

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 August 2016	Item Number: 8 r
Application ID: LA04/2016/0772/F	
Proposal: Proposed change of use, internal reconfiguration and external alterations to 2no. existing residential properties to provide 2no. Houses in Multiple Occupation comprising of 6no. bedrooms each.	Location: 177 and 179 Templemore Avenue Belfast
Referral Route: House in Multiple Occupation.	
Recommendation:	Approval
Applicant Name and Address: Sikkim Properties Ltd 57 Crawfordsburn Road Newtownards BT23 4UH	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p>Executive Summary:</p> <p>This application seeks full planning permission for a change of use from two dwellings to two No. 6 bed Houses In Multiple Occupation (HMO's). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of HMO's at this location; • Impact on surrounding residential amenity; and, • Impact on the character of the Templemore Avenue Area of Townscape Character. <p>The site lies within HMO Development Node HMO Development Node – designation HMO 04/05 Castlereagh Street / Templemore Avenue. Policy HMO 3 states that along frontages designated as HMO Development Nodes, planning permission for HMO's will be granted, provided it does not include HMO development at ground floor level within a designated commercial node or shopping area. The application complies with this policy.</p> <p>The site also with an Area of Townscape Character (Templemore Avenue - BT 057), as designated in the Belfast Metropolitan Plan 2015. The application does not propose an increased in the number of bedrooms that exist within the dwelling. Physical alterations to the exterior of the property are limited to replacement of windows therefore there is no impact on the character of the ATC.</p> <p>No third party representations have been received.</p> <p>Consultees Transport NI – no objections</p> <p>Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

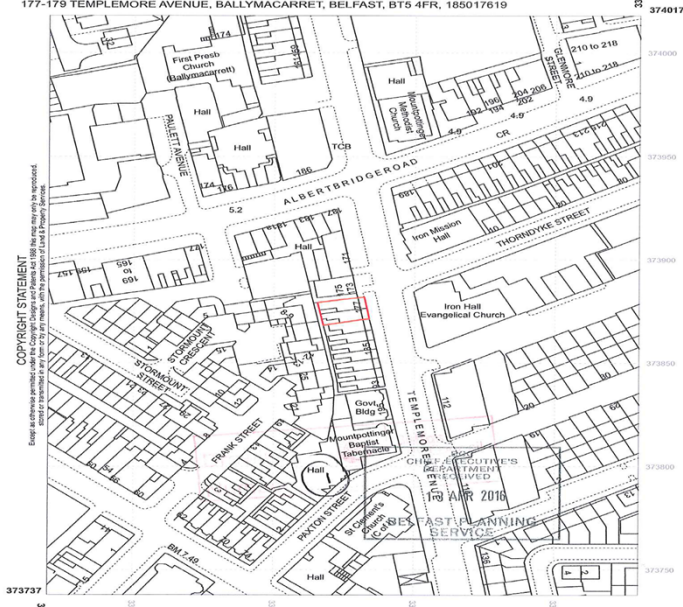
Case Officer Report

Proposed Plans

ACEmap[®] Single

Printed: 01/04/2016 Customer Ref:
Centre Point (Easting, Northing): 335675, 373878
177-179 TEMPLEMORE AVENUE, BALLYMACARRET, BELFAST, BT5 4FR, 185017619

Scale: 1:1,250
Order no. ORD23415
Plan No. 13014SE3



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Consultations:

Consultation Type	Consultee	Response
Statutory	Transport NI - Hydebank	No objections

