

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number:
Application ID: Z/2014/1554/F	
Proposal: Development of 6 one bed apartments with associated car parking and landscaping	Location: 253-257 Ligoniel Road Belfast BT14
Referral Route: Committee consideration – Exceeds 4 dwellings.	
Recommendation:	Approval.
Applicant Name and Address: Brackenridge Properties (NI) Ltd	Agent Name and Address: Halliday Ramsay Partnership Ltd 10 High Street Holywood BT18 9AZ
<p>Executive Summary:</p> <p>The application seeks full permission to redevelop the site for 6 residential apartments. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of redevelopment for housing at this location; • the potential impact on neighbouring amenity and character of the area. <p>The proposed site is located within the development limit and is unzoned in the Belfast Metropolitan Area Plan (BMAP). The application has been assessed against and complies with relevant housing, transport and access planning policies including PPS7, PPS3 and associated guidance.</p> <p>The principle of apartments on the site has been established with a previous permission for 6 apartments approved under ref: Z/2008/0235/F which expired on 27 March 2014. The current proposal will not result in an unacceptable impact on the amenity of existing residents or the character of the area.</p> <p>Transport NI, Environmental Health, and NIEA have no objections to the application.</p> <p>No third party objections have been made.</p> <p>It is recommended that the application is approved subject to conditions.</p>	

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Env Health Belfast City Council	
Non Statutory	Land and Resource Management	Substantive Response Received

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

Characteristics of the Site and Area

1.1 The application site is a vacant brownfield rectangular parcel of land and faces southwest onto the Ligoniel Road. It is bounded on its other 3 sides by: a two-storey end of terrace dwelling to the north-west; an access road with two storey dwellings beyond to its north-east (rear) side and; a single storey detached shop on its south-east side. Two storey terraced dwellings face the site on the opposite side of the Ligoniel Road. The site is enclosed by a 2m tall steel palisade fence.

1.2 The immediate area is characterised by red-brick two-storey terraced residential development. These have been built within the last 30 years.

Planning Assessment of Policy and Other Material Considerations

2.0 Site History

2.1 Z/2008/0235/F- 253-257 Ligoniel Road. Residential development of 6 no. apartments with associated site works and car parking. Planning Permission. Expired 27 March 2014.

2.2 Z/2006/0035/O - 253-257 Ligoniel Road. Erection of six studio apartments. Planning permission. Expired.

- 2.3 Z/2003/2449/O - 253-257 Ligoniel Road. Proposed 2No ground floor retail units and 2No first floor offices. Planning permission. Expired.
- 2.4 Z/2001/0034/O - 253-257 Ligoniel Road. 2 No retail units with residential accommodation above. Planning permission. Expired.
- 2.5 Z/2000/0971/O - 253-257 Ligoniel Road. Erection of 3 two storey houses in terrace form. Withdrawn.

3.0 Policy Framework

- 3.1 Belfast Metropolitan Area Plan 2015
- 3.11 The site is identified as whiteland in BMAP.
- 3.12 Policy Planning Policy Statement 1 - General Principles
- 3.13 Planning Policy Statement 7 - Quality Residential Environments.
- 3.14 Planning Policy Statement 12 – Housing in Settlements
- 3.15 Planning Policy Statement 3 - Access, Movement and Parking.
- 3.16 Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas.

4.0 Statutory Consultees Responses

- 4.1 DoE NIEA – Land Resource Management
- 4.2 DRD Transport NI

5.0 Non Statutory Consultees Responses

- 5.1 BCC Environmental Health

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. 1 letter of representation has received. However, this was not an objection but a letter outlining that local residents association is liaising with the developer and stated that if this consultation process broke down they will be submitting letters of objection. No letters have been received to-date.

8.0 Other Material Considerations

- 8.1 Development Control Advice Note 8 - Housing in Existing Urban Areas
- 8.2 Creating Places

9.0 Assessment

9.1 Proposal:

9.2 The proposal is for the erection of a two-and –a-half-storey residential apartment block. This will contain 6no apartments; two on each floor. All are one bed apartments.

9.3 This will be finished with charcoal grey concrete roof tiles. The walls will be red brick with the exception of the half storey which will be white render. The windows are to be white uPVC while the external doors painted timber.

9.4 The car parking provision is to the rear of the property. This consists of 4 spaces.

9.5 PPS7:

9.6 The separation distances between the proposed building and residential properties adjacent and opposite is 6.5m approx to no.259 Ligoniel Road to the north-west side and; 20m approx to dwellings at 1and 2 Mountainhill Lane to the rear. As such the proposal will not result in any significant overshadowing on existing residential properties. The separation distance between the proposed building and the adjacent shop to the south-east side is 2.5m but given the orientation I find that this distance is acceptable.

9.7 In terms of privacy, proposed windows in the side elevations will be treated with obscure glass. This will prevent overlooking onto number 259 Ligoniel Road which has its principal elevation to the side facing directly to the north-east elevation of the proposal. The use of obscure glass on this side of the development will have no impact on outlook as the rooms on this side of the proposal are WCs and kitchens / living rooms which also have a window to the

front. The separation distances of 20m between the rear elevation and the rear of residential properties directly behind will ensure no unacceptable overlooking issues arise. Design guidance outlined in *Creating Places* recommends a separation distance of 20m where new development abuts the rear of existing properties to minimise overlooking.

9.8 The windows to the front elevation will be 2m tall full size, vertical and with a 2:1 ratio. At 1st and 2nd floor levels these will have Juliet balconies. This will create potential for overlooking into the dwellings opposite at numbers 210-216 Ligoniel Road. However, a separation distance of 20m approx between the front elevation and these dwellings will minimise unacceptable overlooking.

9.9 In terms of design, the proposal generally adheres to the existing building line. The building line along this part of the Ligoniel Road is staggered. The proposal projects beyond the building line of the adjacent property at no. 259 by 1300mm approx. However, no's 263-265 project out 2m from the building line of no's 259-261 while no 267 and 269 recede back by 2m.

9.10 The ridge height is 100mm higher than the adjacent building on the proposal's north-east side at no.259. A previous approval on this site for 6no apartments under ref. Z/2008/0235/F was of a similar height on one side but had a staggered roof to account for the natural change in level along the street.

9.11 However, there is a precedent for taller blocks in the immediate vicinity: the DoE approved a 3 storey block at 148a Ligoniel Road (ref. Z/2009/0177/F), 95m south of the application site. Opposite this there are a variety of commercial buildings of a similar height. These are separated from the application site by a vacant plot of land, the junction of Mountainhill Road and the shop at no. 249-251. The aforementioned vacant plot of land was previously subject to a planning approval for 19 apartments (ref. Z/2007/0869/F). I consider that the variety of roof ridge heights is a material consideration and, on balance, the proposal is acceptable.

9.12 The roof is a double hip which is a natural progression between the gable roofs on the adjacent dwellings on the north side of the application site and the pyramid roof of the adjacent shop to the south.

9.13 The materials and finishes are in general conformity with buildings in the surrounding area.

9.14 Adequate provision for car parking has been made. This is to the rear and accessed via Mountainhill Lane. TransportNI has been consulted with regard to this and they have no objections.

9.15 All units will have an attractive outlook, with views towards the front and rear and all accessed centrally from the front.

9.16 The proposal therefore complies with all of the relevant criteria in Policy QD1.

9.17 **PPS 12:**

9.18 The proposal complies with relevant policy and guidance in PPS12. The proposal allows for an increase in density of housing without town cramming.

9.19 **Creating Places:**

9.20 The proposal complies with relevant policies in *Creating Places*. Sufficient amenity space and bin storage will be provided. There is provision for access for bringing out bins and oil deliveries.

9.21 **Addendum to PPS7:**

9.22 Despite the proposal being for a residential development, this addendum policy statement is not applicable as the application site is on a link transport corridor and within a high density area.

9.23 **PPS3:**

9.24 TransportNI has no objection to the proposal subject to the conditions stated below regarding access and parking standards.

9.25 **Landscaping:**

9.26 A mix of soft and hard landscaping is proposed. The front boundary treatment will consist of 1200mm painted steel railings. Trees and bushes are proposed along the front boundary to soften the look of the development and assist integration.

9.27 Planting is also proposed to the rear to soften the look of the rear car park. Paragraph 3.44 of DCAN 8 adds that rear parking courts can prove for a strong street frontage with unobtrusive parking behind.

Neighbour Notification Checked

Yes

Summary of Recommendation:

The proposal complies with relevant policy and guidance and has a design and form that is in keeping with the area. As such an approval is recommended.

Conditions

1. As required by Article 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. All soft landscaping incorporated on the stamped approved site layout plan, Drawing No. 03C, date stamped 22 July 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.

3. 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.

4. The width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Private Streets Determination drawing No.H649/P11, bearing the TransportNI Determination date stamp 18th May 2015.

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

5. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with drawing No. 03C bearing the date stamp 22 July 2015 to provide for parking 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 adequate provision has been made for parking within the site.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management should be submitted to Belfast City Council for approval. The site investigation, risk assessment and (if necessary) remediation strategy and verification report, must be undertaken in accordance with current best practice.
3. The applicant should ensure that the management of all materials onto and off this site are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. The management of all waste materials generated on site should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk>).
4. Clean Neighbourhoods And Environment Act (Northern Ireland) 2011

Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. The Health and Environmental Services of Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination-CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.

5. Separate approval must be received from TransportNI in respect of detailed standards required for the construction of streets in accordance with the Private Streets Construction Regulation.
6. Before commencing any works associated with the area determined for adoption by the Department for Regional Development, the developer must notify the relevant Private Streets Officer at TransportNI, Hydebank, 4 Hospital Road, Belfast BT8 8JL.
7. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud or debris deposited on the road must be removed immediately by the contractor.
8. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is: Belfast North Section Office, 148-158 Corporation Street, Belfast, BT1 3DH . A monetary deposit will be required to cover works on the public road.
9. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or waterline@niwater.com, to discuss any areas of concern. Application forms and guidance are also available via these means.

10. If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

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12. The onus is on the householder / developer to find out if there is existing water and sewer infrastructure within their property

13. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

14. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

15. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder / developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full cost, company overheads, etc.

ANNEX

Date Valid

18th November 2014

Date First Advertised

5th December 2014

Details of Neighbour Notification 19 addresses notified in accordance with the statutory requirements.

Date of Last Neighbour Notification

2nd December 2014

Date of EIA Determination

n/a

ES Requested

No

Planning History

Ref ID: Z/2012/1279/F

Proposal: Residential development with reduction in density from extant permission (under Z/2007/1531/RM) for 172 No. units to 107 No. dwellings, and associated landscaping, parking, site and access works (Amended information received).

Address: lands to the south of Wolfhill Avenue and Ligoniel Road, Belfast,

Decision: AL

Decision Date:

Ref ID: Z/2000/0971/O

Proposal: Erection of 3 two storey houses in terrace form.

Address: 253-257 Ligoniel Road, Belfast

Decision:

Decision Date: 06.08.2000

Ref ID: Z/2006/0035/O

Proposal: Erection of six studio apartments.

Address: 253-257 Ligoniel Road, Ligoniel, Belfast, BT14 8DQ

Decision:

Decision Date: 29.06.2006

Ref ID: Z/2008/0235/F

Proposal: Residential development of 6 no. apartments with associated site works and car parking. (Amended Plans)

Address: 253-257 Ligoniel Road, Ligoniel, Belfast, BT14 8DQ

Decision: approval (expired 2013)

Decision Date: 31.03.2009

Drawing Numbers and Title

01, 03C, 04, 05, 06, 07, 08, 09 and PSD.

Notification to Department (if relevant) N/A