



Subject:	<i>Supplementary Planning Guidance- Cyprus Avenue, King's Road & Knockdene Conservation Areas</i>
Date:	<i>Tuesday, 15th September 2015</i>
Reporting Officer:	<i>Phil Williams, ext. 2300</i>
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Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The report provides an outline of a proposal for Supplementary Planning Guidance (SPG) for the three Conservation Areas – Cyprus Avenue, King's Road and Knockdene - to be developed and public consultation carried out prior to adoption by Council.
2.0	Recommendations
2.1	The Committee is requested to: <ul style="list-style-type: none">• Approve the development of draft supplementary planning guidance for the three Conservation Areas and for public consultation to be carried out in respect of the proposed guidance.
3.0	Main report
3.1	The Department of the Environment originally designated Cyprus Avenue, King's Road and Knockdene as Areas of Townscape Character in October 1992. These designations were carried out through Policy C3 of the Belfast Urban Area Plan in October 1992. These areas were then designated as Conservation Areas on 4 th August 2000, under Article 50 of the Planning (NI) Order 1991.
3.2	Conservation Areas are designated Under Article 104 of the Planning (NI) Act 2011, as “ <i>areas of special architectural or historic interest....the character or appearance of which it is desirable to preserve or enhance</i> ”. It is therefore a statutory requirement for the Council to take action to ensure that the character of

	Conservation Areas is protected.
3.3	Built heritage designations such as a Conservation Area provide the city with a strong sense of place, they suggest continuity and stability and can contribute to quality of life, economic activity, investment and tourism. The buildings within them can contribute to the visual environment, sense of community and civic pride across the city.
3.4	Subject to the paragraph below designation as conservation area introduces control over the demolition of unlisted buildings under Article 105 of the Planning Act (NI) 2011. Demolition consent is also required for demolition of part of a building. Trees are automatically protected under Article 127 of the Planning Act (NI) 2011. In addition their designation introduced certain additional limitations on the exercise of permitted development rights as set out in the Planning (General Permitted Development) Order (NI) 2015.
3.5	Under planning legislation conservation area consent is required to demolish a building over 115 cubic metres and a gate, wall or fence over 1m adjacent to a road or 2m elsewhere. Under Article 105 of the Planning (NI) Act 2011, demolition control (conservation area consent) also extends to removal of <u>parts</u> of buildings
3.6	Regional planning policy for Conservation Areas is set out in Planning Policy Statement 6 (PPS6) Planning, Archaeology and the Built Heritage. The Design Guides will seek to provide a locally specific interpretation of the policy contained in PPS6 and would constitute Supplementary Planning Guidance for the Cyprus Avenue, King's Road and Knockdene Conservation Areas.
3.7	This Guidance when adopted will supplement regional policies and will be a material consideration in determining planning applications that are either within the Conservation Areas, or which may affect their setting.
3.8	The proposed Supplementary Planning Guidance consists of two main elements -
	Character Appraisals
3.9	These will set out for each Conservation Area, their location and setting (including key views), a historical background, its character and architectural and historic interest, predominant building materials used within it and the contribution of green spaces and landscaping elements.
3.10	The objectives of character appraisals are to assist in assessing development proposals within the Conservation Areas. The more clearly the character of the Conservation Area has been defined the easier it should be to articulate and ensure the maintenance of that character through the Development Management / Appeal process. They will be a resource for Council staff in the consideration of development proposals and useful for residents / conservation groups, developers, householders and wider local community. They are also intended to raise awareness of conservation at the level of owner/occupiers and increase understanding of how the heritage assets form part of the wider built and natural environments.

<p>3.11</p> <p>3.12</p> <p>3.13</p> <p>3.14</p> <p>3.15</p>	<p>Development and Design Guidance</p> <p>The Development and Design Guidance will supplement PPS 6 / PPS 7 and:</p> <ul style="list-style-type: none"> - articulate / provide expression to regional policy at the level of the Conservation Area; - address needs / development pressures affecting the Conservation Areas; and, - be informative to householders and others considering carrying out development works; - <p>They will set out guidance for alterations to existing buildings, new developments, works affecting grounds or boundaries and public realm whilst providing for the protection of trees.</p> <p>The Supplementary Planning Guidance will be an important operational tool supporting staff in assessing development proposals to ensure new development preserves or enhances the character of these Conservation Areas.</p> <p>Consultation</p> <p>Internal consultation within the Council will be carried out before the draft document that will form the basis of the supplementary planning guidance is brought back before the Committee. This will include engagement with Legal Services in relation to the requirements for public consultation and the process that support formal Council adoption.</p> <p>The details of the public consultation approach and the proposals for engagement with the local community and stakeholders will be outlined as part of the subsequent report to this Committee. The report, in addition to the confirmation of the process, will address the issues of advertising, publicity and the duration of the consultation period.</p>
<p>4.0</p>	<p>Appendices – Documents Attached</p>
<p>4.1</p>	<p>Appendix 1: Supplementary Planning Guidance (SPG) – Introduction Appendix 2: SPG – Example of a Draft Character Appraisal Appendix 3: SPG – Example of a Draft Development and Design Guidance</p>