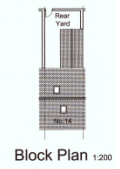
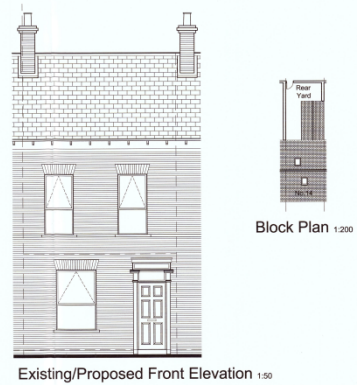
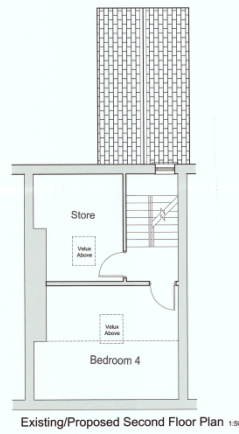
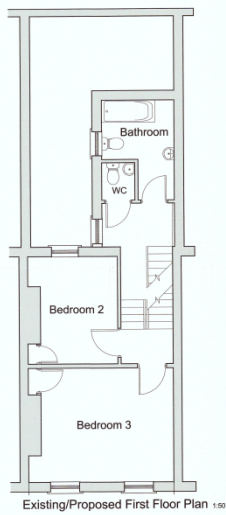
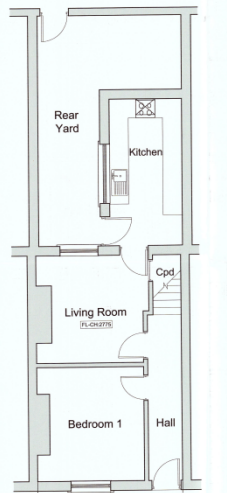
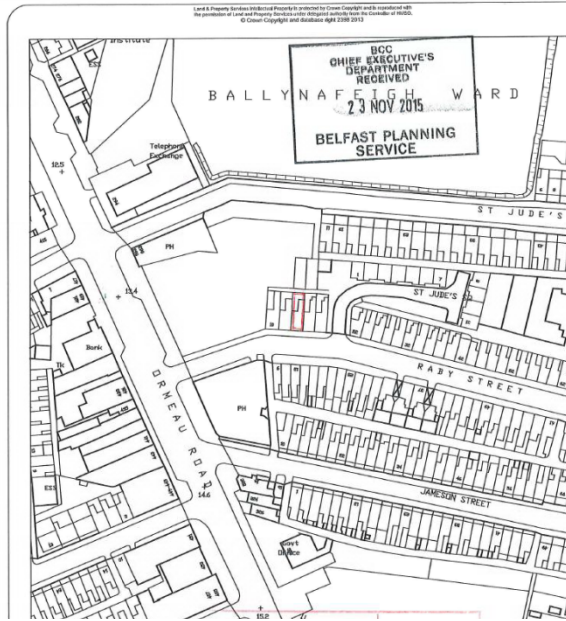


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 March 2016	
Application ID: LA04/2015/1469/F	
Proposal: Change of use from dwelling to House in Multiple Occupation (HMO)	Location: 14 Raby Street Belfast BT7 2GY
Referral Route: HMO	
Recommendation:	Approval
Applicant Name and Address: T J McGurran Ltd 312-320 Ormeau Road Belfast BT7 2GE	Agent Name and Address: Donaldson Planning 50A High Street Holywood BT18 9AE
Executive Summary:	
<p>This application seeks full planning permission for a change of use from a dwelling to a House in Multiple Occupation (HMO). 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 neighbouring residential amenity <p>The site lies within HMO Policy Area 02/12 Jameson. The proposal is assessed against planning policy HMO 1 (HMO Development Area) and HMO 2 (HMO Development Areas). HMO1 states that within a designated a HMO Development Area, planning permission for HMO's will be granted where is does not as a result exceed 30% of all dwelling units within the Policy Area.</p> <p>HMO 2 designates the Raby Street as falling within HMO Policy Area (02/12 Jameson).</p> <p>Records compiled by the NIHE and the council indicates that there are 126 residential properties within the HMO Policy Area, 37 (29%) of which are in HMO use. If this proposal is approved it will bring the percentage up to 30.</p> <p>The application does not propose an increased in the number of bedrooms that exist within the dwelling and there are no physical alterations to the exterior of the property.</p> <p>No representations have been received.</p> <p>Consultees Transport NI has no objections.</p> <p>It is recommended that this application be approved with conditions.</p>	

Case Officer Report

Associated drawings



COMMENTS: See application for an assessment on the impact of solar gain and shading on adjacent buildings and the impact of solar gain and shading on adjacent buildings and the impact of solar gain and shading on adjacent buildings.

