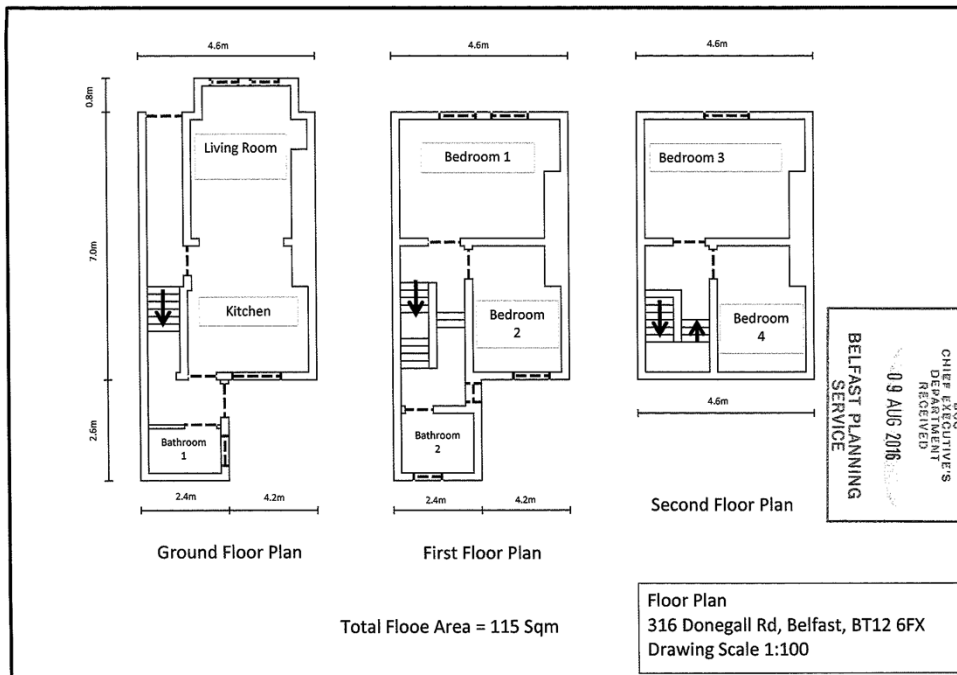
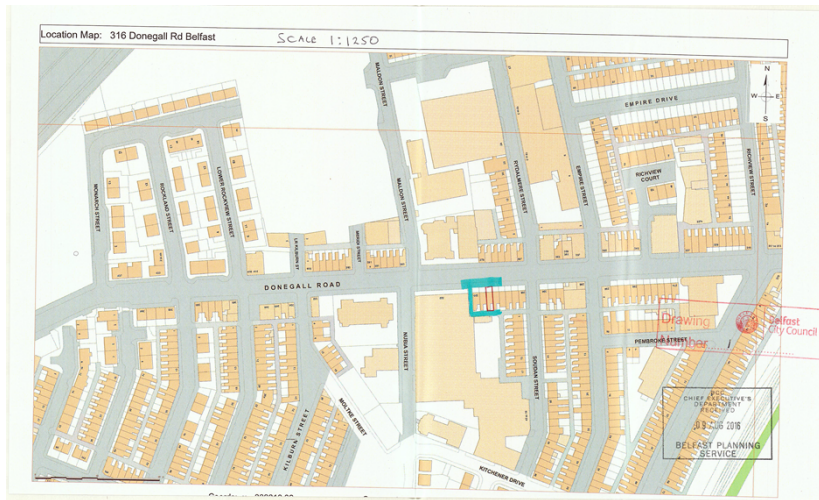


**Development Management Officer
Report Committee Application**

Summary	
Committee Meeting Date: 15 November 2016	
Application ID: LA04/2016/1674/F	
Proposal: Change of use to HMO	Location: 316 Donegall Road
Referral Route: House in Multiple Occupation.	
Recommendation: Approval	
Applicant Name and Address: Ian McClung 37 Annaloughan Road Augher BT77 0BW	Agent Name and Address:
Executive Summary: This application seeks full planning permission for a change of use from a single dwelling to a House In Multiple Occupation (HMO). The main issues to be considered in this case are: <ul style="list-style-type: none">• The principle of a HMO at this location;• Impact on surrounding residential amenity; and,• Impact on the character of the Donegall Road (Village) Area of Townscape Character (ATC). No third party representations have been received. Consultees Environmental Health and the council's internal development plan team. Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.	

Case Officer Report

Proposed Plans



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Environmental Health	Advice
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	No Petitions Received	

signatures	
1.0	<p>Description of Proposed Development</p> <p>Proposal is for a change of use from a single dwelling to a House In Multiple Occupation (HMO).</p>
2.0	<p>Description of Site</p> <p>The application site is a 4 bedroom, mid terrace dwelling. This dates from the late Victorian / early Edwardian period. It has a small front garden and a small rear yard enclosed by a 2m tall brick wall. Access from the yard to a shared service entry is via a rear gate.</p> <p>The surrounding area is characterised predominantly by terraces of 2.5 storey dwellings, mostly from Victorian and Edwardian period. The principle land use is residential however, there is church, a car mechanic's garage and a warehouse in close proximity to the application site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>None relevant.</p>
4.0	Policy Framework
4.1	<p>Belfast Metropolitan Area Plan 2015</p> <p>HMO Subject Plan for Belfast City Council Area 2015</p>
4.1.1	<p>The site is also with an Area of Townscape Character - Donegall Road (Village) – BT 024. Donegall Road is an Arterial Route (AR 01/09 – Donegall Road) as designated in the Belfast Metropolitan Area Plan (BMAP) 2015.</p> <p>The application site is within a HMO Development Node – designation HMO 04/06 Donegall Road as designated in the HMO Subject Plan.</p>
4.2	<p>4.2.1 Strategic Planning Policy Statement for NI (SPPS)</p> <p>4.2.2 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage</p> <p>4.2.3 Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015</p> <p>4.2.4 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 HMO 4 designates Donegall Road as a HMO Policy Node. HMO 3 states that along HMO Development Nodes, planning permission for HMO's will be granted. The only caveat is for HMO's within designated commercial nodes or shopping areas which is not applicable as the site is not located in a commercial or shopping area.</p>

	<p>5.2.3 In relation to Policy HMO 6, all the criteria are either met or are not relevant in this instance. The policy tests for HMO 6 are</p> <ul style="list-style-type: none"> • Any HMO units within a policy area does not exceed 4 bedrooms – Not applicable as property not in HMO Policy area but Development Node • HMO unit not wholly in in rear without access to public street. – Not applicable as only one unit with access at front. • Property for conversion to flats greater than 150 Sq metres – not applicable as not being converted to flats • All flats for HMO use are self-contained – not applicable as not for flats. <p>The proposal therefore meets all of the relevant criteria in this instance.</p> <p>5.2.4 Single Planning Policy Statement - The purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p> <p>5.2.5 - The proposal will not have a detrimental impact on the adjacent amenity of the area as it retains a residential use, albeit by unrelated persons rather than a single family unit. The principle of shared accommodation is sustainable and the proposal meets all plan policies.</p> <p>5.2.6 Policy ATC 2 of the Addendum to PPS 6 is applicable to the proposal given its location within the Donegall Road Area of Townscape Character. That states that development will only be permitted where it maintains or enhances the overall character and respects the built form of the area.</p> <p>5.2.7. No operational development is proposed other than replacement of some finished materials such as roof tiles and windows hence there is no anticipated impact on the character of the area. Given the surrounding land use and the fact no external works to the building on the application site are proposed, 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.</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	9 th August 2016
Date First Advertised	2 nd September 2016
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 314 Donegall Road, Malone Lower, Belfast, Antrim, BT12 6FX, The Owner/Occupier, 318 Donegall Road, Malone Lower, Belfast, Antrim, BT12 6FX, The Owner/Occupier, 375 Donegall Road, Malone Lower, Belfast, Antrim, BT12 6FR, The Owner/Occupier, 377 Donegall Road, Malone Lower, Belfast, Antrim, BT12 6FR,	
Date of Last Neighbour Notification	25 August
Date of EIA Determination	N/A
ES Requested	No
Planning History None relevant	
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Plan Drawing No. 02 Type: Existing / Proposed Plans and Elevations	