



Committee Deferred Application Report

Summary	
Committee Meeting Date: 16 June 2015	Item Number:
Application ID: Z/2014/1685/F	Target Date:
Proposal: Change of use to house of multiple occupation (HMO)	Location: 184 Upper Newtownards Road Belfast BT4 3ES
Referral Route: Committee Deferral– deferred on 19 May 2015 for further information Case Officer Report presented on 19 May attached for reference	
Recommendation:	Approval
Applicant Name and Address: FR Ventures Ltd	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 9AB
Committee deferred application	
Reason - Clarification of Transport NI Policy regarding change of use to HMO's	
Assessment - In assessing development applications proposing Houses in Multiple Occupation, Transport NI is informed by the HMO Subject Plan for Belfast City Council Area 2015 which was adopted in December 2008. While the various policy requirements of 'Subject Plan' seek to encourage regeneration, address need and demand, and also protect residential amenity, it is noted that the provision of car parking is not a requirement of the assessment process. Equally, existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development.'	
Summary of Recommendation:	
Following full consideration of the scheme as assessed against prevailing planning policy, site specifics and consultation responses it is considered the proposed development is acceptable in terms of the Houses in Multiple Occupation (HMO's) Subject Plan for Belfast City Council Area 2015.	
Conditions – Time Limit	

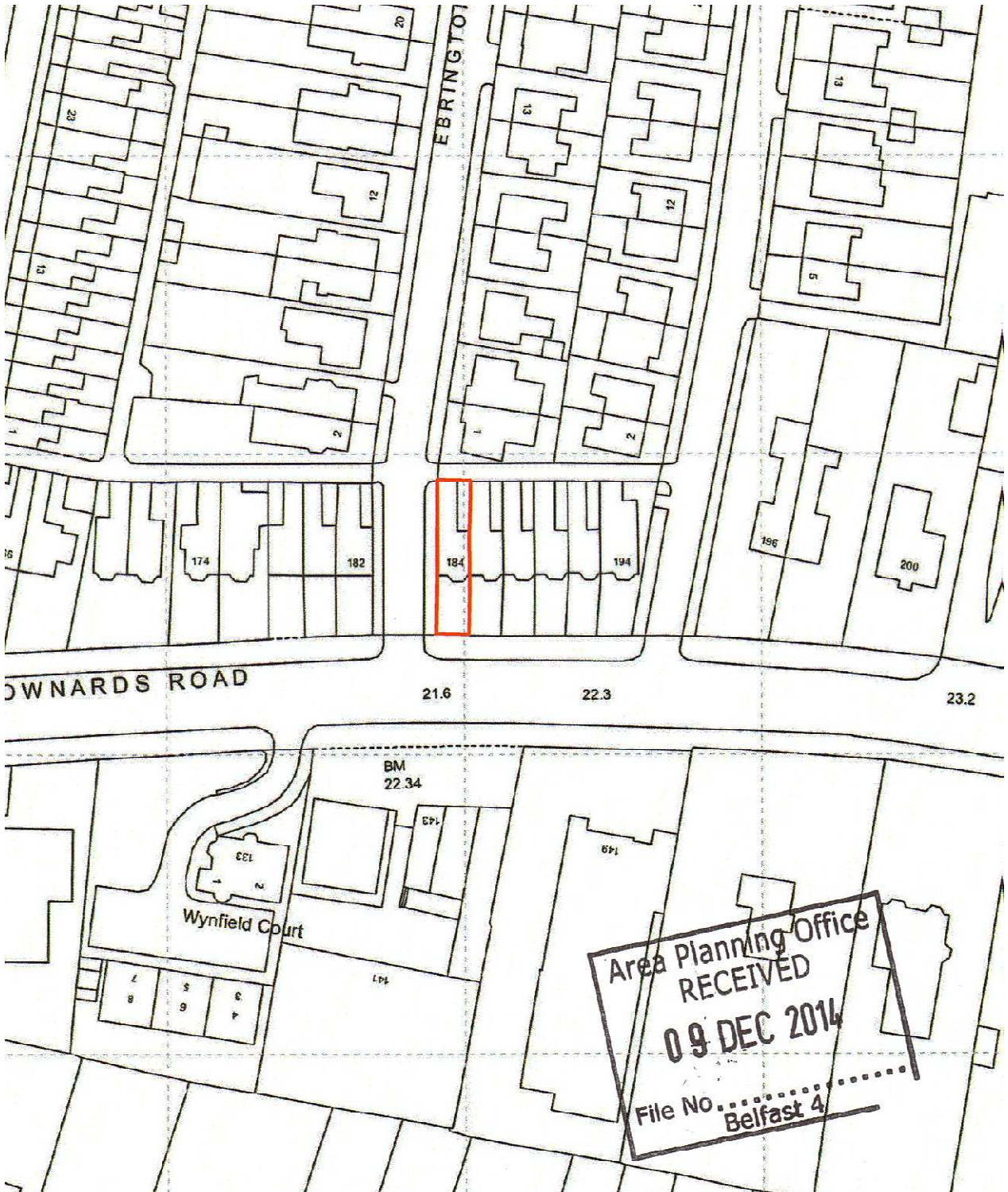
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 May 2015	Item Number:
Application ID: Z/2014/1685/F	Target Date:
Proposal: Change of use to house of multiple occupation (HMO)	Location: 184 Upper Newtownards Road Belfast BT4 3ES
Referral Route: Committee (Previously Town Planning Committee Deferral)	
Recommendation:	Approval
Applicant Name and Address: FR Ventures Ltd	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 9AB
<p>Executive Summary:</p> <p>The application seeks planning permission for the change of use from a four bedroom dwelling house to an HMO.</p> <p>The application was presented to Town Planning Committee on 23 March 2015 with a recommendation to approve. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1685/F.</p> <p>The application was recommended for approval as the proposal met the policy set out in the HMO Subject Plan.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of an HMO unit at this location • Impact on amenity <p>The site lies within HMO Development Node 04/10 (Upper Newtownards Road). Policy HMO 3 states that along frontages designated as HMO Development Nodes, planning permission for HMO's will be granted, provided it does not include HMO development at ground floor level within a designated commercial node or shopping area. The application complies with this policy.</p> <p>The application does not propose an increased in the number of bedrooms that exist within the dwelling. Physical alterations to the exterior of the property are limited to minor alteration of windows.</p> <p>89 objections were received which referred to issues regarding the impact on residential amenity, character of the area, parking, traffic, number of HMOs in area, transient nature of tenants, devalue property and precedent.</p> <p>Environmental Health and Transport NI were consulted and have no objections The change of use complies with HMO Policy and will not result in a detrimental impact on the character of the area or amenity of neighbouring residents.</p>	

It is recommended the application is approved.

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Statutory	Env Health Belfast City Council	No Objection
Non Statutory	NI Water - Multi Units East - Planning Consultations	No Objection
Non Statutory	Rivers Agency	No Objection
Statutory	NI Transport - Hydebank	No Objection
Non Statutory	NIHE - Corporate Planning	Considered - No Comment Necessary
Representations:		
Letters of Support	None Received	
Letters of Objection	89	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues		
<p>Objections were received raised issues including the impact on residential amenity, character of the area, parking, traffic, number of HMOs in area, transient nature of tenants, devalue property and precedent.</p>		
Characteristics of the Site and Area		
<p>The property is a two and a half storey, red brick end terraced dwelling house with small garden to front and enclosed yard to rear. It is located at the junction of Ebrington Gardens and Upper Newtownards Road. The site is on the Newtownards Road arterial route and is defined by terraces of similar properties. Opposite are a mix of residential and commercial, single and two storey properties with no defined patter or character.</p>		
Planning Assessment of Policy and Other Material Considerations		
Addendum Report		
<p>The application was presented to Town Planning Committee on 23rd March 2015 with an opinion to approve. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1685/F.</p> <p>The application was recommended to council with an opinion to approve as the proposal was deemed to meet the policy set out in the HMO Subject Plan. It was deferred for an office meeting with objectors however no meeting was arranged due to transfer of planning functions to council. No further objections have been received and opinion to approve remains.</p> <p>The proposal is for a change of use from a 4 bed dwelling house to a four Bed HMO. There are minimal modifications and alterations to the property. External alterations are changes to window arrangements in the ground floor kitchen area. Minor internal alterations are also proposed. The lies within a HMO Development Node therefore applications for HMO's are acceptable and there is no cap on the number proposed.</p> <p>Objections were received including issues regarding the impact on residential amenity, character</p>		

<p>of the area, parking, traffic, number of HMOs in area, transient nature of tenants, devalue property and precedent are considered.</p> <p>Transport NI -no objections Environmental Health – no objections</p>	
Neighbour Notification Checked	Yes
<p>Summary of Recommendation:</p> <p>After careful consideration of the scheme against prevailing planning policy, site specifics and consultation responses it is considered the proposed development is acceptable in terms of the Houses in Multiple Occupation (HMO's) Subject Plan for Belfast City Council Area 2015.</p>	
<p>Conditions – Time Limit</p>	

ANNEX	
Date Valid	9th December 2014
Date First Advertised	9th January 2015
Date Last Advertised	
Details of Neighbour Notification – 44 Neighbours notified in line with legislation	
Date of Last Neighbour Notification	14.01.2015
Date of EIA Determination	Does not meet threshold for EIA
ES Requested	No
Planning History	
<p>Ref ID: Z/2007/3008/F Proposal: Conversion and extension of existing dwelling house into three apartments Address: 184 Upper Newtownards Road, Ballyhackamore, Belfast, BT04 3ES Decision: Decision Date: 07.08.2008</p>	
Drawing Numbers and Title	
<p>01- Location Map 02- Block Plan 03- Existing/Proposed Floor Plans 04- Existing/Proposed Elevations</p>	