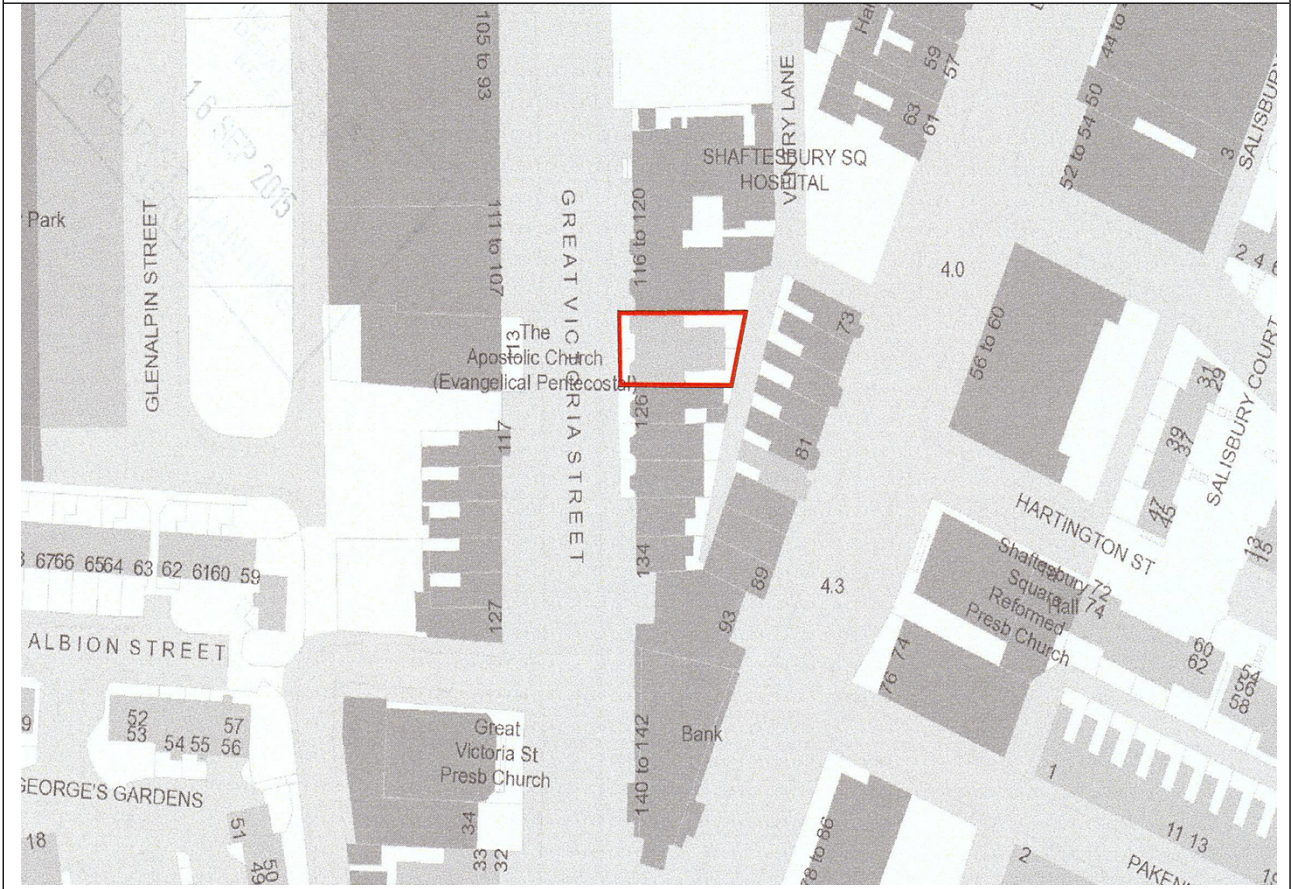


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2015/1048/F	
Proposal: Material change of use and extension to residential providing 7 dwelling units consisting of 5 x 2 bed and 2 x 1 bed apartments and associated site works on the upper three floors over existing ground floor retail units	Location: 122-124 Great Victoria Street Belfast
Referral Route: More than 4 dwellings	
Recommendation:	Approval
Applicant Name and Address: Mr Kasey Pang 40 Braniel road Drumbo Lisburn BT27 5JJ	Agent Name and Address: Headland Design 2a Bridge Street Lisburn BT28 1XY
<p>Executive Summary:</p> <p>Full planning permission is sought for the material change of use from storage (ancillary to retail) and extension to residential providing 7 dwelling units consisting of 5 x 2 bed and 2 x 1 bed apartments and associated site works on the upper three floors over existing ground floor retail units at 122-124 Great Victoria Street, Belfast.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the change of use to apartments at this location; • Impact on amenity; and • Traffic Movement and Parking. <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within Belfast City Centre. It is also located in CC013-Shaftesbury Area Character area.</p> <p>The principle of the change of use to apartments is acceptable at this location. The site is located on unzoned (white) land within the City Centre and does not conflict with area plan designations.</p> <p>Visually the proposal sits comfortably in the streetscape; the only physical change to the front is the insertion of two roof dormers. The extension to the rear is in keeping with the property. In terms of use the building, with extension, can accommodate the 7 apartments and provide sufficient amenity space.</p> <p>All Consultees have offered no objections to the proposal, subject to conditions. No objections from third parties have been received.</p> <p>Having regard BMAP, to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>Material change of use from retail storage to residential providing 7No. dwelling units with an extension consisting of 5 No. 2 bed and 2No. 1 bed apartments and associated site works on the upper three floors over existing ground floor retail units</p>
2.0	<p>Description of Site</p> <p>The site is located on Great Victoria Street and consists of a 3 storey building with a small rear return. To the rear of the site is a service entry.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2007/2957/F- Proposed change of use to youth hostel/backpacking facility incorporating provision of new ramped access at 122-124 Great Victoria Street, Belfast. Approved 04.03.2008</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015- AR 01/02 Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 7: Quality Residential Environments Planning Policy Statement 12: Housing in Settlements</p>
5.0	<p>Statutory Consultees</p> <p>Transport NI- No Objections NI water- No Objections</p>
6.0	<p>Non- Statutory Consultees</p> <p>Belfast City Council- EPU- No Objections</p>
7.0	<p>Representations</p> <p>No representations received.</p>
8.0	<p>Other Material Considerations</p> <p>DCAN 8: Housing in Existing Urban Areas</p>
9.0	<p>Assessment</p>
9.1	<p>The main planning issues include:</p> <ul style="list-style-type: none"> • The principle of the change of use to apartments at this location;; • Impact on Amenity • Traffic and Parking <p><u>Principle of Development</u></p>
9.2	<p>The site is located on Great Victoria Street and is identified as being within Belfast City Centre and Shaftesbury Character Area CC013 as designated in the BMAP. The principle of development is considered acceptable as the proposal does not conflict with area plan designations.</p>

9.3	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well being, creating and enhancing shared space, and supporting good design and place making. The SPPS states PPS3 remains applicable under 'transitional arrangements'.</p>
<p><u>Assessment against criteria under QD 1 (residential development policy)</u></p>	
9.4	<p>Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet.</p>
9.5	<p>In relation to the character of the area criterion (a) states that the development must respect the surrounding context and be appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.</p>
9.6	<p>The existing character of the area is defined by the commercial nature of the ground floor frontage on this side Great Victoria Street. The subject building seen from critical views along Great Victoria Street will remain identical, except for the addition of two roof dormers to front to facilitate light into the 3rd floor apartment. The rear return that includes a minor extension is of acceptable scale and massing and is comparable to other returns in the immediate area. In that regard the proposal fully complies with Criterion (a).</p>
9.7	<p>In regards to criterion (b) it is considered that the proposed scheme does not adversely impact on the setting of a nearby listed building given the separation distance involved and the limited intervention to the building. It is also considered the proposal complies with criterion (b).</p>
9.8	<p>The private amenity space provision consists of balconies for the 2 apartments in the rear return, primarily to provide adequate outlook. The remaining apartments do not have amenity space provision. However, it is considered that the site is located within the city centre and any balconies fronting onto Great Victoria Street would be of limited amenity value given volume of traffic that passes the site throughout the day. Whilst some form of amenity provision to these apartments would be a welcomed addition to the proposal, it is, however considered that on balance that it would be difficult to sustain a reason for refusal on these grounds due to the site's city centre location. The proposal therefore complies with criterion (c).</p>
9.9	<p>The alterations to the front of the building, consisting of the addition of 2 roof dormers are considered acceptable. They are of a scale appropriate to the roof and are not over dominant in the streetscene. Materials for the small extension to the rear return marry successfully with those on the existing building and are consistent with those found in the locality. It is considered that the proposal complies with criterion (g).</p>
<p><u>Impact on Residential Amenity</u></p>	
9.10	<p>In regards to impact on residential amenity, criterion (h) of QD 1 of PPS 7 requires there to be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance and the orientation of the development in relation to the existing dwellings. There are no existing residential</p>

9.11	<p>properties either side or to the rear of the application site. In terms of residential amenity for prospective residents there is adequate outlook onto Great Victoria Street for those apartments located wholly within the main body of the building and whilst, the 2 apartments located in the rear return overlook a yard area they do, however, benefit from balconies and landscaping which compensates for any negative impact caused by the blighted view over the yards and service entry. This is a city centre location and a reduced standard of amenity provision is considered acceptable in this case, due to the benefits of proximity to employment, facilities and services the city can offer. It is therefore accepted that the proposal complies with criterion (h).</p> <p><u>Traffic and Parking</u></p> <p>The proposal has been assessed against PPS 3 and associated guidance. Whilst there is no parking provided it must be acknowledged that the application site is located within the highly accessible City Centre where services and local amenities are within easy walking distance. Transport NI have also responded offering no objections to the proposal. Accordingly it is considered that the proposal complies with the broad thrust of PPS 3.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. <p>Reason: Time Limit.</p> <ol style="list-style-type: none"> 2. Prior to the occupation of the development, a Verification Report must be submitted which demonstrates that suitable noise mitigation measures have been implemented to ensure that internal noise levels within any apartment shall : <ol style="list-style-type: none"> (a) not exceed 35 dB $L_{Aeq,16hr}$ between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements; (b) not exceed 30 dB $L_{Aeq,8hr}$ between the hours of 23:00 and 07:00hrs within the proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements; (c) not exceed 45 dB L_{Amax} for any single sound event between the 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements. 3. The development shall not be occupied until secure cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site. <p>Reason: To ensure acceptable cycle parking on the site and to encourage</p>

	alternative modes of transport to the private car.
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected Members None

ANNEX	
Date Valid	16th September 2015
Date First Advertised	9th October 2015
Date Last Advertised	9 th October 2015
Details of Neighbour Notification (all addresses) The Owner/Occupier, 116-120 Shaftesbury Square Hospital Great Victoria Street Malone Lower The Owner/Occupier, 126 Great Victoria Street Malone Lower Belfast The Owner/Occupier, 128 Great Victoria Street Malone Lower Belfast The Owner/Occupier, 130 Great Victoria Street Malone Lower Belfast The Owner/Occupier, 132 Great Victoria Street Malone Lower Belfast The Owner/Occupier, 134 Great Victoria Street Malone Lower Belfast The Owner/Occupier, 73 Dublin Road Malone Lower Belfast The Owner/Occupier, 75 Dublin Road Malone Lower Belfast The Owner/Occupier, 77 Dublin Road Malone Lower Belfast The Owner/Occupier, 79 Dublin Road Malone Lower Belfast The Owner/Occupier, 81 Dublin Road Malone Lower Belfast	
Date of Last Neighbour Notification	9th November 2015
Date of EIA Determination	N/A
ES Requested	No

Planning History

Z/2007/2957/F

Proposal: Proposed change of use to youth hostel/backpacking facility incorporating provision of new ramped access.

Address: 122-124 Great Victoria Street, Belfast, BT2 7BG

Decision: Approval

Decision Date: 04.03.2008

Drawing Numbers and Title

01, 02, 03, 04, 05