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

1.0	Description of Proposed Development
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	The proposal is for a change of use to two dwellings into two 6 bedroom Houses in Multiple Occupation (HMO).	
2.0	<p>Description of Site</p> <p>The two buildings on the site are 6 bedroom, mid terrace dwellings. These dates from the late Victorian / early Edwardian period. Both have a small front garden and a small rear yard enclosed by a 2m tall wall. Access from the yard to a shared service entry is via a rear gate.</p> <p>The surrounding area is characterised by mixed land uses in eclectic buildings; mostly from Victorian and Edwardian period. The main concentration is residential however; there is church, a car mechanic's garage and office accommodation in close proximity to the application site.</p>	
Planning Assessment of Policy and other Material Considerations		
3.0	<p>Site History</p> <p>Z/1992/0084 - 179 Templemore Avenue. Change of use from bedsits to 3 no. self-contained flats. Refused.</p>	
4.0	Policy Framework	
4.1	Belfast Metropolitan Area Plan 2015	
	4.1.1	The application site is within a HMO Development Node – designation HMO 04/05 Castlereagh Street / Templemore Avenue. The site also with an Area of Townscape Character (Templemore Avenue - BT 057), as designated in the Belfast Metropolitan Plan 2015.
4.2	<p>SPPS, Planning Policy Statements 1-24 specify</p> <p>4.2.1 SPPS, Planning Policy Statements 1-24 specify</p> <p>4.2.2 Strategic Planning Policy Statement for NI (SPPS)</p> <p>4.2.3 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage</p> <p>4.2.4 Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p>4.2.5 Addendum to Planning Policy Statement 6 (PPS 6): 'Areas of Townscape Character'</p>	
5.0	Assessment	
5.1	The proposal is considered to be in compliance with the development plan.	
5.2	<p>5.2.1 Policy HMO 3, Designation HMO 4, and Policy HMO 6 are applicable to the change of use of houses to HMOs in HMO Development Nodes.</p> <p>5.2.2 Policy HMO 3 states that long the frontages of designated HMO Development Nodes, planning permission will be granted. As such the proposed change of use is considered acceptable.</p> <p>5.2.3 Policy HMO states the policy with reference to all HMO development and sets the following Criteria</p>	

	<p>1) – No more than 6 bedrooms within a HMO Policy Area – Not applicable as HMO Development Node. 2) HMO unit not wholly in rear and without access to the public street – Not applicable as layout considered acceptable. 3) Original property greater than 150 Sq Metres – Both properties are greater than 150Sq metres. 4) HMO flats are self-contained – Not applicable - proposal not for HMO Flats.</p> <p>In relation to Policy HMO 6, all the criteria are either met or are not relevant in this instance therefore the proposal is acceptable in terms of the HMO Subject Plan.</p> <p>5.2.4 The proposal is acceptable in terms of the SPPS.</p> <p>5.2.5 Transport NI was consulted and has no objection in terms of car parking/impact on existing traffic arrangements.</p> <p>5.2.6 Policy ATC 2 of the Addendum to PPS 6 is applicable to the proposal given its location within the Templemore Avenue ATC. Given the surrounding land use and the limited proposed external works to the buildings on the application site, (replacement windows), this policy is considered to be adhered to.</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 for the following reasons.</p>
6.0	<p>Summary of Recommendation:</p> <p>The proposal complies with the relevant planning policy and therefore approval is recommended.</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>

ANNEX	
Date Valid	13th April 2016
Date First Advertised	6th May 2016
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 10 Stormount Crescent,Ballymacarret,Belfast,Down,BT5 4NT, The Owner/Occupier, 175 Templemore Avenue,Ballymacarret,Belfast,Down,BT5 4FR, The Owner/Occupier, 181 Templemore Avenue,Ballymacarret,Belfast,Down,BT5 4FR, The Owner/Occupier, 8 Stormount Crescent,Ballymacarret,Belfast,Down,BT5 4NT, The Owner/Occupier, 9 Stormount Crescent,Ballymacarret,Belfast,Down,BT5 4NT, The Owner/Occupier, Iron Hall Evangelical Church,100 Templemore Avenue,Ballymacarret,Belfast,Down,BT5 4FX,	
Date of Last Neighbour Notification	12th May 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: LA04/2016/0772/F Proposal: Proposed change of use, internal reconfiguration and external alterations to 2no. existing residential properties to provide 2no. Houses in Multiple Occupation comprising of 6no. bedrooms each. Address: 177 and 179 Templemore Avenue, Belfast, Decision: Decision Date: Ref ID: Z/1992/0084 Proposal: Change of use from bedsits to 3 no. self-contained flats Address: 179 TEMPLEMORE AVENUE BELFAST BT5 Decision: Decision Date: Ref ID: Z/2001/3164/F Proposal: Change of use of existing dwelling into 3 No. self contained flats including rear	

fire escape.

Address: 181 Templemore Avenue, Ballymacarret, Belfast, Northern Ireland, BT05 4FR

Decision:

Decision Date: 21.03.2002

Drawing Numbers and Title

Drawing No. 01

Type: Site Location Plan

Drawing No. 02

Type: Block Plan

Drawing No. 03

Type: Existing Plans and Elevations

Drawing No. Proposed Plans and Elevations

Type: 04