

Development Management Officer Report Committee Application

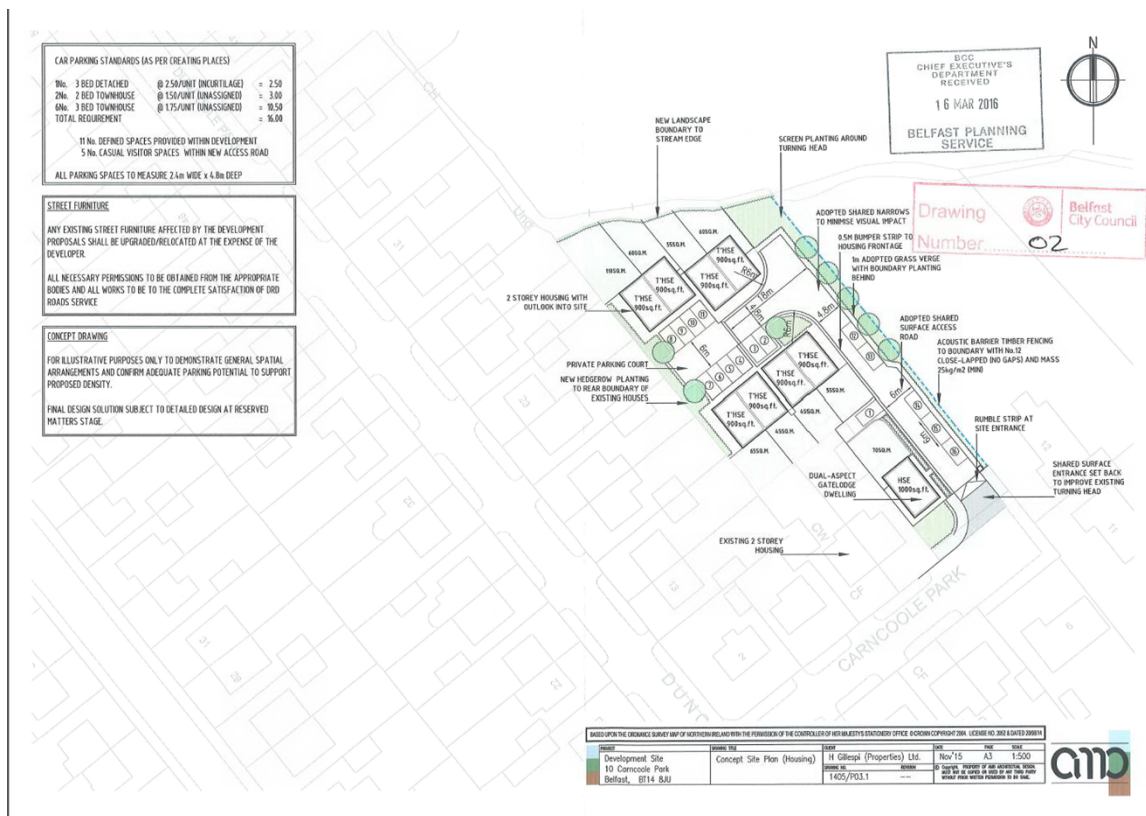
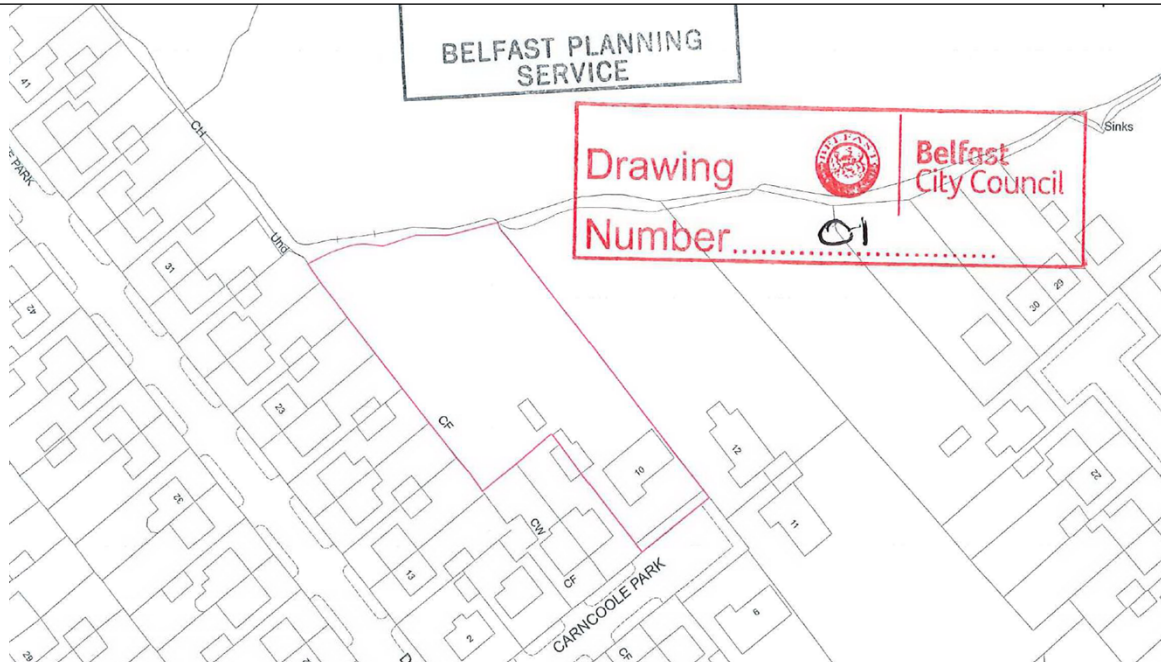
Summary	
Committee Meeting Date: 13 December 2016	
Application ID: LA04/2016/0609/O	
Proposal: Residential development comprising 9No. dwellings with associated site works.	Location: 10 Carncoole Park Belfast BT14 8JU
Referral Route: Proposal is more than 5 dwellings	
Recommendation:	Refusal
Applicant Name and Address: H Gillespi (Properties) Ltd 2 Ballymenoch Road Holywood BT18 0HH	Agent Name and Address: AMD Architectural Design 8 Canvy Manor Portadown BT63 5LP
<p>Executive Summary:</p> <p>The application seeks outline planning permission for 9 dwellings with associated car parking. The key issues are</p> <ul style="list-style-type: none"> (a) Principle of residential accommodation on the site (b) Impact of the proposal on the established residential area (c) Road safety (d) Design and layout <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is unzoned. The principle of housing is acceptable given the use is established on the site and it is surrounded by residential land use.</p> <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; Planning Policy Statement 7: Quality Residential Environments; Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas and Planning Policy Statement 12: Housing in Settlements.</p> <p>Consultees offered no objections in principle subject to standard conditions and informatives should approval be granted.</p> <p>6 objections were received. The issues raised were:</p> <ul style="list-style-type: none"> (a) Previous application was turned down so why should another be considered (b) The garden has been neglected (c) It will result in a shortage of parking (d) Road safety (e) Refuse collection (f) Loss of privacy (g) Blocking the view of Cavehill (h) Sewage and drainage infrastructure (i) Negative effect on the value of nearby properties (j) Noise 	

(k) Effect on the established character of the area

Having regard to the policy context and other material considerations above, the proposal is considered unacceptable and a refusal of planning permission is recommended. The proposal is contrary to Policy QD1 of PPS 7 and Policy LC 1 of the Addendum to PPS 7 in that it would if permitted cause unacceptable damage to the character and residential amenity of the area through inappropriate form, layout and pattern of development and would result in noise and nuisance to No 12 Carncoole Park, through increased traffic movements.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	Transport NI - Hydebank	Content

Non Statutory	Env Health Belfast City Council	Substantive Response Received
Representations:		
Letters of Support	None Received	
Letters of Objection	6	
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	Description of Proposed Development Residential development comprising 9No. dwellings with associated site works.	
2.0	Description of Site The site is located at 10 Carncoole Park. There is a single storey hipped roof detached dwelling on the site at present. There is a detached single storey garage on the site with patio to the rear and garden to the front. The site displays a large area of vegetation to the rear which is fenced off. The boundaries are defined mainly by a mix of trees and hedging with some fencing also. Belfast Metropolitan Area Plan 2015 defines the site as unzoned land. The site is within a residential area. The existing properties in the area are mainly detached and semi-detached two storey red brick properties. There are there other properties adjacent to the site however which resemble the site itself.	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History There is history on the site under: Z/2015/0122/O – redevelopment of site for 8 dwellings and 2 apartments with associated site works – Permission refused – 06/08/15 Z/2005/2607/F - Proposed development for 12 apartments and two blocks of semi-detached dwellings – Permission granted – 30/04/07	
4.0	Policy Framework 4.1 Belfast Metropolitan Area Plan 2015 No zones 4.2 Strategic Planning Policy Statement (SPPS) 4.2.1 Good design paras 4.23 – 4.30 4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking 4.3.1 Policy AMP 1: Creating an Accessible Environment 4.3.2 Policy AMP 2: Access to Public Roads 4.3.3 Policy AMP 6: Transport Assessment 4.4 Planning Policy Statement (PPS) 7: Quality Residential Environments 4.4.1 Policy QD 1: Quality in New Residential Development 4.5 Planning Policy Statement (PPS) 7 Addendum: Safeguarding the Character of Established Residential Areas 4.6.1 Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity 4.7 Planning Policy Statement (PPS) 12: Housing in Settlements	

	4.7.1 Planning Control Principle 2: Good Design
5.0	<p>Statutory Consultees</p> <p>5.1 Transport NI – No objection subject to conditions</p> <p>5.2 Northern Ireland Water Ltd - No objection</p>
6.0	<p>Non Statutory Consultees</p> <p>6.1 BCC Environmental Health – No objection</p>
7.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. Six representations were received, all objecting to the proposal.</p>
8.0	<p>Other Material Considerations</p> <p>8.1 DCAN 15: Vehicular Access Standards</p> <p>8.3 Creating Places</p>
9.0	<p>Assessment</p> <p>9.1 The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is within white land. The proposal is for outline development for a residential development comprising 9 No. dwellings with associated site works.</p> <p>9.2 The key issues are</p> <ul style="list-style-type: none"> (a) Principle of residential accommodation on the site (b) Impact of the proposal on the established residential area (c) Road safety (d) Design and layout <p>9.3 Six objections were received from nearby residents in Duncoole Park and Glenburn Park which raised the following points</p> <ul style="list-style-type: none"> (a) Previous application was turned down so why should another be considered (b) The garden has been neglected (c) It will result in a shortage of parking (d) Road safety (e) Refuse collection (f) Loss of privacy (g) Blocking the view of Cavehill (h) Sewage and drainage infrastructure (i) Negative effect on the value of nearby properties (j) Noise (k) Effect on the established character of the area <p>These matters will be considered throughout the assessment in accordance with current legislation and planning policy, however a number are outside of the remit of the planning authority. The value of property is not a material planning consideration.</p> <p>9.4 Since the land is unzoned within BMAP 2015 the principle of residential accommodation is acceptable, however the principle has already been established on the site also. The current use is the same as the proposed, which falls under use Class C1 of the Schedule within The Planning (Use Classes) Order (Northern Ireland) 2015.</p> <p>9.5 Policies AMP 1; AMP 2 and AMP 6 of PPS 3</p> <p>The proposed access does not prejudice road safety nor inconvenience the flow of traffic. Although objectors raised the issues of parking and road safety and these were</p>

forwarded to Transport NI (who are the authoritative body on issues of road safety) they responded to consultation on 25/05/16 with no objections to the proposal subject to conditions. There is one access into the site. The proposal therefore complies with AMP 1 and AMP 2 of PPS 3 and DCAN 15. A Transport Assessment Form was submitted also. The scale of development and transport implications of the proposal were assessed by Transport NI through this and they consider them to be acceptable. Therefore the proposal complies with Policy AMP 6 of PPS 3.

9.6 Policy QD 1 of PPS 7:

Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet.

(a) In relation to the character of the area criterion (a) states that the development must respect the surrounding context and be appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. The existing character of the area is defined by linear development, with in-curtilage car parking, front and rear garden spaces and dwellings occupying reasonable sized plots. The top end of Carncoole Park which includes the application site contains 4 single storey detached dwellings set in generous plots at a quiet cul-de-sac location. The development consist of 1 dwelling at the entrance to the site with 8 dwellings located to the rear, served by an access road. The dwelling to the front of the site, if conditioned to respect the height of the adjacent semi-detached dwellings will not cause unacceptable damage to the character of the area. The 8 other dwellings, however, are located at the rear of the site and it is considered that they do not respect the character of the area in terms of layout. The proposal therefore fails to comply with criterion (a).

(b) There are no features of archaeological and built heritage importance to be protected. As stated previously there is a high level of vegetation on the site however none of this is afforded protection by tree preservation orders and the site is not within a conservation area.

(c) No landscaping plan has been submitted however proposed plan 02 shows amenity areas finished with grass and hard surfaced areas for parking. The submission of a landscaping plan at Reserved Matters stage will be conditioned should approval be granted.

(d) The proposed development is not such that would warrant local neighbourhood facilities to be provided within the development itself.

(e) Criteria (e) stipulates that a movement pattern is provided that supports walking and cycling. The site, given its small nature, paths for walking and cycling are not required. The application site is also close to Metro bus routes.

(f) Adequate parking provision has been indicated through evidence provided by the agent and Transport NI have responded to consultation with no objection.

(g) The design of the development must draw upon the best local traditions of form, materials and detailing. The proposed external materials are not indicated however these will be assessed at Reserved Matters stage.

	<p>(h) With regards to residential amenity (h) requires there to be no unacceptable adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. It is considered that the proposed development as indicated on the concept layout will result in unacceptable damage to the residential amenity of number 12 Carncoole Park through noise and general disturbance generated by increased traffic movements along the access lane which runs parallels with the shared site boundary. Given the separation distances and taking account the orientation of the proposed dwellings in respect to the surrounding plots, overlooking, overshadowing and dominance are not considered to be issues in the assessment of this proposal.</p> <p>(i) there appear to be no particular issues for concern for crime or personal safety. The site is enclosed by fencing and walls and has been designed to provide residents with a safe living environment.</p> <p>9.7 Policy LC 1 of the Addendum to PPS 7 The Council considered a similar design and type of development to the current proposal under planning reference Z/2015/0122/O which was refused on 06/08/15, however under Z/2005/2706/F a development for 12 apartments and two blocks of semi-detached dwellings was approved on 20/04/07 on the site. This permission predates a new policy titled the '2nd Addendum to PPS 7: Safeguarding the Character of Established Residential Areas. The addendum provides additional planning policies on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. The site is located within an established residential area as defined by Annex E of this Addendum. The proposal fails to meet criterion (a) of Policy QD 1 and criterion (b) of LC1 in that it has not been demonstrated through the design concept that the proposal will create a quality residential environment. The submitted concept seeks to introduce a form of development which is out of context with the existing pattern in the area with excessive and unacceptable hardstanding to the front of the properties.</p> <p>9.7 The proposal is not considered to comply with Planning Control Principle 2 of PPS 12 in that it does not demonstrate a high quality of design and layout as previously considered in the report through assessment of QD 1 of PPS 7, Creating Places.</p> <p>9.10 Having regard to the policy context and other material considerations above, the proposal is considered not acceptable and a refusal of planning permission is recommended. The proposal is contrary to Policy QD1 of PPS 7 and Policy LC 1 of the Addendum to PPS 7 in that it would if permitted cause unacceptable damage to the character and residential amenity of the area through inappropriate form, layout and pattern of development and would result in noise and nuisance to No 12 Carncoole Park, through increased traffic movements.</p>
	<p>Summary of Recommendation: Refusal</p>
<p>Neighbour Notification Checked: Yes</p>	
<p>Reason for Refusal:</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Policy QD1 of Planning Policy Statement 7: Quality Residential Environments and Policy LC 1 of the 2nd Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that it would, if permitted, cause unacceptable damage to the character and residential amenity of the area through inappropriate form, layout and pattern of development and would result in noise and nuisance to number 12 Carncoole Park through increased traffic 	

movements.

ANNEX

Date Valid	16th March 2016
Date First Advertised	15th April 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 10 Carncoole Park, Ballyaghagan, Belfast, Antrim, BT14 8JU, Eileen Moore 11 Carncoole Park Ballyaghagan Belfast Edward and Geraldine Montgomery 12 Carncoole Park, Belfast, BT14 8JU Edward and Geraldine Montgomery 12 Carncoole Park, Ballyaghagan, Belfast, Antrim, BT14 8JU, John Montgomery 15 Duncoole Park Old Park Belfast Lynne Watson 670 Ravenhill Road Ballynafoy Belfast The Owner/Occupier, 7 Carncoole Park, Ballyaghagan, Belfast, Antrim, BT14 8JU, The Owner/Occupier, 8 Carncoole Park, Ballyaghagan, Belfast, Antrim, BT14 8JU, E R Wightman 9 Carncoole Park, Ballyaghagan, Belfast, Antrim, BT14 8JU,</p>	
Date of Last Neighbour Notification	11th April 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/2015/0122/O Proposal: redevelopment of site for 8 dwellings and 2 apartments with associated site works Address: 10 Carncoole Park, Belfast, BT14 8JU, Decision: PR Decision Date: 10.08.2015</p>	

Ref ID: LA04/2016/0609/O

Proposal: Residential development comprising 9No. dwellings with associated site works.

Address: 10 Carncoole Park, Belfast, BT14 8JU,

Decision:

Decision Date:

Ref ID: Z/2005/2607/F

Proposal: Proposed development for 12 apartments and two blocks of semi-detached dwellings. (Amended Scheme)(Re-advertisement- Amended Plans).

Address: 10 Carncoole Park, Ballyaghagan, Belfast, BT14 8JU

Decision:

Decision Date: 30.04.2007

Ref ID: Z/1991/2830

Proposal: Construction of domestic garage

Address: 19 DUNCOOLE PARK BALLYSTALLAN ROAD BELFAST BT14

Decision:

Decision Date:

Ref ID: Z/2008/0996/F

Proposal: Erection of first floor and single-storey extension to rear of dwelling.

Address: 6 Carncoole Park, Ballyaghagan, Belfast, BT14 8JU

Decision:

Decision Date: 27.06.2008

Notification to Department (if relevant)

Date of Notification to Department: N/A

Response of Department: N/A