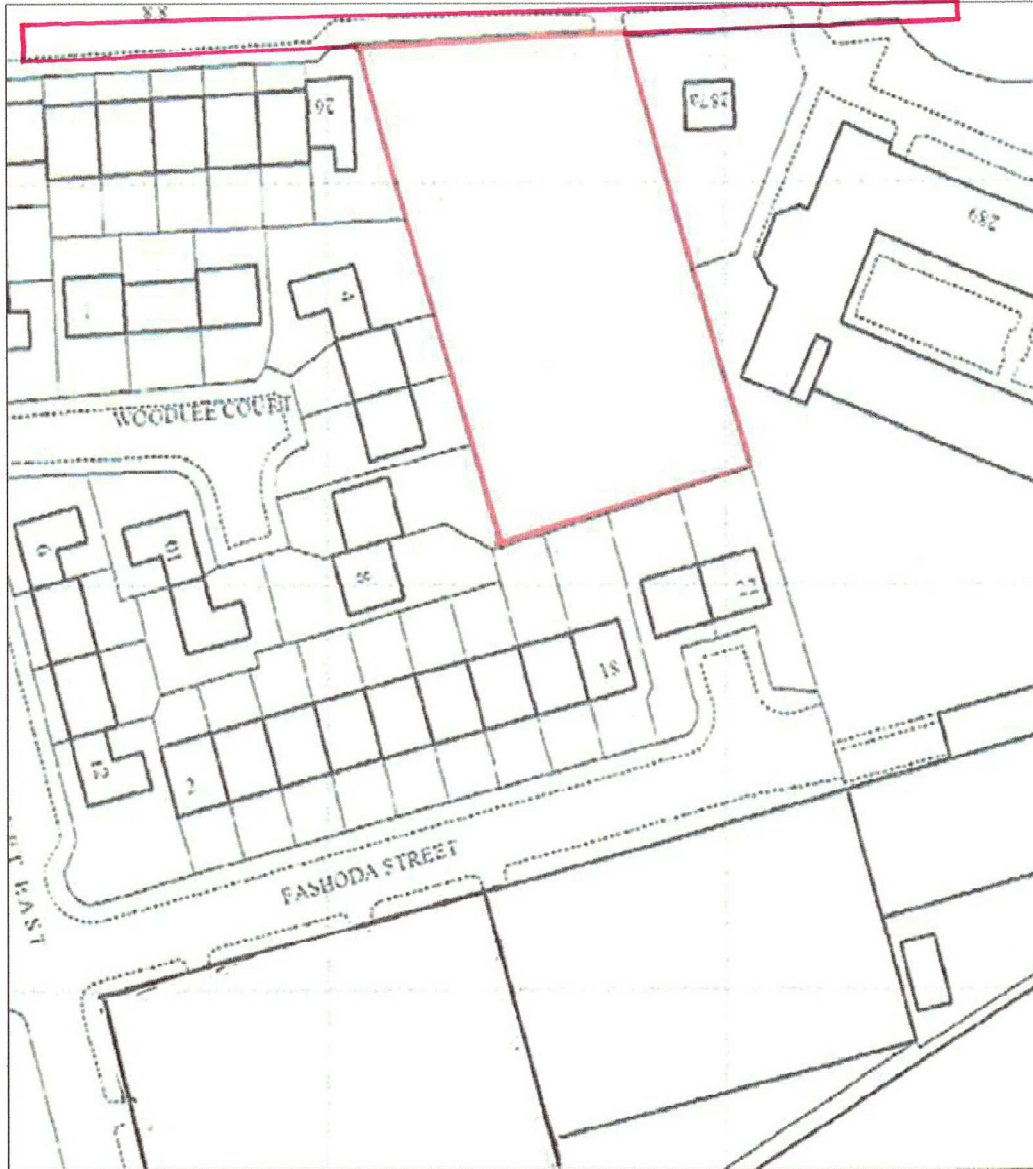
The scheme had been subject to a Pre Application Discussion and a response issued to applicant indicating the scheme unacceptable as it would not result in a quality residential development. The scheme was also subject to a deferred office meeting and applicant provided the opportunity to submit amended scheme however nothing further has been received.

The proposal was assessed against planning policy QD1 of PPS 7 – Quality Residential Developments. It is deemed the proposal would result in unacceptable damage to local character and create an undesirable living environment due to unsatisfactory layout and inadequate provision of amenity space.

The application is recommended for Refusal

Case Officer Report

Site Location Plan



SITE LOCATION MAP

Scale 1/1000

Topsoil

Consultations:

| Consultation Type | Consultee | Response |
|-------------------|--|-------------------------------|
| Statutory | NI Transport - Hydebank | |
| Statutory | NI Water - Multi Units East - Planning Consultations | No Objection |
| Statutory | Land and Resource Management | Substantive Response Received |

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| Non Statutory | Water Management Unit | Substantive Response Received |
| Non Statutory | Rivers Agency | No Objection |
| Non Statutory | Env Health Belfast City Council | Add Info Requested |
| Representations: | | |
| Letters of Support | None Received | |
| Letters of Objection | None Received | |
| Number of Support Petitions and signatures | No Petitions Received | |
| Number of Petitions of Objection and signatures | No Petitions Received | |
| Summary of Issues N/A | | |
| <p>Characteristics of the Site and Area</p> <p>The site is zoned for social housing, located on the Beersbridge Road, between Woodlee Court and Elmgrove Primary School. It is currently a flat disused site, enclosed by a red brick wall, with a service road through the centre of it. Adjacent to the south and west is Woodlee Court, and Fashoda Street residential areas, with Elmgrove Primary School to the east.</p> | | |
| <p>Planning Assessment of Policy and Other Material Considerations</p> <p>Addendum Report</p> <p>The application was presented to the Town Planning committee on 5 February 2015 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1491/F.</p> <p>The application was recommended to council with refusal reasons relating to impact on character of the local area and inadequate provision of amenity space.</p> <p>A deferred office meeting was held on 9 March 2015 and the applicant was given the opportunity to address the issues. Discussion centred on the layout which resulted in a difference of opinion regarding the acceptability of the proposal in terms of character and amenity. The application had previously been subject to a Pre Application Discussion (PAD) at which the application had been informed the layout was unacceptable.</p> <p>It was stated by the agent that the layout as indicated is a result of constraints on the site in the form of a main trunk sewer which bisects the site, together with a 3m way leave. This cannot be built upon which has resulted in built development around the periphery of the site. At the office meeting the agents and applicant highlighted a similar scheme approved in Mountpottinger citing this as a successful example of this type of development where properties have amenity space to the side as opposed to the traditional layout characteristic of the surrounding area where amenity space is provided to the rear.</p> <p>No amendments to the scheme were submitted following the deferred office meeting and the authority has not been persuaded the example provided by the applicant is sufficient to warrant a change of opinion. It remains of the opinion that the scheme as proposed for this area is</p> | | |

contrary to policy PPS 7. The layout is not characteristic of development in the surrounding area which is characterised by traditional streets of terraced properties with small private amenity areas to the rear. The location of gardens to the site is not a traditional feature of this area of Belfast and does not provide satisfactory private amenity.

Neighbour Notification Checked **Yes**

Summary of Recommendation: After consideration and reconsideration

Having considered the scheme against prevailing planning policy, site specifics and consultation responses it is considered the proposed development is unacceptable in terms of planning policy.

Reasons for Refusal:

The proposal is contrary to the Departments' PPS1 General Principles, PPS 7 Quality Residential Environments (a) and (c), and Development Control Advice Note 8, as it would result in the unacceptable damage to the local character and context and an undesirable living environment due to an unsatisfactory site layout, inadequate provision of private open space.

Signature(s)

Date:

| ANNEX | |
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| Date Valid | 5th November 2014 |
| Date First Advertised | 21st November 2014 |
| Date Last Advertised | |
| Details of Neighbour Notification - 97 neighbours were notified in line with legislative requirements | |
| Date of Last Neighbour Notification | 18th November 2014 |
| Date of EIA Determination | NA – does not meet threshold for EIA |
| ES Requested | No |
| Planning History – none relevant | |
| Drawing Numbers and Title 01 – Location map and proposed site layout plan 02 – House type A& B – elevations and floor plans 03 – House type C&D – elevations and floor plans | |