

## Development Management Officer Report Committee Application

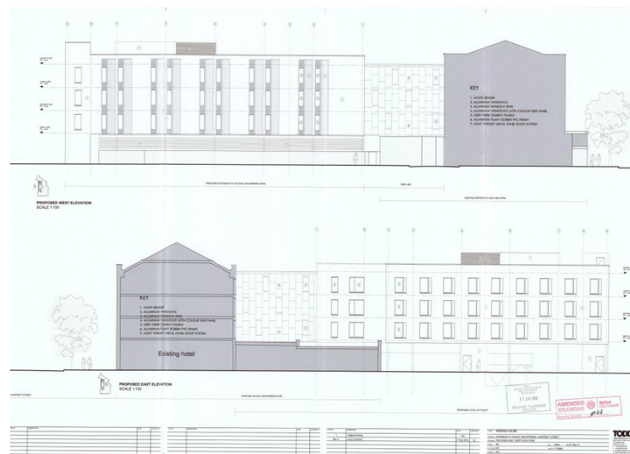
<b>Summary</b>	
<b>Committee Meeting Date: 16 August 2016</b>	<b>Item Number: 8 t</b>
<b>Application ID:</b> LA04/2016/0683/F	
<b>Proposal:</b> Extension (four Storey) to existing hotel to provide 60 No. new bedrooms (net increase of 57 bedrooms, 3 existing bedrooms to be replaced) and provision of associated parking (amended scheme).	<b>Location:</b> Holiday Inn Express 106 University Street Belfast BT7 1HP
<b>Referral Route:</b> Large Scale Extension.	
<b>Recommendation:</b>	
<b>Applicant Name and Address:</b> Andras House Limited 60 Great Victoria Street Belfast BT2 7BB	<b>Agent Name and Address:</b> Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p><b>Executive Summary:</b> This application seeks full planning permission for a 60 bedroom extension to an existing hotel. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Impact on amenity of nearby residents;</li> <li>• Impact in parking and traffic flow and;</li> </ul> <p>One third party representation has been received.</p> <p>Consultees Transports NI, Environmental Health, NIWater and Rivers Agency were consulted and have no objection in principle to the proposal.</p> <p>It is recommended that this application be approved with the attachment of conditions.</p>	

# Case Officer Report

## Site Location / Block Plan and Proposed Elevations



Block Plan



East and West Elevations



North, East Elevations - Section

Consultations:

Consultation Type	Consultee	Response
Statutory	Transport NI - Hydebank	No Objections
Statutory	Rivers Agency	No Objections
Statutory	NI Water - Strategic Applications	No Objections
Non Statutory	Env Health Belfast City Council	No Objections
Statutory	Transport NI - Hydebank	No Objections

Representations:

Letters of Support	None Received
Letters of Objection	1
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	<p>Description of Proposed Development</p> <p>Extension (four Storeys) to existing hotel to provide 60 No. new bedrooms (net increase of 57 bedrooms, 3 existing bedrooms to be replaced) and provision of associated parking.</p>
2.0	<p>Description of Site</p> <p>The application site is occupied by a 4 storey hotel with a two tiered car park at the rear. The site is bounded on three sides to the rear by houses: the rear boundaries of dwellings / houses at no's 4-24 and 110 Westminster Street on its west boundary; 40-50 Powerscourt Place to its north boundary; an office block at 106 University Street to its east; and University Street to its south (front).</p> <p>The immediate area is predominately residential, much of this is student accommodation given the close proximity to Queen's University. This is interspersed by commercial development.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2005/1841/F- Extension (four storeys) to existing hotel to provide 90 no. additional bedrooms and provision of basement car park. Approval – expired 12 October 2011.</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
	4.1.1 The site is located on 'whiteland' within the Belfast development limits.
4.2	Belfast Metropolitan Area Plan (BMAP) 2015 Strategic Planning Policy Statement for NI (SPPS).
5.0	Assessment
5.1	The proposal is considered to be in compliance with the development plan.
5.2	<p>5.2.1 The proposal is similar to previously approved scheme under ref. Z/2005/1841/F in respect of bulk and form however, the roof of the proposal is now marginally lower than the previous approval, but some plant equipment located on the roof will be higher than the previous approval. This plant equipment however is minor in nature, located in the centre of the roof and measuring only 13m in length set on top of the roof which measure just under 40m in length. Given location in the centre of the roof, this plant equipment will be barely visible and will not result in any additional loss of light.</p> <p>5.2.2 This application also proposes fewer windows in the west elevation than the previous proposal and these will be angled as 45 degrees approx to further reduce overlooking into properties at Westminster Street.</p> <p>5.2.3 It also involves a reduction from 90 previously approved to 60 bedrooms. Materials are sympathetic with the original. Public views are limited to a glimpse above the roofs of the dwellings on Westminster Street on the southeast approach.</p> <p>5.2.4 The proposal is for a 4 storey rear extension to the existing Holiday Inn Hotel. This involves 3 floors of bedroom accommodation and a two tiered car park (some of which is below ground floor level). While the site is surrounded by residential properties, those at Westminster Street are located the closest to the proposed development. The extension block measures 13m in height from existing ground level, with flat roof and measures almost 40m in length. It is the same height as the ridge of the properties on the adjacent Westminster Street. The extension block is located just under 6.5m from the rear returns of the dwellings on Westminster Street and just over 11m to the main rear elevations. Some rear returns have windows in the gable end. One has a window at the first floor level while the rest are at second floor. Taking into account the majority of windows are at second floor, and the separation distances, the loss of light is not considered to be unacceptable in this case. With regards overlooking, windows are now angled to address potential overlooking. In comparison to the previous</p>

	<p>approval the height of the extension has been reduced by over a metre with a smaller number of windows, smaller in size and now angled.</p> <p>5.2.5 TransportNI is content with the proposed level of off street car parking in the form of split level basement parking accessed via Westminster Street.</p> <p>5.2.6 Environmental Health, Rivers Agency and NIWater have no objections to the proposal.</p> <p>5.2.7 Neighbour Notification:</p> <p>5.2.8 One third party representation has been received on the receipt of the neighbour notification scheme. The neighbour resides at Cromwell Court, 110 Cromwell Road to the rear of the site raised the following concerns:</p> <ul style="list-style-type: none"> <li>• Loss of light / overshadowing;</li> <li>• Noise associated with the proposed car park; and</li> <li>• Loss of view.</li> </ul> <p>5.2.9 The first two points are valid planning considerations. The third point is not a material consideration in planning policy terms.</p> <p>5.2.10 Since the submission of this objection letter, the applicant has reduced the scheme, receding it back from Cromwell Court by 6m approx. giving a separation distance of 30m approx. This is sufficient to limit potential for loss of light / overshadowing. The issue regarding traffic noise is an environmental health concern. The Council's own Environmental Health Services Department was consulted as part of the due process of this application and has no concerns regarding potential for noise disturbance.</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: The approval is materially different from the previous October 2006 approval that expired in 2011 in that it will have less impact. As the previous approval carries significant weight, approval is recommended.</p>

## 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 development hereby approved shall not become operational until provision has been made and permanently retained within the curtilage of the site for the parking of 68 private cars of which 2 shall be reserved for people with disabilities. These car parking private spaces shall be laid out in accordance with stamped approved drawing number 02B, bearing the council's date stamp 1 July 2016.

Reason: to ensure the provision of adequate parking facilities in the interests of road safety and the convenience of road users.

3. The development hereby permitted shall operate in accordance with the approved Travel Plan, Belfast Planning Service date stamped 01 July 2016.

Reason: To facilitate access to the site by means other than the private car and in the interests of road safety and traffic progression.

## Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. The applicant's attention is drawn to:

i. the relevant provisions of the Chronically Sick and Disabled Persons (Northern Ireland) Act 1978; and

ii. the Code of Practice for Access for the Disabled to buildings.

3. CLEAN NEIGHBOURHOODS AND ENVIRONMENT (NORTHERN IRELAND) ACT 2011

Should any unforeseen ground contamination be encountered during the development, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted

for appraisal.

#### 4.CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NORTHERN IRELAND) 2011

The applicant is advised to ensure that all plant and equipment used in connection with the proposal is so situated, operated and maintained as to prevent the transmission of noise and odour to nearby commercial and residential premises.

5. 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.

6. During the construction phase of the development hereby permitted, all associated construction plant and materials shall be stored within the curtilage of the site.

7. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

8. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.

9. No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage.

10. The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

11. If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

<b>ANNEX</b>	
<b>Date Valid</b>	1st April 2016
<b>Date First Advertised</b>	22nd April 2016
<b>Date Last Advertised</b>	8th July 2016
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 1,119 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 106 University Street,Malone Lower,Belfast,Antrim,BT7 1EU, The Owner/Occupier, 106A University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 11 Essex Grove,Malone Lower,Belfast,Antrim,BT7 1GE, The Owner/Occupier, 119 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 121 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 121 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 123 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 125 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 125 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 125 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 127 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 129 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 131 University Street,Malone Lower,Belfast,Antrim,BT7 1HQ, The Owner/Occupier, 137 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 137 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 137 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 137 University Street,Malone Lower,Belfast,Antrim,BT7 1HP, The Owner/Occupier, 16 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA, The Owner/Occupier, 18 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,</p>	



The Owner/Occupier,  
20 Westminster Street, Malone Lower, Belfast, Antrim, BT7 1LA,  
The Owner/Occupier,  
4 Westminster Street, Malone Lower, Belfast, Antrim, BT7 1LA,  
The Owner/Occupier,  
40 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
42 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
44 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
46 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
48 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
50 Powerscourt Place, Malone Lower, Belfast, Antrim, BT7 1FX,  
The Owner/Occupier,  
6 Westminster Street, Malone Lower, Belfast, Antrim, BT7 1LA,  
The Owner/Occupier,  
7 Essex Grove, Malone Lower, Belfast, Antrim, BT7 1GE,  
The Owner/Occupier,  
9 Essex Grove, Malone Lower, Belfast, Antrim, BT7 1GE,  
The Owner/Occupier,  
APARTMENT 1, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 10, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 11, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 12, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 13, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 14, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 15, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 2, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 3, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 4, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 5, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 6, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 7, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,  
The Owner/Occupier,  
APARTMENT 8, Block A, 110 Cromwell Road, Malone Lower, Belfast, Antrim, BT7 1NE,

The Owner/Occupier,  
 APARTMENT 9,Block A,110 Cromwell Road,Malone Lower,Belfast,Antrim,BT7 1NE,  
 The Owner/Occupier,  
 Flat 1,10 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 1,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,  
 Flat 1,12 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 1,14 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 1,22 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 1,24 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 1,8 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,10 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,  
 Flat 2,12 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,14 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,22 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,24 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 2,8 Westminster Street,Malone Lower,Belfast,Antrim,BT7 1LA,  
 The Owner/Occupier,  
 Flat 3,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,  
 Flat 4,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,  
 Flat 5,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,  
 Flat 6,104 University Street,Malone Lower,Belfast,Antrim,BT7 1HE,  
 The Owner/Occupier,

**Date of Last Neighbour Notification**

29.06.2016

**ES Requested**

No

**Drawing Numbers and Title**

Drawing No. 01B  
Type: Site Location Plan

Drawing No. 02B  
Type: Ground Floor Plan Layout

Drawing No. 03B  
Type: Proposed First Floor Plan

Drawing No. 04B  
Type: Proposed Second Floor Plan

Drawing No. 05B  
Type: Proposed Third Floor Plan

Drawing No. 06A  
Type: Proposed Roof Plan

Drawing No. 07A  
Type: Proposed Sections

Drawing No. 08A  
Type: Proposed East, West Elevations

Drawing No. 09A  
Type: Proposed North, East Elevation

Drawing No. 11B  
Type: Basement Car Park

Drawing No. 12  
Type: Block Plan