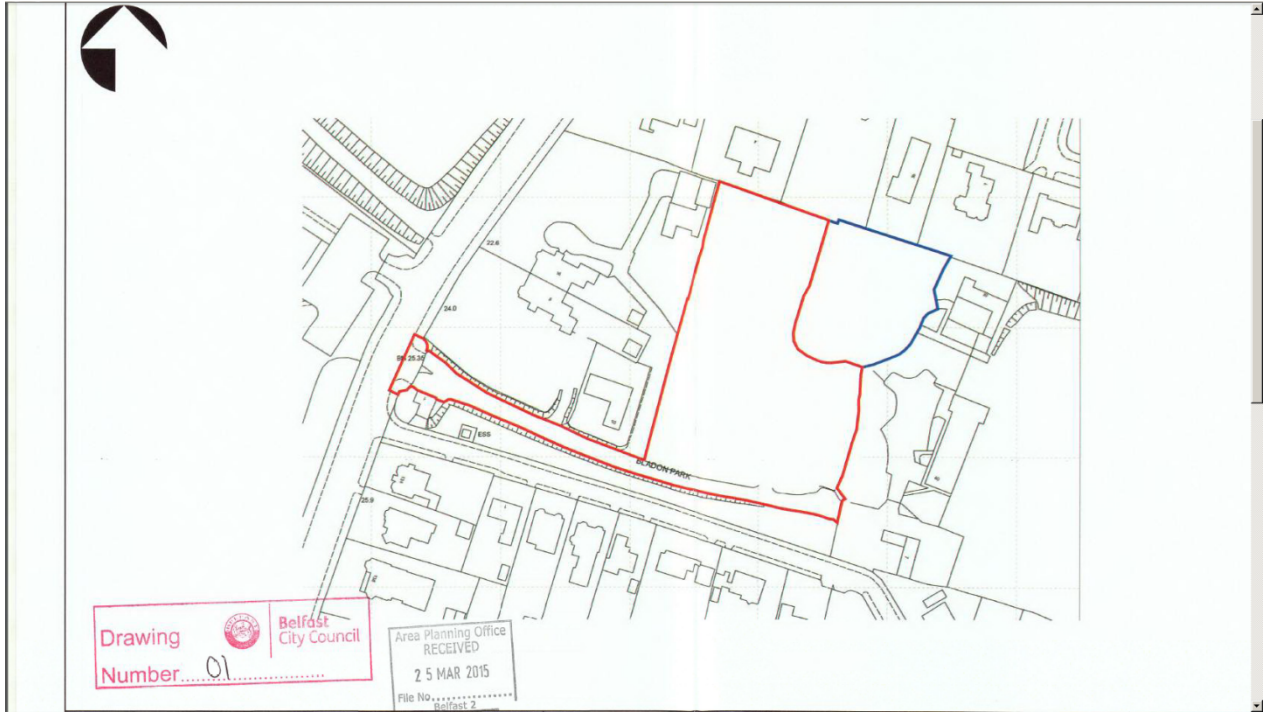


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2015/0067/F	
Proposal: Proposed erection of 5 No. dwellings and garages (change of house types including amendment to residential layout to housing development approved under extant planning permission Z/2007/1715/F)	Location: Land Adjacent to and Northwest of the Pavillion Malone Lower Belfast BT9 5LG
Referral Route: More than 4 dwellings.	
Recommendation:	Approval
Applicant Name and Address: Wirefox Management Ltd 10 High Street Holywood BT18 9AZ	Agent Name and Address: Wirefox Management Ltd 10 High Street Holywood BT18 9AZ
<p>Executive Summary: This application seeks full planning permission for the proposed erection of 5 dwellings and garages (change of house types including amendment to residential layout to housing development approved under extant planning permission Z/2007/1715/F)</p> <p>The Belfast Metropolitan Area Plan 2015 identifies the site as being within the Development Limits of Belfast.</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 ● Impact on trees ● Character of Conservation Area <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; PPS 6: Archaeology and the Built Environment, Planning Policy Statement 7: Quality Residential Environments and Planning Policy Statement 12: Housing in Settlements. The proposal complies with these policies.</p> <p>Two representations received concerning potential impact on trees.</p> <p>All consultees responded with no objections. Tree officer consulted and has no objections. 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	Consulted in Error
Non Statutory	Transport NI - Hydebank	Substantive Response Received
Non Statutory	NI Water - Multi Units East - Planning Consultations	Substantive Response Received
Non Statutory	NIEA	Consulted in Error
Statutory	NIEA	Content
Statutory	Transport NI - Hydebank	Advice

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

Summary of Issues

Loss of trees across the site.

1.0 Characteristics of the Site and Area

1.1 The site is located at Bladon Park which is located off the Malone Road in South Belfast. The site falls within the Malone Conservation Area – Sub Area M: Bladon / Deramore / New Forge. The site is adjacent to 'the Pavilion' dwelling which was subject to a recent planning application under Z/2015/0324/F for the demolition of existing pavilion building, erection of replacement pavilion building consisting of 6 No. apartments with bin/cycle storage and all associated site works. This proposal was refused and is currently subject to a planning appeal. The site is accessed by a private laneway along Bladon Park, which leads to Bladon playing fields. This road is lined with a number of mature trees and vegetation within and surrounding the site. The area is predominantly residential in nature. In close proximity are the Bladon Park playing fields and Osborne/Cranmore playing fields, both belonging to RBAI. Bladon Park driveway is part of LLPA BT 103 - Cranmore/Bladon. The immediate vicinity of the site is characterised by mature trees, which enhance the character of the area.

2.0 Description of Proposed Development

2.1 The proposal is seeking to amend the design and layout of 5 house types approved under Z/2007/171/F. specifically relates to the detached dwellings. The previous approval was for 5 detached dwellings and extension and refurbishment of the existing building (the Pavilion) into 6 apartments.

3.0 Planning Assessment of Policy and Other Material Considerations

3.1 The relevant planning policy framework for determining this application is provided by the following:

RDS 2035

BMAP 2015

SPPS for N. Ireland-Planning for Sustainable Development- Good Design paras. 4.23 – 4.26

PPS 3 Access, Movement and Parking- Policy AMP 1: Creating an Accessible Environment;

Policy AMP 6: Transport Assessment

PPS 6: Planning, Archaeology and the Built Heritage Conservation Areas- Policy BH 12 New Development in a Conservation Area.

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1: Quality in New Residential Development

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

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

Planning Policy Statement (PPS) 12: Housing in Settlements- Planning Control Principle 2: Good Design & Policy HS 4: House Types and Size

Development Control Advice Notice 8: Housing in Existing Urban Areas

Development Control Advice Notice 15: Vehicular Access Standards

Parking Standards

Creating Places

3.2 Representations

The application has been neighbour notified and advertised in the local press. Two representations were received objecting to the loss of any more mature trees across the site. They did not object to the principle of the development.

3.3 History: Z/2007/1715/F and all associated site works. The previous approval was for 5 detached dwellings and extension and refurbishment of the existing building (the Pavilion) into 6 apartments.

Z/2015/0324/F- Demolition of existing pavilion building, erection of replacement pavilion building

consisting of 6No. apartments with bin/cycle storage and all associated site works. Allowed on Appeal 15th June 2016.

4.0 Assessment

4.1 The Council's guiding principle in determining planning applications is that the development should be permitted, having regard to the development plan and all other material considerations, unless the proposal will cause demonstrable harm to interests of acknowledged importance (SPPS, para 3.8). In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise. The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site falls within the Malone Conservation Area. The principle of residential development is acceptable on the site as the site already has planning approval for 5 dwellings. Given the previous approval, the plot division, footprint to open space ratio etc. is taken as accepted. The changes to the design and access arrangements are as follows.

4.2 There is a slight deviation to the position of the original driveways. The minimal changes to the driveways do not alter the character of Conservation area. Transport NI considers the alterations to be acceptable subject to conditions. The proposal is in compliance with policies AMP 1 and AMP 6 from PPS 3.

4.3 The garages apart from house type 2 are detached as opposed to the original scheme where they were in a single terraced group of garages for dwellings 1, 2 and 3. Guidance on garages is provided at 5.2.44 – 47 of the Malone Design Guide. In terms of character and mass these structures were visually subservient, unobtrusive features within the streetscene. In general to respect the scale, form and materials and detailing of such structures, garages / new garage type structures should be behind the building line of the property, allowing the gable of the main property to be exposed, and be of a similar size, mass, height and materials to traditional garages.

4.4 The Conservation officer commented that it would be preferable if the doors were traditional e.g. panelled or boarded with small paned top lights. He stated that although not addressing a public thoroughfare it would be preferable if the proposed garages were of a traditional mass / scale and located to the rear of the building lines. Although the garages are forward of the building line, this is considered acceptable as the extant approval has garages in similar positions forward of the building line. Also considering the self contained layout with limited public views this will not impact on the character of the Conservation Area.

4.5 Other changes to each dwelling are listed below.

House No 1: A utility room and study have been added on the ground floor and the living area has been extended to the rear of the dwelling.

House No 2: an integral garage arrangement remains but in a different location. The Conservation officer commented that the integral garage would be an alien form to traditional domestic architecture within the Conservation Area. However given the previous approval which entailed 3 garages forming a long terrace the single garage is considered acceptable.

House No 3: the footprint of this dwelling has increased in size due to the single storey rear return and the gable utility room.

House No 4: the only change apart from the garage layout as previously discussed is the addition of a single storey rear return living area.

House No 5: This dwelling has been reduced in size and is now identical to house type 1.

4.6 The houses were previously designed to be Victorian in form, using traditional features, materials and details. These features of the proposal have been retained in four of the houses. The clustered layout and cul de sac access of the houses has been retained, as have their individual access. According to the applicant house No. 5 from the original proposal was considered too large for the site and for the current market, and it is proposed to amend this to use the house type originally approved for House 1 on the site.

4.7 House 2 from the original proposal featured a conjoined triple garage which was not considered to be the best use of the site and was visually detrimental to both Houses 1 and 2. The new scheme has proposed to change this design entirely from a Victorian style to an Arts & Crafts style to increase the variety on the site and to provide a house type with greater active frontage on all elevations. According to the applicant it is considered that this is more appropriate for the corner site on which this building will be visible from 3 sides on the approach to the site. Whilst the bulk of the houses within the Conservation Area are of Victorian and Edwardian styles, there are a number of Arts & Crafts and early twentieth century houses which add visual interest and variety to the area.

4.8 The general bulk, mass, form etc appears acceptable in the context of this site at Bladon Park. Paragraph 5.3.18 of the Malone Design Guide states that gable depths should be around 8 - 9 metres. Paragraphs 5.3.27-28 note that historically there was a three dimensional massing of with the main block addressing the street frontage, smaller subservient blocks to the rear. The proposed gable depth of around 10m is not unreasonable in context. The ground floor offshoots are also not unreasonable given traditional articulation of gables with bay windows etc.

4.9 PPS7 sets out the criteria against which the Council will assess all proposals for residential development. The proposal complies with the criteria set out under PPS7. Dwellings at each of the site plots have already been approved therefore the principle of the development is acceptable. The footprints of the majority of dwellings have been slightly altered but not significantly.

4.10 Policy QD 1

PPS7 sets out the Council'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 site shows a scheme which is sympathetic to the surrounding context. The site is relatively flat and therefore there will be minimal works required to accommodate a development on this site. The massing and appearance of the buildings are considered to be in keeping with the character of the area. The layout of the proposal has slightly changed from the original permission. The majority of dwellings have slightly increased in size with the addition of rear returns and utility rooms. There are areas of planting and amenity areas throughout the development which will help to soften the visual impact of the dwellings.

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

(c) There is proposed planting across the site which will help to soften the visual impact.

