

Development Management Officer Report Committee Application

Summary

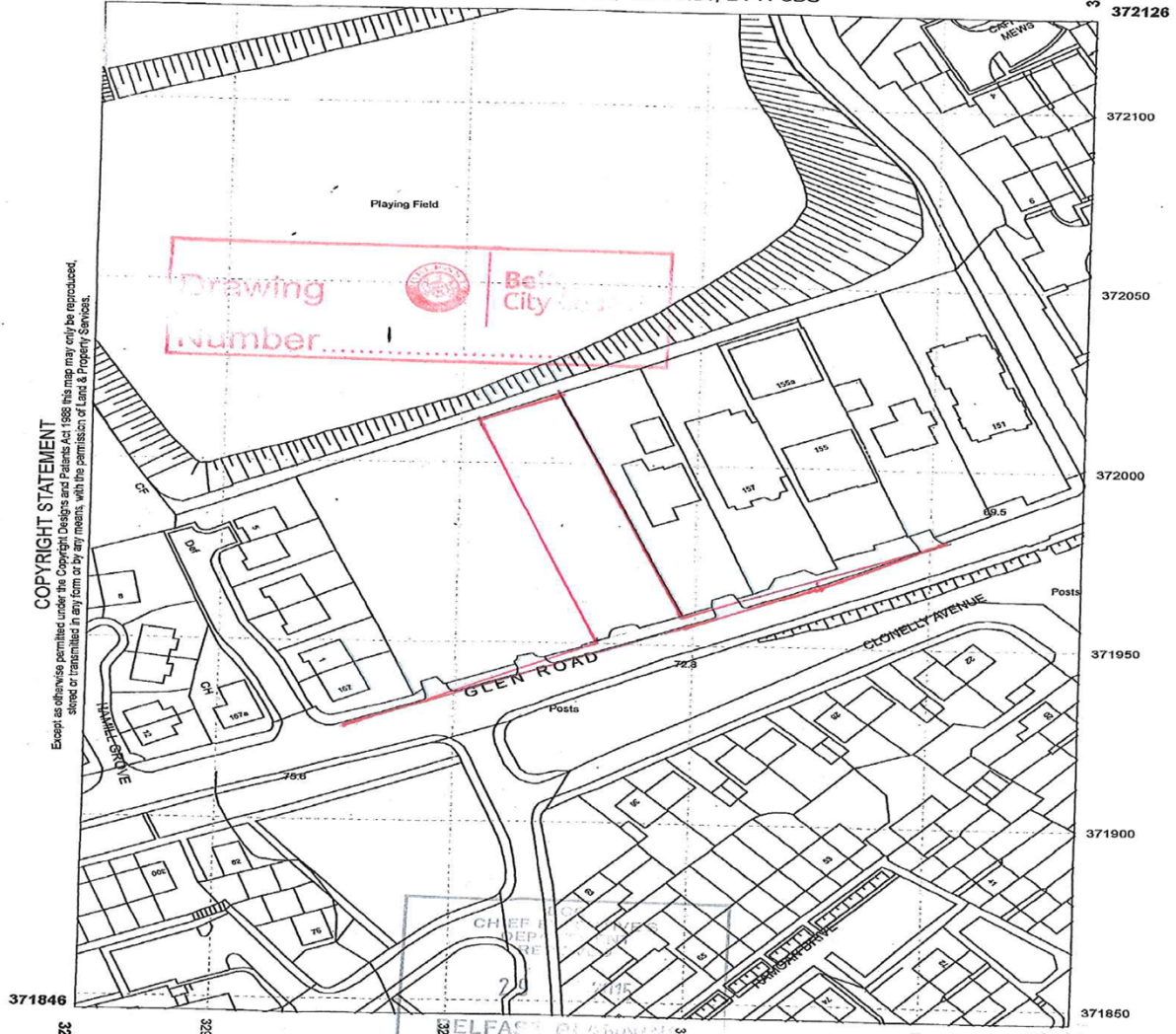
Committee Meeting Date: 26 July 2016	Item Number: 7k
Application ID: LA04/2015/0597/F	
Proposal: A single block (4 storey) of 11 apartments	Location: 161 Glen Road Belfast BT11 8BN
Referral Route: Development of more than 5 dwellings	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Larkfield Builders Ltd 577-591 Falls Road Belfast BT11 9AB	Agent Name and Address: Paddy Byrne Architect 108 Appleton Park Belfast BT11 9JF
<p>Executive Summary: This application seeks full planning permission for 11 apartments with parking, landscaping, associated site works and access arrangements</p> <p>The Development Plan (BMAP 2015) identifies the site as being within the Development Limits of Belfast on unzoned land.</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 • Road safety • Visual amenity • Risk of flooding <p>Two written representations were received and raised the following issues:</p> <ul style="list-style-type: none"> • 4 storeys is not in keeping with the area • overlooking • development is too close to 159 • Traffic and road safety • Pressure on the water and sewerage systems <p>The issues raised are considered in the case officer report.</p> <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for Northern Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 12: Housing in Settlements; and Planning Policy Statement 15: Planning and Flood Risk. The proposal complies with these policies.</p> <p>Consultees have no objections.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan

Printed: 29/06/2015 Customer Ref:
 Centre Point (Easting, Northing): 329227, 371986
 161 GLEN ROAD, BALLYDOWNFINE, ANDERSONSTOWN, BELFAST, BT11 8BS

Scale: 1:1,250
 Order no. PLOT15794
 Plan No. 14607NE2



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Representations:

Letters of Support	None Received
Letters of Objection	2
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 single block (4 storey) of 11 apartments

2.0 Description of Site

Brownfield site accessed directly off Glen Road with an area of approximately 1200 square metres. The site rises from front to rear with a dramatic rise to the back of the site onto a grassed embankment. Mature trees are located in the North-eastern corner. Post and wire fencing defines the side boundaries. The site is cleared. The site characteristics remain unchanged since the assessment of Z/2013/0326/F.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

Z/2013/0326/F - Construction of 15 no. apartments – Approved 20/02/14

Z/2007/2883/F – Demolition of existing dwelling and construction of 15 apartments – Withdrawn 27/04/09

4.0 Policy Framework

4.1 Belfast Metropolitan Area Plan (BMAP) 2015

4.1.1 No zones

4.2 Strategic Planning Policy Statement for Northern Ireland (SPPS)

4.2.1 Good Design paras. 4.23 – 4.26

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.3.1 Policy AMP 1: Creating an Accessible Environment

4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments

4.4. Policy QD 1: Quality in New Residential Development

4.5 Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas

4.5.1 Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity

4.7 Planning Policy Statement (PPS) 12: Housing in Settlements

4.7.1 Planning Control Principle 2: Good Design

4.8 Planning Policy Statement (PPS) 15: Planning and Flood Risk

4.8.1 FLD 3: Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

4 Statutory Consultees Responses

5.1 DRD Transport NI – No objection subject to conditions

5.2 NI Water – No objection

6 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health – No objection

7 Representations

7.1 The application has been neighbour notified and advertised in the local press. Two representations were received from the owner/occupier at 159 Glen Road which is directly adjacent to the proposed site on 30/11/15 and 15/06/16.

8 Other Material Considerations

8.1 Creating Places

8.2 Development Control Advice Notice 8: Housing in Existing Urban Areas

8.3 Development Control Advice Notice 15: Vehicular Access Standards

8.4 Parking Standards

9 Assessment

9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site does not fall within any zones as such. The proposal is for the construction of 11 no. apartments (8 x 2 bed and 3 x 1bed) in a four storey block with associated

parking and communal amenity space.

9.2 The key issues are

- (a) Principle of residential use on the site
- (b) Road safety
- (c) Visual amenity
- (d) Risk of flooding

9.3 Two objections were received from the owner/occupier of 159 Glen Road, Belfast which is adjacent to the site. The following issues were raised:

- (a) 4 storeys is not in keeping with the area
- (b) overlooking
- (c) development is too close to 159
- (d) Traffic and road safety
- (e) Pressure on the water and sewerage systems

The letters suggested a number of changes to the development however the proposal needs to be assessed as is presented in its current form. The matters raised will be considered throughout the assessment in accordance with current legislation and planning policy.

9.4 The proposal makes use of the full site and proposes 11 no apartments in a single 4 storey block. The proposal is reduced from what was previously approved under application Z/2013/0326/F from 15 apartments to 11. The site is on unzoned land within BMAP 2015 which was last used for residential use therefore the principle of apartments is acceptable on the site. As stated previously there is an extant approval on the site for 15 apartments.

9.5 There is one access to the development from the Glen Road. The proposed block is a 4 storey block mix of one and two bed room apartments, none of which are split level. There is parking proposed to the front and communal gardens to the rear. The garden size is 370sqm approximately.

9.7 Policies AMP 1

Transport NI is the authoritative body on road safety and transport issues. Their consultation response dated 6th January 2016 stated they had no objection to the proposal and suggested conditions to be included should approval be granted. Their initial consultations had requested a number of amendments which were submitted.

9.8 Policy QD 1

PPS7 sets out the Department's policies for achieving quality in new residential development. QD1 of the statement requires development to conform to all of the criteria stated (a-i).

(a) The proposed building is 13.6m from finished floor level. The approved development displayed two separate blocks, one 4 storey and one 3 storey with ridge heights of 14.5m and 11.0m from finished floor level respectively. The proposed site shows a scheme which is more sympathetic than the previous approval in terms of height of the proposed building. The character of this stretch of the Glen Road has changed dramatically as a result of new residential developments on brownfield sites and sites where previously there were single dwellings. As a result the density has changed dramatically and apartment development is very much the norm with three and four storey apartment blocks featuring on the streetscape. The proposal shows the apartment development in the middle of the site with parking to the front and bin storage to the rear which reflects the pattern of other apartment developments in the immediate area. In terms of the immediate context there remains a large two storey dwelling at No.159; however this has a history of approvals which includes an approval for 15 apartments under planning application Z/2008/0488/F. This detached dwelling has now become something of an anomaly in this row and it would be unreasonable to suggest that the character is now anything other than that of 3-4 storey apartment development. The current proposal is in keeping with what is the new character of this area, and the massing and appearance of the proposed buildings is considered to be in keeping with the other developments

in the area.

(b) There are no features of archaeological and built heritage importance to be protected.

(c) The existing mature trees to the rear are to be retained as well as new planting in the form of field maples Acer trees, feather beeches and laurels to be planted on the side boundaries as well as some mixed shrubs. This will help to soften the visual impact. Creating Places advises 'In the case of apartment or flat developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sq m per unit to around 30 sq m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. The shared garden areas and communal spaces fall within this recommendation with a total space of approximately 370 sqm. This area is comprised mainly as stated before of apartment developments with communal garden areas.

(d) The site is located close to the city centre with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) There is one access to the development as stated previously. There are 16 no. unassigned parking bays and 6 sheltered bike parking bays.

(f) Adequate parking provision has been provided and Transport NI has responded to consultation with no objection subject to conditions.

(g) The proposed block is of a traditional design with pitched roof and front projection. The proposed external materials are flat concrete roof tiles and textured render to the ground floor and facing brick to the first, second and third floors. The design and materials are acceptable for the area. NI Water have been consulted with regards to the water and sewerage systems and responded with no objections to the proposal.

(h) Although the objector raised an issue of loss of privacy due to overlooking all side elevations windows are labelled to be finished in obscure glazing and this should be conditioned to be retained as such should approval be granted to address potential overlooking. As considered previously through the assessment of the extant approval for 15 apartments on the site any private amenity value which could be placed on the lands surrounding No 159 has been lost as a result of the development immediately to the east. Because of the position and orientation of the proposed building, relative to No 159 Glen Road, there will be a loss of some sunlight to the rear of No 159 in the late afternoon/evening. This is not considered to be so significant as to warrant refusal given the existing context of development along Glen Road.

(i) There appear to be no particular issues for concern for crime or personal safety.

9.9 Policy LC 1

Apartments are common in the immediate area the criteria (a) – (c) are all met in line with Policy LC 1. The layout of the development is sympathetic to the existing residential development in the area in its single block form. The one bedroom apartments are all approximately 47 sqm and the two bedroom apartments all measure 62 sqm approximately. This meets the standards for one and two bedroom apartments as set out in Annex A of Addendum to PPS 7.

9.10 Planning Control Principle 2

The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design, layout and landscaping as previously considered in the report through assessment of QD 1 of PPS 7 and LC 1 of PPS 7 (Addendum).

9.12 Policies FLD 3

Since the proposal is for development of more than 10 units FLD 3 of PPS 15 applies. A Drainage Assessment was not considered as part of the assessment for Z/2013/0326/F which is an extant approval. The approved development was for 15 apartments however the proposal under consideration is less than that with 11 apartments. The footprint has not increased and therefore conditions are the same. The current proposal will cause no more flood risk than the existing approved development and therefore no drainage assessment has been requested in this case.

9.13 Having regard to the policy context and consideration of issue raised through written representation above, the proposal is considered acceptable and planning permission is recommended.

10.0 Summary of Recommendation

Approval subject to conditions

Neighbour Notification Checked**Yes****Conditions**

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.

Reason: Time Limit.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.03B bearing the date stamp 6th June 2016, prior to the occupation 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.

3. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.

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

4. The access gradient shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

5. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of TransportNI.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

6. The development hereby permitted shall not be occupied until hard surfaced areas

have been constructed and permanently marked in accordance with Drawing No.03B bearing the date stamp 6th June 2016 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 in connection with the approved development.

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

7. The existing planting, as indicated on Drawing No 03B, date stamped received 6th June 2016, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.

Reason: In the interest of visual amenity

8. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the Department.

Reason: To ensure the continuity of amenity afforded by existing trees.

9. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. The proposed windows on the gable elevations on approved drawing No 02A, date stamped received 6th June 2016, shall be finished in obscure glass. These windows shall be permanently retained and in the event of breakage shall be replaced with obscure glass to the satisfaction of the Council.

Reason: In the interests of amenity.

ANNEX	
Date Valid	29th June 2015
Date First Advertised	24th July 2015
Date Last Advertised	10th June 2016
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 159 Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BS, Michael Costello 159, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS Michael Costello 159, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, 163 Glen Road,Ballydownfine,Andersonstown,Belfast,Antrim,BT11 8BS,</p> <p>The Owner/Occupier, 30 Clonelly Avenue,Ballydownfine,Belfast,Antrim,BT11 8LG,</p> <p>The Owner/Occupier, 32 Clonelly Avenue,Ballydownfine,Belfast,Antrim,BT11 8LG,</p> <p>The Owner/Occupier, Apartment 1, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 10, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 11, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 12, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 2, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 3, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 4, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 5, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier, Apartment 6, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS</p> <p>The Owner/Occupier,</p>	

Apartment 7, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS
 The Owner/Occupier,
 Apartment 8, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS
 The Owner/Occupier,
 Apartment 9, 157, Glen Road, Belfast, Andersonstown, Antrim, Northern Ireland, BT11 8BS
 The Owner/Occupier,
 Slieve Dhu, Glen Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 8BS,

Date of Last Neighbour Notification	10th June 2016
Date of EIA Determination	N/A
ES Requested	No

Planning History

Ref ID: Z/2013/0326/F
 Proposal: Construction of 15 no. apartments
 Address: 161 Glen Road, Belfast, BT11,
 Decision: PG
 Decision Date: 20.02.2014

Ref ID: Z/2007/2128/F
 Proposal: Erection of 24 no. apartments in 4 blocks and associated site works.
 (Amended Scheme).
 Address: 163-165 Glen Road, Ballydownfine, Andersonstown, BT11 8BS
 Decision:
 Decision Date: 14.01.2009

Ref ID: Z/2004/1351/F
 Proposal: Erection of 12 no. apartments (includes the demolition of the existing house).
 (Amended drawings).
 Address: 163 Glen Road, Ballydownfine, Andersonstown, Belfast, BT11 8BS
 Decision:
 Decision Date: 16.02.2005

Ref ID: Z/2001/3115/O
 Proposal: Construction of 8 town houses
 Address: 163 Glen Road, Belfast, BT11 8BS
 Decision:
 Decision Date: 24.04.2002

Ref ID: Z/2007/0784/F

Proposal: Demolition of existing property and development of 13 No. apartments with parking for 17 cars (amended scheme).

Address: 159 Glen Road, Ballydownfine, Andersonstown, BT11 8BS

Decision:

Decision Date: 16.11.2007

Ref ID: Z/1994/2594

Proposal: Erection of replacement roof

Address: 161 GLEN ROAD BELFAST BT11

Decision:

Decision Date:

Ref ID: Z/2007/2883/F

Proposal: Demolition of existing dwelling and construction of 15no apartments (amended scheme).

Address: 161 Glen Road, Ballydownfine, Andersonstown, Belfast BT11 8BS

Decision:

Decision Date: 27.04.2009

Ref ID: Z/2008/0488/F

Proposal: Demolition of existing property and development of 15 apartments with parking for 22 cars.

Address: 159 Glen Road, Ballydownfine, Andersonstown, BT11 8BS

Decision:

Decision Date: 02.05.2008

Ref ID: LA04/2015/0597/F

Proposal: A single block (4 storey) of 11 apartments

Address: 161 Glen Road, Belfast, BT11 8BN,

Decision:

Decision Date:

Notification to Department (if relevant) N/A

Notification from Elected Members: N/A