REVISION	DESCRIPTION
24-02-16	Planning Review

PROJECT: 1469/F Proposed (R&O) Application
 DRAWING NO: 1469/F-0101
 DRAWING BY: JG
 DATE: 1/10/2015

Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	Content
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 - NA		

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>1.1 The proposal is for a change of use to a 4 bedroom House in Multiple Occupation (HMO). The house has 4 bedrooms.</p>
2.0	<p>Description of Site</p> <p>2.2 The application site is occupied by a 4 bedroom, mid terrace dwelling. This dates from the late Victorian / early Edwardian period. There is no front garden. Private open amenity space consists of a rear yard enclosed by a 2m tall wall.</p> <p>2.3 The surrounding area is occupied by terraced rows of dwellings similar to that on the application site. The rear of the site is bounded by a large building in use as accommodation</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>None</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan (BMAP) 2015 Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015 Strategic Planning Policy Statement (SPPS)</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p> <p>The application site is in a HMO Policy Area – designation HMO 2/12 Jameson.</p>
4.1.1	<p>Policy Ref and Title</p> <p>HMO Policy Area – designation HMO 2/12 Jameson.</p>
4.2	<p>SPPS, Planning Policy Statements 1-24 specify</p>
5.0	<p>Assessment</p>
5.1	<p>The proposal is considered to be in compliance with the development plan.</p>
5.2	<p>5.3 HMO Policy 1, 2 and HMO Policy 6 is applicable to the change of use of houses to HMOs in HMO Policy Areas.</p> <p>5.4 HMO Policy 1 states that within designated HMO Policy Areas, planning permission will only be granted where the number of HMO dwelling units does not as a result exceed 30% of all dwelling units within the Policy Area.</p> <p>5.5 In the amplification of HMO Policy 1 it is stated that the total number of dwelling units in a Policy Area will be measured by: the number of HMOs recorded by the NIHE at November 2004; plus the number of HMO development units subsequently approved by the Department (Council); plus the number of extant permissions.</p>

	<p>5.6 Records compiled by the NIHE and the council indicates that there are 126 residential properties within the HMO Policy Area, 37 (29%) of which are in HMO use. If this proposal is approved it will bring the percentage up to 30.</p> <p>5.7 Policy HMO 6 states that any approval for HMO development within a Policy Area will be subject to a condition restricting the number of occupants to 4.</p> <p>5.8 The SPPS is relevant given the perceived impact of HMO development on amenity and parking within their locality.</p> <p>5.9 Noise No significant increase in noise given use of building will remain as residential.</p> <p>5.10 Parking The proposed conversion will result in 4 persons sharing the house together. Roads Service was consulted and has no objection in terms of car parking/impact on existing traffic arrangements.</p> <p>5.11 Private amenity space The proposal is for a change of use so existing amenity spaces are unaffected.</p> <p>5.12 Design There is no anticipated impact on the character of the area given that no external changes are proposed.</p>
5.3	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
6.0	<p>Summary of Recommendation: Approval.</p>
7.0	<p>Conditions</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>The House in Multiple Occupation hereby approved shall be limited to 4 bedrooms and 4 persons sharing.</p> <p>Reason: To protect the residential amenity of nearby and residents and prevent intensification of the use of the property as a House in Multiple Occupation.</p>

ANNEX	
Date Valid	23rd November 2015
Date First Advertised	11th December 2015
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 11 Raby Street,Ballynafoy,Belfast,Down,BT7 2GY, The Owner/Occupier, 12 Raby Street,Ballynafoy,Belfast,Down,BT7 2GY, The Owner/Occupier, 13 Raby Street,Ballynafoy,Belfast,Down,BT7 2GY, The Owner/Occupier, 15 Raby Street,Ballynafoy,Belfast,Down,BT7 2GY, The Owner/Occupier, 16 Raby Street,Ballynafoy,Belfast,Down,BT7 2GY, The Owner/Occupier, Clanill Housing Association Curzon Building 2 Raby Street Belfast BT7 2HG	
Date of Last Neighbour Notification	8th December 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: LA04/2015/1469/F Proposal: Change of use from dwelling to House in Multiple Occupation (HMO) Address: 14 Raby Street, Belfast, BT7 2GY, Decision: Decision Date:	
Summary of Consultee Responses TransportNI has no objections.	
Drawing Numbers and Title	
No. 01 Site Location Plan No. 02A Existing and Proposed Floor Plans and Elevations	