

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 December 2016	
Application ID: Z/2014/0260/F	
Proposal: Erection of 6no detached dwellings with associated car-parking, garages, landscaping, site and access works with conversion and alterations of existing listed building to single dwelling. (amended description and proposal)	Location: Lands located to the south of 1-7 Glenmachan Park and adjoining Glenmachan Road Belfast BT4
Applicant Name and Address: Farrans Construction 99 Kingsway Dunmurry Belfast BT17 9NU	Agent name and Address: Alan Patterson Design Darragh House 112 Craigdarragh Road Helen's bay BT19 1UB
Recommendation	Approval (Change of Opinion due to revised scheme)
Summary of Issues: <p>The application (for 13 detached dwellings) was previously presented to Belfast City Council Planning Committee prior to transfer of powers in March 2015 with a recommendation of refusal. This included demolition of the existing building on-site. The application was deferred to allow further information to be submitted and assessed. The original planning report is appended.</p> <p>Revised proposals were received following deferral of the application and these were duly processed. However, the existing building on site was subsequently Listed as a building of Special Architectural or Historic Interest by the (then) DoE on 25th August 2015. The listing related to the main building itself, but excluded outbuildings present of the site. As a result of the Listing, the revised layout/details processed to that date were no longer viable. The applicant then had to ascertain the structural status of the existing building, review their options, and formulate a revised layout and designs.</p> <p>A revised scheme comprising conversion of the existing listed building to a single dwelling and 6 detached dwellings within the grounds was received October 2016 and has been subject to re-consultation.</p> <p>The main issues for consideration are:</p> <ul style="list-style-type: none"> - The principle of redevelopment for housing at this location; - Impact on the Listed Building and the setting thereof; - The potential impact on TPO trees, neighbouring amenity and character of the area. <p>The proposed site is located well within the developments identified for Belfast in BMAP and is</p>	

identified as a 'committed housing site ongoing / not started' - EB03/06. The planning history of the site also indicates that redevelopment of the site has been accepted in principle.

The layout and design of the proposal is considered to be acceptable.

Consultees raised no objection subject to conditions.

Four representations were received to raising the following issues (summarised):

- site 4 dwelling too close to boundary and will adversely impact on neighbouring property
- Impact to/removal of trees and vegetation;
- Conifer trees along southern boundary are dangerous and should be replaced;
- suitable boundary screening/treatment should be provided;
- site 1 proposals will overshadow/restrict light to existing property;
- Loss of privacy;

The objections raised have been carefully considered, however following the above assessment it is not considered that the layout would adversely impact on amenity. Overlooking issues could be resolved through an appropriate condition relation to obscure glazing or boundary treatment provision.

The agent has indicated that the applicant is willing to enter into a legal agreement under Section 76 of the Act to secure repair and refurbishment works to the Listed Building.

Delegation of final planning conditions and terms of a Section 76 agreement to the Director of Planning and Place requested.

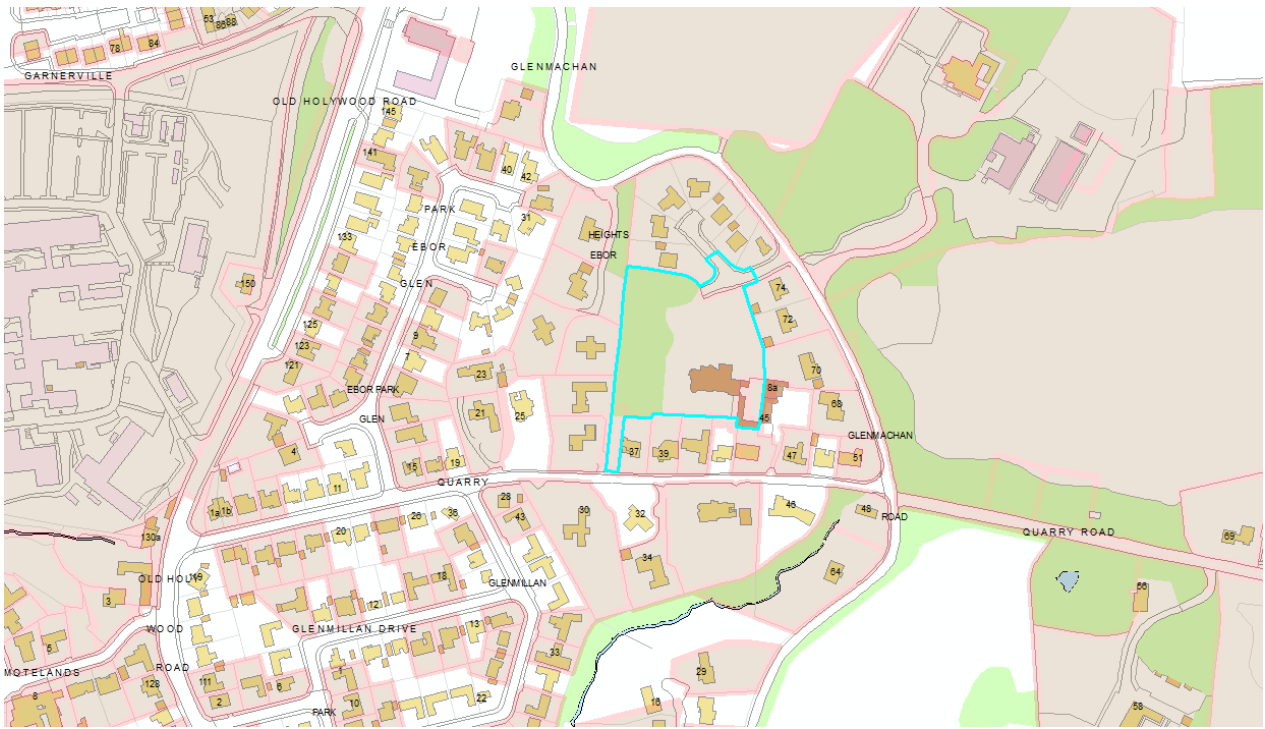
Approval Recommended

Signature:

Date:

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>Erection of 6no detached dwellings with associated car-parking, garages, landscaping, site and access works with conversion and alterations of existing listed building to single dwelling. (amended description and proposal)</p>
2.0	<p>Site Description</p> <p>The site is located south of 1-7 Glenmachan Park and is known locally as Hampton House. The site consists of a large two storey building in the south-eastern corner of the site and includes ancillary single storey outbuildings. The dwelling is set in extensive grounds, and includes a large number of very mature trees which are subject to a Tree Preservation Order (TPO) and hedging around the site boundaries. The site is largely level in terms of topography although the site slopes steeply but gradually from the access road towards the western site boundary. The site is elevated above existing dwellings to the west of the site.</p> <p>The site is located within the development limits of Belfast. The area is predominantly residential in nature and is mainly characterised by semi-detached and detached dwellings.</p>
3.0	<p>Relevant Planning History</p> <p>LA04/2016/1724/LBC: Demolition of adjoining 2 storey building and attached outbuildings, removal of two fire escape stairs and construction of collapsed first floor to stabilise structure. Pending.</p> <p>LA04/2016/1935/LBC: Reinstatement and refurbishment of Hampton House to a single dwelling and all associated works. Replacement floor construction, replacement roof timbers and reinstatement of roof window. Construction of new external door and window on rear elevation, demolition of first floor construction within annex and erection of mezzanine floor. Pending.</p> <p>Z/2006/2436/F: Demolition of existing building and erection of 46 residential units with associated car parking and landscaping. PERMISSION GRANTED 30.10.2008</p> <p>Z/2003/1922/O: Residential Development - 10 No. detached dwellings and 1 No. gate lodge. PERMISSION GRANTED 03.12.2004</p> <p>Z/2003/1607/O: Erection of 21 No. apartments and 1 No. gatelodge (renewal of outline planning permission dated July 2000). APPLICATION WITHDRAWN 24.11.2004</p> <p>Z/1999/0899: Erection of 21 No. apartments and 1 No. gate lodge. PERMISSION GRANTED 05.07.2000</p>
4.0	<p>Policy Framework</p>
4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 6: Planning, Archaeology and the Built Environment Planning Policy Statement 7: Quality Residential Environments PPS3: Roads Considerations;</p>

	Development Control Advice Note 15 Vehicular Access Standards
5.0	Statutory Consultee Responses
	Water Service - no objections subject to informatives; Roads Service – no objections in principle; NIEA Historic Monuments - no objections in principle;
6.0	Non Statutory Consultee Responses
	Tree Officer – no objections subject to conditions; Environmental Health - no objections;
7.0	Representations
	The revised details application has been neighbour notified on 17 th October 2016 and advertised in the local press on 21 st October 2016. Four representations have been received.
8.0	Other Material Considerations
	None
9.0	Assessment
	Deferred Consideration:
	Synopsis of application history:
9.1	The application (for 13 detached dwellings) was previously presented to Belfast City Council Planning Committee prior to transfer of powers in March 2015 with a recommendation of refusal. This included demolition of the existing building on-site. The application was deferred to allow further information to be submitted and assessed. The original planning report is appended.
9.2	Revised proposals were received following deferral of the application and these were duly processed. However, the existing building on site was subsequently Listed as a building of Special Architectural or Historic Interest by the (then) DoE on 25 th August 2015. The listing related to the main building itself, but excluded outbuildings present of the site due to the Listing, the revised layout/details processed to that date were no longer viable. The applicant then had to ascertain the structural status of the existing building, review their options, and formulate a revised layout and design.
9.3	A revised scheme comprising conversion of the existing listed building to a single dwelling and 6 detached dwellings within the grounds was received October 2016 and has been subject to re-consultation.
9.4	Four representations were received to raising the following issues (summarised): <ul style="list-style-type: none"> - site 4 dwelling too close to boundary and will adversely impact on neighbouring property - Impact to/removal of trees and vegetation; - Conifer trees along southern boundary are dangerous and should be replaced; - suitable boundary screening/treatment should be provided; - site 1 proposals will overshadow/restrict light to existing property; - Loss of privacy;
9.5	The proposed site is located well within the developments identified for Belfast in BMAP

	<p>and is identified as a 'committed housing site ongoing / not started' - EB03/06. The site has a number of mature trees that are subject to a TPO. The topography of the site is broadly level from the site entrance to the eastern site boundary, however the site slopes from the site entrance to the western boundary (3m difference in levels approx.). The planning history of the site indicates that redevelopment of the site has been accepted in principle, including the demolition / removal of the existing building. However, the existing building became a Listed Building during processing of this application, and accordingly proposals must satisfy policy provisions for Listed Buildings within PPS6. Any proposed scheme must satisfactorily address these issues and be compliant with relevant policy relating to residential development i.e. PPS7, DCAN 8 & Creating Places.</p> <p>Layout and Impact on Character</p>
9.6	<p>The surrounding built context consists of a mix of plot and dwelling types and sizes, however the site itself does not form part of a formal 'streetscape' per se due to its end of cul-de-sac location. The characteristics of the site require consideration of impact upon TPO trees, topography and amenity considerations. Development within the sloping area of the site was accepted in previous permissions. The updated proposal works with the topography of the site and no significant retaining structures are proposed. There is adequate separation distances between the new buildings and the existing buildings. Plot characteristics, though smaller than local context, are of sufficient size to satisfy relevant provisions within Creating Places and DCAN8. The layout arrangement of the proposed 'mews' dwellings at sites 5&6 is unusual and not typical of the locality. However, these buildings replace existing ancillary buildings and thus replacement of this existing form is considered acceptable in principle subject to adequate amenity provision discussed further below.</p> <p>Impact on Listed Building and PPS6 Considerations:</p>
9.7	<p>The proposal includes works to a listed building, and development in proximity which would be within its' setting. Accordingly, the proposals require assessment against policies BH8 and BH11. Two listed buildings application have been submitted to address demolition and refurbishment works to the Listed Building.</p>
9.8	<p>Detailed consultation has been undertaken with Historic Environmental Division. They are satisfied the proposed layout and detailed designs of the new dwellings will not compromise the setting of the Listed Building, and that the alterations to the building itself will not adversely impact on its' character and detailing. This is considered determining in relation to these issues and accordingly the proposals are deemed compliant with PPS6.</p> <p>Design</p>
9.9	<p>The design comprises detached house types, 4 dwellings two storeys and 2 one and a half storeys in height, which are a common form (mostly 2 storeys) in the locality. The proposed materials, design and fenestration are consistent with the area, incorporating a similar, fenestration, and solid to void ratios. The proposed designs are acceptable and compliant with criteria [g] of QD1 of PPS7.</p> <p>Amenity</p>
9.10	<p>In relation to amenity considerations, any proposal must not adversely impact in terms of dominance, overshadowing, overlooking, or noise on neighbouring properties and also for prospective residents. In terms of dominance, the proposed dwellings would not unacceptably impact on adjacent dwellings due to the separation distances available to existing neighbouring properties. The gable of Site 1 is located 8m-9.5m from the gable of</p>

	<p>7 Glenmachan Park. There is a separation distance of 23m and 25m between 37 and 39 Quarry Road at the closest point. In relation to overshadowing, the proposal will not adversely impact on adjoining properties by virtue of the separation distance available and the aspect of the site. In relation to privacy issues, no direct views into adjoining properties from habitable rooms is proposed and will also be obscured/filtered by existing and proposed boundary treatments and use of obscure glazing on first floor windows. Adequate outlook is also generally proposed. The proposal is unlikely to result in noise disturbance given its residential nature. Environmental Health also have no objections to the proposal in terms of noise, disturbance and related matters.</p>
9.11	<p>In relation to amenity space provision, the proposal will broadly provide sufficient levels of amenity space to the rear of proposed dwellings to satisfy the requirement set out in Creating Places, i.e. in excess of 70sqm. The topography of the rear gardens of sites 1-4 generally falls from the rear of the dwellings to the site boundary by approximately 1m. This is considered an acceptable level change on balance. The 'mews' houses at site 5 & 6 have approximately 60sqm and 87sqm of rear amenity space, with further space to the side/front of site 5. This provision is significantly less than sites 1-4 and the locality, however, the arrangements broadly comply with minimum standards.</p>
	<p>Impact on TPO Trees and Landscaping</p>
9.12	<p>PPS2 and QD1 (b) identify the importance of the protection and integration of landscape features into proposals. The site includes a number of significant TPO trees and whilst the proposal seeks to retain those identified as in good health following survey. Site works are broadly excluded from the Root Protection Areas of retained trees and new buildings are broadly sited outside the RPA's. Whilst the proposal includes the removal of trees, these have been identified as being in poor health in the survey. The proposal includes replacement trees and other planting throughout the site and around the site boundaries. Species proposed are generally in accordance with creating places. The Tree Officer has reviewed the submitted details and has no objection to the proposals. Conditions will be necessary to ensure protection of exiting trees and implementation and management of the new planting. Acceptable boundary fence treatment details have been provided which are evident in the locality.</p>
	<p>Context / Density:</p>
9.13	<p>PPS7 addendum safeguarding character seeks to regulate densities in established residential areas. The site history is determining in this regard due to the planning history - the resulting density and intensity of use of the site would be significantly less than this approval. Taking account of this and the spatial pattern of the locality, the density is acceptable. The proposed dwellings would comply with the relevant space requirement listed in annex A of Addendum to PPS 7.</p>
	<p>Access, Parking and Transport:</p>
9.14	<p>In relation to traffic, access, and parking issues, Transport NI were consulted and are satisfied with the proposed layout, access, and parking arrangements in principle subject to submission of minor details. The proposal involves private driveways. Accordingly, the proposal complies with criteria [f]of QD1. The site immediately abuts the public road network and there is sufficient scope to provide level access to same. The site is located close to existing transport facilities on Old Holywood/Belmont Roads. The proposal complies with criteria [d] & [e].</p>
	<p>Other Consultations:</p>

9.15	Environmental Health have no objections subject to conditions and/or informatives, and thus the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NI Water has no objection in relation to sewerage or flooding. Representations:
9.16	The objections raised have been carefully considered, however following the above assessment it is not considered that the layout would adversely impact on amenity. Overlooking issues could be resolved through an appropriate condition relation to obscure glazing or boundary treatment provision.

Conditions/Reasons for Refusal:

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. Prior to the occupation of each dwelling hereby approved, boundary walls and fencing in association with each dwelling shall be erected in accordance with the approved plans and shall be permanently retained.

Reason: In the interest of privacy and amenity

3. Notwithstanding the provisions of Article 3 and Parts 1, 2 and 3 Class A and B of the Schedule of the Planning (General Permitted Development) Order (NI) 2015 (or any legislation revoking that Order and re-enacting those provisions) no development shall take place within the curtilage of the dwellings hereby approved, including the formation of vehicular / pedestrian accesses, without the written permission of the Council.

Reason: To preserve the integrity of the design and layout of the development, protection of TPO trees, and in the interests of residential amenity.

4. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition and site clearance until all trees to be retained have been protected by fences or other suitable means of enclosure as per recommendations of BS 5837 'Trees in relation to design, demolition and construction' 2012 section 6.2 (or equivalent British Standard current at time of works).

Within the fenced area no activities associated with building operations shall take place, and the ground levels within those areas shall not be altered. All means of protection shall be retained in situ for the duration of the development.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or otherwise adversely affected by building operations and soil compaction.

5. The developer shall inform Belfast City Council Planning Authority on completing the installation of all tree protection measures so that the Council or their representative may pass such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Council in writing.

Reason: To ensure that adequate protection measures are put in place around trees prior to the commencement of development to ensure that the trees to be retained are not damaged or

otherwise adversely affected by building operations and soil compaction.

6. No development shall take place until details of earth works, building foundations and layout, including the positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees on or adjoining the site, have been submitted to and approved in writing by Belfast City Council Local Planning Authority. All construction shall adhere to BS 5837 'Trees in relation to design, demolition and construction' 2012 section 7 (parts 7.1 - 7.7 inclusive): 'Demolition and Construction in proximity relation to existing trees' (or equivalent British Standard current at time of works) and the agreed details.

Reason: To ensure the protection of trees to be retained.

7. All hard and soft landscape works shall be completed in accordance with the approved drawing no date stamped received the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to occupation of any dwelling / part of the development hereby approved.

All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

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

8. Any excavation within tree protection areas shall be carried out using non mechanised hand tools only. All roots that are uncovered during excavation in preparation for laying foundations etc., which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS 3998, 2010 Recommendations for Tree Work [or appropriate British Standard current at time of works] and foundations bridged around them. Any tree roots exposed, which are in excess of 5cm in diameter, shall be surrounded in sharp sand before replacing soil or other material in the vicinity.

Reason: To respect the topography of the site and to ensure the protection of existing landscape features.

9. Trees and vegetation to be retained within the site and proposed planting as indicated on drawing number ? date stamped received ?, shall not be cut down, uprooted or destroyed, or have their roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the prior written approval of the Belfast City Council Planning Authority. All arboricultural work shall be carried out in accordance with the approved details, BS 3998, 2010 'Recommendations for Tree Work' (or equivalent British Standard current at time of works).

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

10. The landscape management plan shall be carried out as approved and reviewed at years 5, 10 and 15 and any changes shall not be implemented without the consent of Belfast City Council Planning Authority.

Reason: To ensure the sustainability of the tree cover on the site through the successful long term proactive maintenance.

11. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of the Belfast City Council Planning Authority seriously damaged or defective, it

shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless the Council gives its written consent to any request for variation.

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

12. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the approved Drawings, prior to the commencement of any other works or other development hereby permitted.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

13. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with the approved plan. These facilities shall be permanently retained.

REASON: To ensure acceptable parking facilities on the site.

14. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Signature(s):

Date