Creating Places advises 'In the case of green field sites and in lower density developments, all houses should have an area of private open space behind the building line and the average space standard should be around 70 sq m per house or greater. The garden areas fall within this recommendation. A number of trees have been felled as a result of the positioning of the approved dwellings under Z/2007/1715/F. Information regarding trees have been reviewed and approved by the Council's tree officer. 9 trees as identified in red on drawing No. 2E are to be removed. 47 proposed trees are to be planted across the site. The scheme proposes to retain 30 plus trees across the site as illustrated on the site layout drawing No. 02E. The trees to be felled are required for health and safety reasons due to the condition of a number of the trees and also based on their positioning regarding proximity to the root protection zone due to the previously approved dwellings under planning history Z/2007/1715/F. The tree officer provided further comments relating to the trees across the remainder of the site. He commented that the

replanting proposals for the scheme are acceptable provided that a protective fencing be erected around the RPAs of the trees to be retained within the final site.

(d) The site is located close to suburban centres of Belfast 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 a primary access to the development as stated previously. This will provide access to Bladon Park which runs onto the Malone Road. The site is within walking distance to public transport nodes.

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

(g) The development has been designed to ensure the character of the area; scale and massing are in keeping with the surrounding context. Materials which are appropriate to the traditional forms of the proposed houses will be used. The proposed dwellings are of a similar style to the previous approval which was deemed acceptable with pitched roofs and external materials consisting of slate roof tiles, cement render and facing brick. The design and materials are acceptable for the area.

(h) There are no issues of overlooking or overshadowing onto private amenity space. Relationships between the dwellings are acceptable. The separation distance between house No. 4 and House No. 3 has been reduced from five to three metres. A hedgerow is proposed to define the boundary between the two properties. A window on the 2nd floor of house no. 3 overlooks the property from the games room. This window can be conditioned to have obscured glass fitted. A landing and bathroom window on the gable of house no. 4 face onto the gable of no. 3. The bathroom window will be fitted with obscured glass and the landing window will offer limited overlooking.

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

4.11 Policy LC 1

The type of dwelling included in this proposal is similar to that found 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. The size of the dwellings are similar to that already established in the vicinity. The dwellings meets the standards for two and a half storey 4-5 bedroom homes as set out in Annex A of Addendum to PPS 7.

4.12 Planning Control Principle 2 Good Design

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).

The proposal is only a small deviation from what was previously approved. In this regard I feel that the proposal is acceptable as it will not cause unacceptable damage to the local character, residential amenity and environmental quality. None of the consultees have any objections to the proposal. Having regard to the policy context the proposal is considered acceptable and planning permission is recommended.

4.13 Summary of Recommendation

Approval subject to conditions

5.0 Neighbour Notification Checked Yes

6.0 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: No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with the Drawing No. 02E bearing the date stamp Planning Office Received 7-10-16 to provide adequate facilities for parking and turning 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.

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

3: All hard and soft landscape works shall be completed in accordance with the approved drawing no 02E date stamped received 7-10-16.

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

4: No retained tree as identified for retention on drawing No.02E date stamped 7-10-16 shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

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

5: If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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

6: The approved dwelling No3 shall not be occupied until the second floor games room window as indicated on drawing No. 24 date stamped 21-1-16 is fitted with obscure glass which will thereafter be permanently retained.

Reason: To preserve the amenity of residents to the rear of the property.

ANNEX

Date Valid	25th March 2015
Date First Advertised	8th May 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1, 3, 5, 7,8, 9, 10, 11, 13 Bladon Drive The Owner/Occupier, 134, 136 Malone Road The Owner/Occupier, 16,30 Bladon Park The Owner/Occupier, 2 3B, 7 Broomhill Park The Owner/Occupier, 4, 5 Broomhill Close W McIlroy 8 Bladon Park The Owner/Occupier, Flat 1 7, 2 7, 2b 7 Bladon Park The Owner/Occupier, The Royal Belfast Academical Institution	
Date of Last Neighbour Notification	8th February 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/2007/1715/F Proposal: Residential development consisting of 5 no. detached dwellings with garages, extension and refurbishment of existing building (The Pavillion) to contain 6 apartments and associated site works. Address: The Pavilion, The Orchard and 24 Bladon Park, Malone Lower, Belfast, BT09 5LG Decision: Decision Date: 27.08.2008 Ref ID: LA04/2015/0067/F Proposal: Change of house type to sites 2 and 5 of the previous Planning ref: Z/2007/1715/f and all associated site works. Address: Land Adjacent to and Northwest of the Pavillion, Malone Lower, Belfast, BT9 5LG, Decision: Decision Date: Ref ID: Z/2015/0324/F Proposal: Demolition of existing pavilion building, erection of replacement pavilion building consisting of 6No. apartments with bin/cycle storage and all associated site works Address: The Pavilion Bladon Park Malone Lower Belfast BT9 5LG, Decision: Decision Date:	

Ref ID: Z/2015/0323/DCA

Proposal: demolition of existing pavilion building, building of new proposed pavilion building consisting of 6No. apartments with bin/cycle store and all associated site works

Address: The Pavilion, Malone Lower, Belfast, BT9 5LG,

Decision:

Decision Date:

Drawing Numbers and Title

Drawing No. 01A

Type: Site location map

Status: Submitted 21-1-16

Drawing No. 02E

Type: Site layout

Status: Submitted 07-10-16

Drawing No. 03A

Type: Proposed floor plans

Status: Submitted 21-1-16

Drawing No. 10A

Type: Proposed rear elevation- site 5

Status: Submitted 21-1-16

Drawing No. 11A

Type: Proposed garage detail

Status: Submitted 21-1-16

Drawing No. 12A

Type: Proposed elevations- site 2

Status: Submitted 21-1-16

Drawing No. 13

Type: Proposed ground floor- site 1

Status: Submitted 21-1-16

Drawing No. 14

Type: Proposed first floor Plan-site 1

Status: Submitted 21-1-16

Drawing No. 15

Type: Proposed second floor Plan Site 1

Status: Submitted 21-1-16

Drawing No. 16

Type: Proposed front elevation Site 1

Status: Submitted 21-1-16

Drawing No. 17

Type: Proposed side elevation Site 1

Status: Submitted 21-1-16

Drawing No. 18
Type: Proposed side elevation and section site 1
Status: Submitted 21-1-16

Drawing No. 19
Type: Proposed rear elevation site 1
Status: Submitted 21-1-16

Drawing No. 20
Type: Proposed ground floor plan site 3
Status: Submitted 21-1-16

Drawing No. 21
Type: Proposed first floor plan site 3
Status: Submitted 21-1-16

Drawing No. 22
Type: Proposed second floor plan site 3
Status: Submitted 21-1-16

Drawing No. 23
Type: Proposed front elevation site 3
Status: Submitted 21-1-16

Drawing No. 24
Type: Proposed side elevation site 3
Status: Submitted 21-1-16

Drawing No. 25
Type: Proposed side elevation and section site 3
Status: Submitted 21-1-16

Drawing No. 26
Type: Proposed rear elevation site 3
Status: Submitted 21-1-16

Drawing No. 27
Type: Proposed ground floor plan site 4
Status: Submitted 21-1-16

Drawing No. 28
Type: Proposed first floor plan site 4
Status: Submitted 21-1-16

Drawing No. 29
Type: Proposed second floor Plan site 4
Status: Submitted 21-1-16

Drawing No. 30

Type: Proposed front elevation site 4

Status: Submitted 21-1-16

Drawing No. 31

Type: Proposed side elevation site 4

Status: Submitted 21-1-16

Drawing No. 32

Type: Proposed side elevation and section site 4

Status: Submitted 21-1-16

Drawing No. 33

Type: rear elevation site 4

Status: Submitted 21-1-16

Drawing No. 34

Type: Overlay and tree survey (for information only)

Status: Submitted 21-1-16

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: