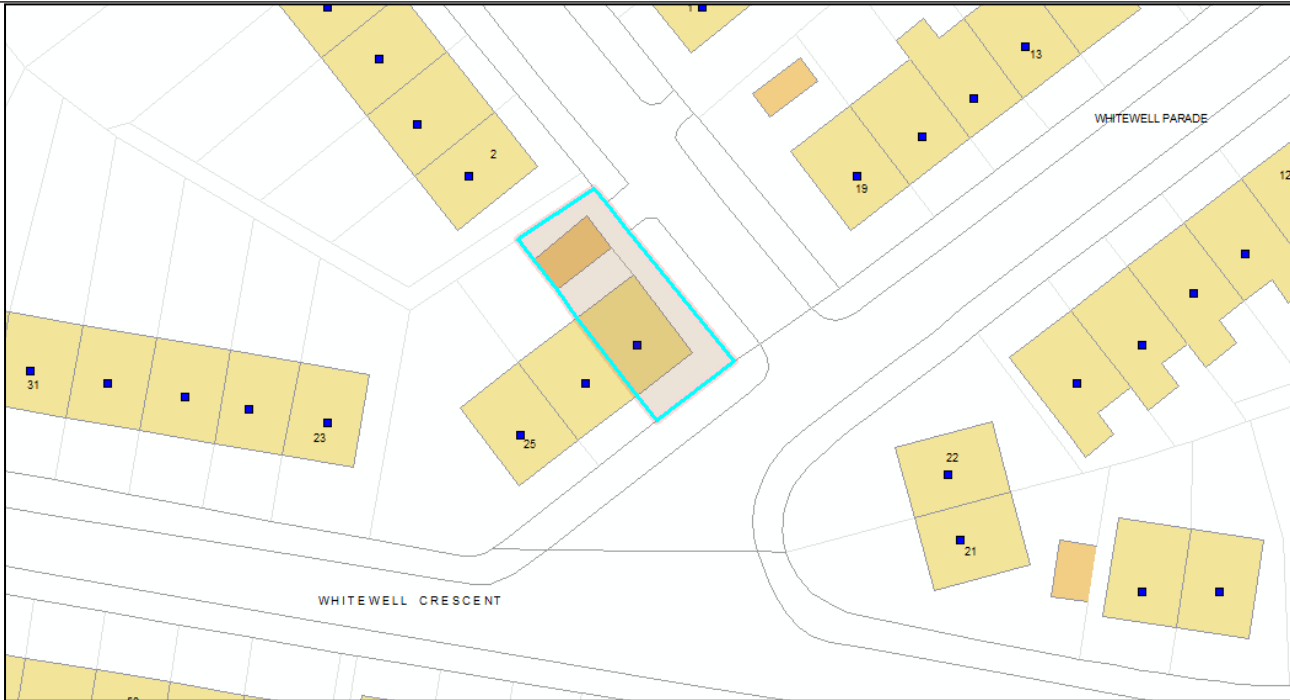


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2016/1293/F	Target Date:
Proposal: Change of use from dwelling to HMO.	Location: 21 Whitewell Parade Belfast BT36 7HN
Referral Route: HMO	
Recommendation: Approval	
Applicant Name and Address: Anne McGowan and Caspar Swales 9 Glenhurst Drive Newtownabbey BT36 7JP	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full planning permission for a change of use from a dwelling to a House in Multiple Occupancy (HMO). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of an HMO unit at this location • Impact on the neighbouring residential amenity <p>The site is not within a designated HMO Policy Area, as zoned in BMAP and records compiled by the NIHE and the Council indicate that there are no existing HMOs in Whitewell Parade. The proposal complies with BMAP and the HMO Subject Plan.</p> <p>The application does not propose an increased number of bedrooms that exist within the dwelling, and there are no physical alterations to the exterior of the property.</p> <p>No representations have been received in relation to this application.</p> <p>Transport NI was consulted and has no objections.</p> <p>It is recommended that this application be approved with conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposal is for a change of use from a dwelling to a 3 bedroom House in Multiple Occupancy (HMO)

2.0 Description of Site

2.1 The site is located at 21 Whitewell Parade. The property is a two storey, end terrace dwelling, finished in sand coloured blocks. There is a connected front, side and rear amenity space, which are bound by a low brick wall and decorative railings along the front boundary, while the side and rear boundaries are defined by a low wooden fence. Parking is to the rear, where there is a detached garage and vehicular access onto the site.

2.1 The surrounding area is occupied by terrace and semi-detached dwellings, in a predominately residential area in North Belfast.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

3.1 None

4.0 Policy Framework

Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy
Belfast Metropolitan Area Plan (BMAP) 2015 Houses in Multiple Occupancy Subject Plan for Belfast City Council Area 2015

5.0 Statutory Consultees Responses

None

6.0 Non Statutory Consultees Responses

	Transport NI
7.0	Representations
	None
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015 provides the relevant policy context. The proposed HMO is not within a HMO Policy Area or HMO Development Node as designated in the HMO Subject Plan therefore Policies HMO 5 and HMO 6 apply.
9.2	<p>BMAP</p> <ul style="list-style-type: none"> • Policy HMO 5 states that permission will be granted if the following criteria is met: <ul style="list-style-type: none"> - The number of HMOs does not exceed 10% of dwelling units on that road or street; - There are no recorded HMOs in Whitewell Parade, therefore, this policy is satisfied and the development is considered to be acceptable.
9.3	<ul style="list-style-type: none"> • Policy HMO 6 states permission will be granted for HMO development where all of the following criteria are met: <ul style="list-style-type: none"> - Any HMO unit within a Policy Area does not exceed 4 bedrooms; - this is not applicable to the application, as the HMO will not be within a designated policy area - Any HMO unit is not wholly in the rear of the property and without access to the public street; - There will be access to the public street from the HMO, as is existing for the residential property, and the HMO unit will not be wholly to the rear of the property. - The original property is greater than 150 sq metres gross internal floor space when any house is being converted to flats for HMO use; - this is not applicable to the application, as the existing residential property will not be converted to flats. - All flats for HMO use are self- contained; - this is not applicable to the application, as the existing residential property will not be converted to flats.
9.4	The proposal meets the relevant criteria and therefore complies with the HMO Subject Plan.
9.5	SPPS is relevant given the perceived impact of HMO development on amenity and parking within their locality.
9.6	No significant increase in noise, given the use of the building will remain as residential.
9.7	The proposed conversion will result in 3 people sharing the house. Transport NI was consulted and has no objection, in terms of car parking/ impact on existing traffic arrangements.
9.8	The proposal is for a change of use; therefore, the existing amenity space within the curtilage of the dwelling will be unaffected.
9.9	There is no anticipated impact on the character of the area, given that no external changes are proposed.
9.10	The proposal complies with policy and is considered to be acceptable.
9.11	No objections to the proposal were received

9.12	It is therefore recommended that the application is approved subject to the following condition..
10.0	Summary of Recommendation: Approval
11.0	<p>Conditions:</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
12.0	Notification to Department (if relevant): N/A
13.0	Representations from elected members: N/A

ANNEX	
Date Valid	23rd June 2016
Date First Advertised	8th July 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 19 Whitewell Parade, Green Castle, Newtownabbey, Antrim, BT36 7HN,	
The Owner/Occupier, 2 Whitewell Drive, Green Castle, Newtownabbey, Antrim, BT36 7HL,	
The Owner/Occupier, 22 Whitewell Parade Green Castle Newtownabbey	
The Owner/Occupier, 23 Whitewell Parade, Green Castle, Newtownabbey, Antrim, BT36 7HN,	
Date of Last Neighbour Notification	11th July 2016
Date of EIA Determination	
ES Requested	No
Planning History	
Ref ID: Z/1988/3306 Proposal: Extension to dwelling Address: 23 AND 25 WHITEWELL PARADE BELFAST BT36 Decision: Decision Date:	
Ref ID: LA04/2016/1293/F	

Proposal: Change of use from dwelling to HMO.
Address: 21 Whitewell Parade, Belfast, BT36 7HN,
Decision:
Decision Date:

Drawing Numbers and Title

Drawing No. 01
Type: Site location map
Status: Submitted

Drawing No. 02
Type: Existing and proposed floor plans
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: