

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2015/1491/F	
Proposal: Erection of 5No. 5P3B dwellings, site access works, associated site works and landscaping.	Location: Formerly 2-10 (evens) Cliftonpark Avenue Belfast
Referral Route: more than 4 dwellings	
Recommendation:	Approve
Applicant Name and Address: Apex Housing Association 10 Butcher Street Londonderry BT48 4HL	Agent Name and Address: RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT
<p>Executive Summary: The application seeks full planning permission for the erection of 5 social dwellings with parking, site access works, associated site works and landscaping.</p> <p>The development plan BMAP designates this site as a 'committed housing site'.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of residential use on the site • Design and impact on character of the area • Residential amenity • Access <p>The proposal was assessed against BMAP 2015; Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement (PPS) 3; Access, Movement and Parking; PPS7: Quality Residential Environments; PPS12 Housing in Settlements; the proposal complies with these policies documents.</p> <p>No objections were received.</p> <p>Consultees responded with no objection subject to conditions.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Statutory	NI Transport - Hydebank	Content
Statutory	NI Water - Multi Units East - Planning Consultations	Advice

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

1.0 Description of Proposed Development

A terrace of 5 no.3 bedroom 2 storey properties is proposed. 2 parking spaces for each house have been incorporated in the design to the rear of each property. Type A properties at either end of the terrace have amenity space to the front side and rear, and the integral 3 properties have amenity space to the front and rear.

There is a brick wall (1.2m) with railings on top to the front of the houses and a 2m 'hit and miss' fence is proposed at the side and rear of the property.

2.0 Description of Site

The site is on the corner of Cliftonpark Avenue and Oldpark road, but also fronts onto the Crumlin Road. It is relatively flat, and is currently grassed over. It has an area of 0.147Ha. There is a church to the north of the site and existing social housing to the west. There is a planning application for social housing (5 units) on the adjacent site on Cliftonpark Avenue.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is no relevant planning history on the site.

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan 2015

BMAP 2015 The site is zoned for housing and fronts on to an arterial route.

4.1.1 Policy SETT 3 Arterial Routes

4.1.2 Policy HOU2 Social Housing

4.2 SPPS, Planning Policy Statements

SPPS Strategic Planning Policy for Northern Ireland (SPPS)

PPS3 Parking, access and movement

PPS7 Quality Residential Environments

PPS12 Housing in settlements

Supplementary Planning Guidance

Creating Places

DCAN8

DCAN 15
Parking Standards

5.0 Assessment

BMAP 2015
Policy Sett 3 Arterial Routes

This policy states that regeneration of designated arterial routes will be facilitated by allowing appropriate housing development. This proposal is in keeping with this policy.

Policy HOU2 Social Housing

This proposal is in keeping with policy HOU2 as it helps meet social housing need.

SPPS

Core Planning Principles

The proposal is in keeping with Core planning principles found in paragraphs 4.1 – 4.40 of the SPPS including 'improving health and well being, supporting sustainable economic growth, supporting good design and positive place making; and preserving and improving the built environment'.

Furthermore the proposal is in keeping with paragraph 6.133 – 6.143 relating to housing in settlements – sustainable form of development, good design & affordable housing.

PPS3

TransportNI have considered the application in respect of Policy AMP3 access to protected routes & Policy AMP 7 car parking and servicing arrangements, and have raised no objection subject to conditions attached.

PPS7 Quality Residential Environments

PPS7 QD1 The proposal is complies with all relevant criteria of this policy.

(a)The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, massing and appearance of buildings.

(c) The properties have sufficient amenity space (smallest amount type 2 is 70 m²). Details of boundary treatments including a wall 1.2m with railing above have been submitted and are considered acceptable.

(e)&(f) Adequate provision has been made for parking provision and movement patterns

(g)& (h) The design, materials and detailing of the proposal is acceptable. The houses will be built with brick, concrete roof tiles, and uPVC windows and patio doors.

There will be no overlooking, over shadowing or loss of light for existing dwellings to the west of the site as a result of planning permission being granted.

(i) The development will deter crime and promote public safety. The site will be enclosed by a 2m wooden fence to the rear; and a wall with railings above to the front of the site. The site is in a location where anti social behaviour could be an issue. By developing the site with housing this threat is reduced.

PPS7 Addendum, Safeguarding the character of established residential areas.

Policy LC1:- the proposal is in keeping with this policy in that the density and pattern of development is in keeping with local character. Room sizes are acceptable and the proposed dwellings comply with floor space standards in Annex D of this addendum. The floor space is approx 108m² in each house (minimum requirement 90/95m).

PPS12 Housing in settlements

The proposal is in keeping with Planning Principle 2 - Good design. Room size is in keeping with policy HS4 of PPS12 as set out above.

The proposal complies with other supplementary planning guidance Creating Places, DCAN8 in that the design is acceptable; and DCAN15 & Parking standards as a sufficient parking scheme

and road layout has been submitted.

Consultations

TransportNI were consulted and have no objection subject to conditions. Environmental health also raised no objection to the proposal.

Representations

Neighbours were notified and the proposal was advertised in the local press. No objections were received.

A letter was received from RSBP requesting a condition is attached requiring nesting bricks for swifts to be incorporated into the design. It is not appropriate to require the use of such bricks by a condition of planning permission but rather it is suggested that an informative is attached to the decision.

5.1 The proposal is considered to be in compliance with the development plan.

5.2 Having regard to the policy context and other material considerations above, the proposal is considered acceptable planning permission is recommended subject to conditions.

6.0 Summary of Recommendation: Approval

7.0 Notification to Department (if relevant)

N/A

9.0 Representations from Elected members:

None

Neighbour Notification Checked: Yes

Summary of Recommendation:

Approve with conditions

Conditions:

1. As required by Section 61 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
Reason: Time Limit.

2. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.

3. The vehicular access, including visibility splays, shall be provided in accordance with the approved plan, prior to the commencement of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the

convenience of road users.

Informatives:

1. 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, refuse, etc deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

2. 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 148-158 Corporation Street, BELFAST, BT1 3DH. A monetary deposit will be required to cover works on the public road.

3. All construction plant and materials shall be stored within the curtilage of the site.

4. Provision shall be made to the satisfaction of TransportNI, to ensure that surface water does not flow from the site onto the public road.

5. CLEAN NEIGHBOURHOOD AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

Contaminated Land

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. Belfast City Council should be informed and a full written risk assessment in line with the current government guidance (Model Procedures for the Management of land Contamination CLR11) that details the nature of the risks and any necessary mitigation measures and verification (if required) should be prepared and submitted for appraisal.

Signature(s)

Date:

ANNEX	
Date Valid	24th November 2015
Date First Advertised	11th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Oldpark Road, Town Parks, Belfast, Antrim, BT14 6RS, The Owner/Occupier, 10 Shannon Court, Town Parks, Belfast, Antrim, BT14 6DN, The Owner/Occupier, 118 Crumlin Road, Town Parks, Belfast, Antrim, BT14 6AH, The Owner/Occupier, 12-16 Cliftonpark Avenue Baptist Church, Cliftonpark Avenue, Town Parks, Belfast, Antrim, BT14 6DQ, The Owner/Occupier, 120 Crumlin Road, Town Parks, Belfast, Antrim, BT14 6AH, The Owner/Occupier, 155 Crumlin Road, Town Parks, Belfast, Antrim, BT14 7AA, Ciaran McLarnon RSPB HQ, Belvoir Park Forest, Belvoir Drive, Belfast, BT8 7QT The Owner/Occupier,</p>	
Date of Last Neighbour Notification	
Date of EIA Determination	
ES Requested	Yes /No
Planning History	
<p>Ref ID: LA04/2015/1035/PAD Proposal: Development of two sites to provide 15 No. 5 person 3bed affordable homes, gardens and external works for Apex Housing Association Address: Sites adjacent to 13 and 12-16 Cliftonpark Avenue, Belfast, BT14 6DQ, Decision: Decision Date:</p>	
<p>Ref ID: Z/1978/1341 Proposal: RDA 3 PHASE 1 - 24 DWELLINGS Address: SHANNON STREET AND OLDPARK ROAD Decision: Decision Date:</p>	
<p>Ref ID: Z/1984/1720 Proposal: CONVERSION OF CHURCH AND HALL TO SNOOKER CLUB INCLUDING</p>	

EXTENAL
 Address: CLIFTONPARK AVENUE
 Decision:
 Decision Date:

Ref ID: Z/1985/0299
 Proposal: CHANGE OF USE TO COMMERCIAL SALES AND STORAGE
 Address: JUNCTION OF CRUMLIN ROAD AND CLIFTONPARK AVENUE
 Decision:
 Decision Date:

Ref ID: Z/1988/3326
 Proposal: Change of use from derelict site to car park to include boundary fencing, planting and re-surfacing (already instituted)
 Address: CLIFTONPARK AVENUE/OLDPARK ROAD BELFAST BT14
 Decision:
 Decision Date:

Ref ID: Z/1988/3141
 Proposal: Environmental improvements to car park
 Address: CLIFTONPARK AVENUE/OLDPARK ROAD BELFAST BT14
 Decision:
 Decision Date:

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 Address: Formerly 2-10 (evens), Cliftonpark Avenue, Belfast,
 Decision:
 Decision Date:

Summary of Consultee Responses Transport NI, Environmental Health and NIWater had no objection subject to conditions and informatives.

Drawing Numbers and Title
 01, 02, 03 all date stamped 24 November 2015

Notification to Department (if relevant)

Date of Notification to Department:
 Response of Department:

