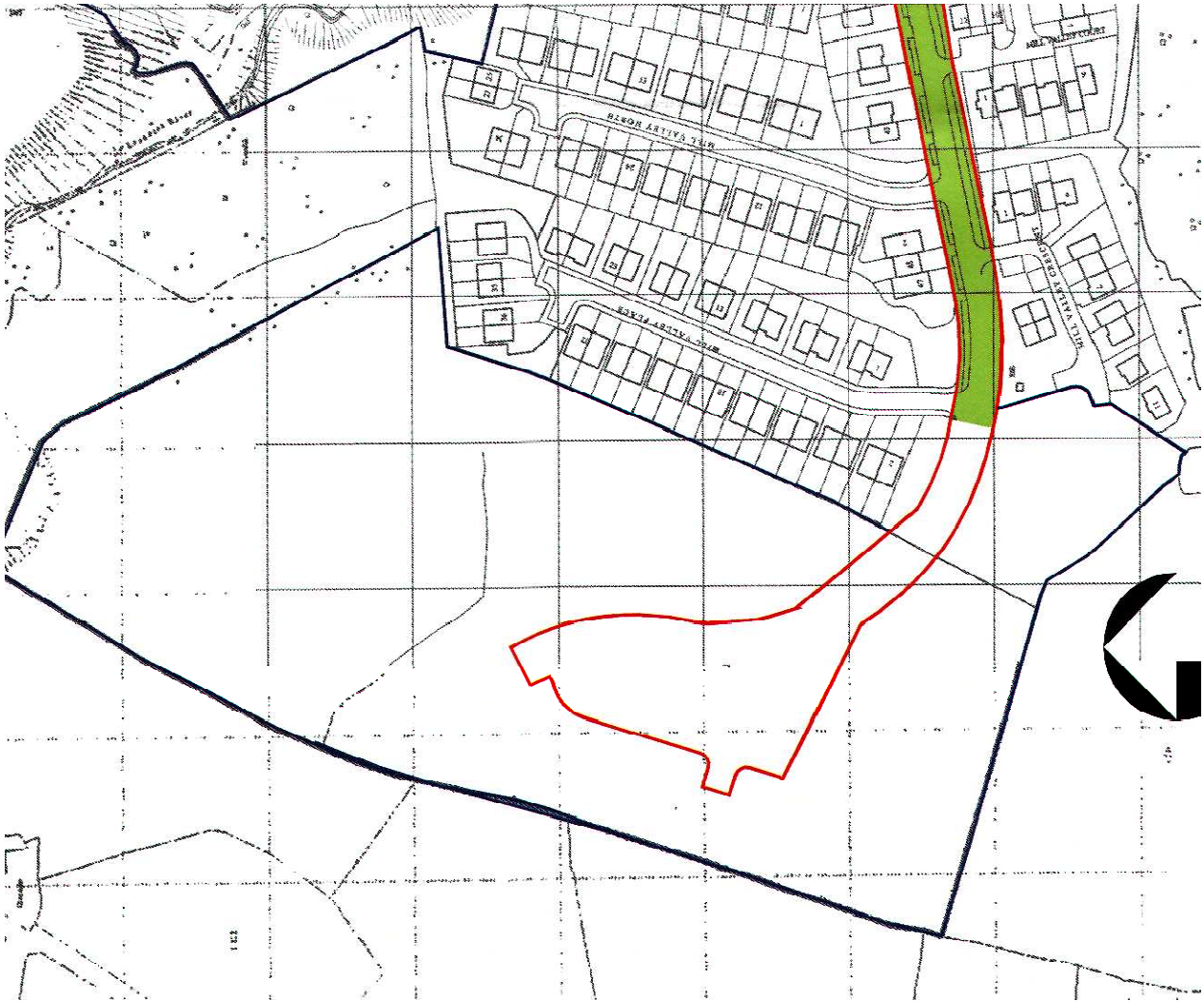


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 30 July 2015	<b>Item Number:</b>
<b>Application ID:</b> Z/2014/0600/F	
<b>Proposal:</b> Erection of 7 apartments (change of house type from that previously approved under planning ref: Z/2007/1648/F) along with associated car-parking and siteworks.	<b>Location:</b> Lands located off Mill Valley Road Ligoniel Road approx 60m to the west of Mill Valley Place Belfast BT14
<b>Referral Route:</b> Belfast City Council application	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Belfast City Council	<b>Agent Name and Address:</b> Lagan Homes Ltd 19 Clarendon Road Belfast BT1 3BG
<p><b>Executive Summary:</b> The proposal seeks full permission for the erection of 7 apartments (change of house type from that previously approved under planning ref: Z/2007/1648/F) along with associated car-parking and siteworks.</p> <p>The application was presented to BCC Town Planning Committee on 5 March 2015 with a recommendation to refuse on the basis that the proposal failed to respect the topography of this restricted site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped areas, causing harm to the character and visual appearance of the area. Members are directed to the full detailed planning report on the planning portal under planning application reference Z/2014/0600/F.</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> <li>• Topography and levels;</li> <li>• Design, scale and massing; and,</li> <li>• Visual impact;</li> </ul> <p>The principle of development on this site has already been established under planning permission Z/2007/1648/F</p> <p>An amended scheme was submitted on 21 May 2015. This satisfactorily addresses the design issues and is considered acceptable.</p> <p>Statutory and non statutory consultees have no objections in principle to the proposal.</p> <p>No representations have been received from third parties.</p> <p><b>Recommendation</b> The application is recommended for Approval subject to conditions.</p>	

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No Objection subject to conditions
Non Statutory	Land and Resource Management	No Objection subject to conditions
Non Statutory	DETI Geological Survey (NI)	No Objection
Non Statutory	Transport NI - Hydebank	No Objection subject to conditions
Non Statutory	DFP Central Procurement	No Objection

#### Representations:

Letters of Support	None Received
Letters of Objection	None Received

### **Summary of Issues**

The planning office brought this application to committee on 5 March 2015 with a recommendation to refuse on design issues.

The applicant has amended the proposed scheme in an attempt to take account of unacceptable design issues.

No third party objections have been received.

No consultees objected to this application.

### **Characteristics of the Site and Area**

The site is located to the west of the former Ballysillian Industrial Estate, Ligoniel Road. Much of the land surrounding the site is greenfield land with no real defined boundaries apart from the eastern boundary which is formed by the rear boundaries of recently constructed dwellings. The development limits about the south boundary of the application site. There are levels differences across the site. The application site has a steep incline from east to west with a change in level of 7m over a distance of 12.5m at the widest part of the site.

### **Planning Assessment of Policy and Other Material Considerations**

#### **Addendum Report**

The application was presented to the Town Planning committee on 5 March 2015 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/0600/F.

The application was recommended to council with two refusal reasons on the basis that the proposal failed to respect the topography of this restricted site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped areas, causing harm to the character and visual appearance of the area.

No deferred office meeting was held with the applicant choosing instead to submit a draft revised scheme to the council for opinion.

#### **Scale**

The amended scheme is wider than the original scheme by 2.7m approx and deeper by 3m approx. However, this, and the repositioning of the north block so that it is central with the wider south block, has removed the requirement for retaining structures as the difference in levels at its new position are not as steep. Due to the natural change in level at this position the revised north block has a higher finished floor level than as per previous scheme. The south block has also been lowered into the ground to give it a lower finished floor level which reduces the difference between both blocks to less than 3m from 6.3m previously. The proposal now reacts to the levels on the site rather than the need to change levels to react to the scheme. The overall height has been reduced by 1m when measured from the road to the front of the south block and 3m when measured from the north side; an additional reduction of 0.5m can be accounted for by the omission of a retaining wall to the front of the north elevation.

The roofs of both blocks are no longer staggered which, from the critical viewpoint when travelling from east to west along the main road though Mill Valley (approved under application ref. Z/2007/1648/F), reduces the dominant appearance of the proposal; this is also improved with

the removal of the retaining structures.

#### Design

Changes have been made to fenestration arrangements and finishes. The previous scheme was to be finished in brick while the roof has gable fronted pitches. The amendment will be finished in smooth self-coloured render and the roof will have flat half dormers in order to keep the height to a minimum. The roof is no longer staggered (previously the north block was lower than the south block).

#### Layout

The entrance from the north block has been omitted and the main entrance to the proposal is via the south block. This has removed the necessity for car parking at from the north side which was also a contributing factor to the requirement for retaining walls. An additional car parking space has been put to the south to compensate for the loss of 6 spaces at the north side. This leaves 11 spaces for the 7no apartments which is still 1.57 spaces per unit. DoE's Parking Standards document states that 1.5 spaces per unit are required for proposals for 2 bed apartments.

**Neighbour Notification Checked**

**Yes**

#### **Summary of Recommendation:**

The revised scheme addresses concerns regarding levels, and now reacts positively to the site. The removal of retaining walls and the reduction in the height means that the proposal is less dominant and from critical viewpoints and now is an acceptable form of development. The proposal is therefore recommended for approval subject to conditions and informatives.

#### Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated Drawing No. P206/R12 Rev.F bearing the TransportNI determination date stamp.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

3. No apartment hereby approved shall be occupied until that part of the service road which provides access to the development has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

4. No apartment hereby approved shall be occupied until hard surfaced areas have been

constructed in accordance with the approved Drawing No. P206/R12 Rev.F bearing the TransportNI determination date stamp . to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason To ensure that adequate provision has been made for parking.

5. All soft landscaping incorporated on the stamped approved drawing No 12E, date stamped 21 May 2015 shall be completed in accordance with this plan and the appropriate British Standard or other recognised Codes of Practice within the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscaping.

6. A landscape management plan, including long term design objectives, performance indicators, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved by the council prior to the occupation of the development or any phase of the development, whichever is the sooner. The landscape management plan shall be carried out as approved.

Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long term maintenance.

<b>ANNEX</b>	
<b>Date Valid</b>	8 May 2014
<b>Date First Advertised</b>	23 May 2014
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification</b> – 67 neighbours were notified in line with legislative requirements	
<b>Date of Last Neighbour Notification</b>	19 May 2014
<b>Date of EIA Determination</b>	NA – does not meet threshold for EIA
<b>ES Requested</b>	No
<b>Planning History</b> – Z/2007/1648/F - Residential development comprising of 94 houses and 30 apartments with associated landscaping and car parking - Approval.	
<b>Drawing Numbers and Title:</b> 01 – Site Location 03H – Proposed Site Layout 04F – Proposed Car Parking 05C – Floor Plans 06C – Floor Plans 07C – Floor Plans 08C – Elevations 09C – Elevations 12E – Landscape Proposals 13B – Proposed Site Sections	
<b>Representations from Elected Representatives:</b> - None	