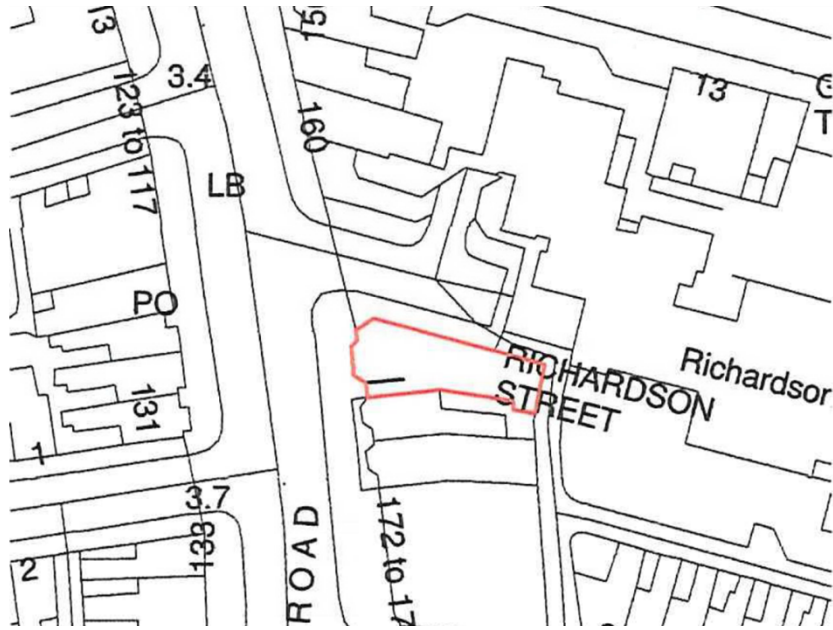


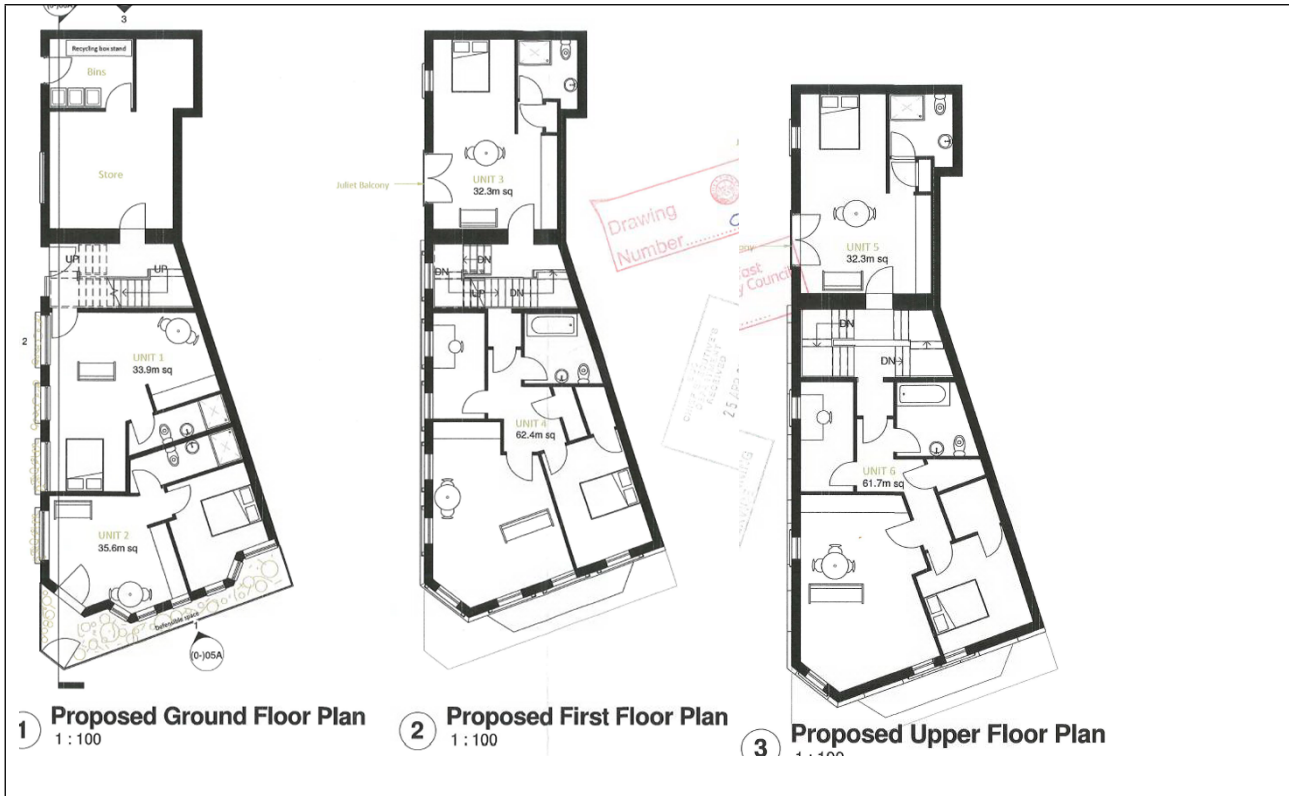
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 th December 2016	
Application ID: LA04/2016/0460/F	
Proposal: Conversion of existing building in to 6 number 1 bed residential apartments with alterations to facades and structural repair / alteration of rear extension.	Location: 164-166 Ravenhill Road Belfast BT6 8HU
Referral Route: Application is for more than four residential units.	
Recommendation:	Approval
Applicant Name and Address: Empire Holdings UK LTD Pearl Assurance House 2 Donegall Square East Belfast BT1 5HB	Agent Name and Address: C60 Limited 393 Lisburn Road Belfast BT9 7EW
Executive Summary: The application seeks full planning permission for the conversion of an existing building into 6 1 bed residential apartments with alterations to facades and structural repair / alteration of rear extension. The Development Plan (BMAP) identifies the site as within the development limits of Belfast and on an arterial route AR 03/16. The Plan also identifies the site within an Area of Townscape Character (ATC), Lower Ravenhill (BT 047). The key issues to be considered are: (a) Principle of residential use on the site (b) Road safety (c) Effect on Area of Townscape Character (c) Visual and residential amenity The proposal was assessed against the Development Plan (BMAP 2015) and relevant regional planning policies. The proposal complies with the development plan and polices. There were no representations received. All consultees responded with no objections. An approval with conditions is recommended.	

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Statutory	Transport NI - Hydebank	No objection subject to informative
Statutory	NIEA	No objection subject to conditions
Non Statutory	Env Health Belfast City Council	No objection subject to informative
Statutory	Health & Safety Executive for NI	No objection
Statutory	Historic Environment Division (HED)	No objection
Statutory	NI Water - Multi Units East - Planning Consultations	No objection subject to informative

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 signatures	No Petitions Received

1.0 Characteristics of the Site and Area

1.1 The site is located at 164-166 Ravenhill Road, Belfast. The site contains a two and a half storey building which was last used as a public house. This corner building adjoins a row of two and a half storey residential buildings and a grocery shop at the end of the terrace. The immediate area contains a mixture of residential and commercial properties. The building is located in an ATC along the Ravenhill Road which is an arterial route.

1.2 Description of Proposal

The application seeks the conversion of an existing building into 6, 1 bed residential apartments with alterations to facades and structural repair / alteration of rear extension.

2.0 Planning Assessment of Policy and Other Material Considerations

2.1 Planning History

Z/2007/2558/F- Conversion of existing buildings into 6 no. 1 bedroom apartments including the refurbishment of the main facade and roof and the partial rebuild and extension of the rear return. Granted 27-5-08.

2.2 Policy Framework

Belfast Metropolitan Area Plan (BMAP) 2015

The site falls within the Ravenhill Road Arterial Route AR 03/16 and Ravenhill Road Lower Area of Townscape Character (ATC BT 047)

Strategic Planning Policy Statement for Northern Ireland (SPPS)
Good Design paras. 4.23 – 4.26

Planning Policy Statement (PPS) 3: Access, Movement and Parking
Policy AMP 1: Creating an Accessible Environment
Policy AMP 6: Transport Assessment

Addendum to Planning Policy Statement (PPS) 6: Areas of Townscape Character
Policy ATC 2: New Development in an Area of Townscape Character

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 2: The Conversion or Change of Use of Existing Buildings to Flats or Apartments

Planning Policy Statement (PPS) 12: Housing in Settlements
Planning Control Principle 2: Good Design

Supplementary Planning Guidance – Creating Places
Supplementary Planning Guidance – Parking Standards
Development Control Advice Note 8 – Housing in Existing Urban Areas

2.3 Statutory Consultees Responses

Transport NI: No objection subject to informatives
NI Water: No objection
Health and Safety: No objection
Historic Monuments: No objection

2.4 Non Statutory Consultees Responses

Belfast City Council (BCC) Environmental Health – No objection subject to conditions

2.5 Representations

The application has been neighbour notified and advertised in the local press. No representations have been received.

3.0 Assessment

The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits

The site falls within Ravenhill ATC.

Key issues to be considered

The key issues are:

- (a) Principle of residential use on the site
- (b) Road safety including access and parking
- (c) Effect on Area of Townscape Character
- (c) Visual amenity and residential amenity

RDS 2035: The proposal complies with the RDS as it promotes sustainable development by accommodating residential development within an existing urban area.

SPPS: 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. Considering the BMAP policies and other material considerations it is considered that the proposal is deemed acceptable

Principle of residential development

The proposal makes use of the full site and proposes residential apartments in the existing building across all 3 floors. The principle of residential use is acceptable, particularly as a regeneration project along this arterial route and is in accordance with Policy SETT3 of BMAP. The Plan seeks to support the regeneration of the Arterial Routes by facilitating appropriate housing development. The identification of lands to facilitate an increase in housing within the existing urban footprint will provide the opportunity to increase the support for services provided in local areas. This proposal will bring a vacant, dilapidated building back into use.

The proposed development is located within the settlement development limit of Belfast, and is in adherence with Policy SETT 2 as it is sensitive to the size and character of the settlement in terms of scale, form, design and use of materials. The dominant land use within this area of the city is a mixture of retail and residential use. The current building is unoccupied and was previously used as a public house. The planning histories reinforce the principle of residential development on this site which has revealed that the building received planning permission for the conversion of the existing building in to 6 no. 1 bedroom apartments including the refurbishment of the main facade and roof and the partial rebuild and extension of the rear return.

The proposed density is not significantly higher than that found in the established residential area, as there is a mixture of densities present in the area. The pattern of development is in keeping with the overall character and environmental quality of the established residential area, and the scheme promotes a sustainable form of development by facilitating a high degree of integration with centres of employment, community services and public transport.

The front facade on the ground floor will be slightly altered with new window openings. Railings along the front will provide an element of defensible space on the ground floor. 2 units are located on each floor. The side elevation has been enhanced through the provision of decorative frosted glazing to the ground floor windows in keeping with the historic use of the buildings. Bin storage is also located in the enclosed rear area on the ground floor. Belfast City Council - City and Neighbourhood Department were consulted regarding the amount of waste storage

provided. The bin storage provision is considered acceptable.

Access and parking arrangements

The existing building is served at present by on street parking. The site has excellent public transport links being located on an arterial route served by metro bus routes and is within walking distance to central station and the city centre.

Transport NI is the authoritative body on road safety and transport issues. The scale of development and transport implications of the proposal were assessed and considered to be acceptable as set out in their response dated 2-11-16. There is no intensification from the previously approved scheme under Z/2007/2558/F. Therefore the proposal complies with Policies AMP1 and AMP 6 of PPS 3.

Impact on Area of Townscape Character

There are no trees, archaeological or other landscape features to be protected adjacent to or on the site. The development represents a positive regeneration project which will improve the appearance of an unattractive facade and enhances the overall character and respects the built form of the Area of Townscape Character.

Assessment of the Residential Environment

PPS 7 Quality Residential Environments - Policy QD1 Quality in new residential development

Planning permission will only be granted for the conversion or change of use of existing buildings to flats or apartments (including those for multiple occupancy) where all the criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met:

- (a) There is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area; the layout of the proposed apartments is acceptable in that each has an aspect to the public road. Limited alterations are proposed, however elevational changes include ground floor front window openings which are consistent with the area. The scheme is considered acceptable on balance given the extent of the residential frontage being created and the regeneration benefits of the proposal, improving a vacant and run-down frontage. The proposal is in keeping with the context/character of the area. Therefore the proposed design alterations are acceptable and compliant with criteria (a) and (g) of PPS 7
- (b) There are no features of archaeological and built heritage importance to be protected.
- (c) There is no proposed planting apart from the window boxes. Creating Places advises 'In the case of apartment or flat developments, private communal open space should range from a minimum of 10 sq. m per unit to around 30 sq. m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. The existing form does not have any external amenity space. The proposal provides bin and cycle storage. The site is within a 1 minute walk to the entrance to Ormeau Park. Juliet balconies have been provided to the units within the rear return to provide improved outlook. On balance the level of communal space is considered acceptable taking into account the context within high density residential development with limited amenity space and the proximity of amenity open space at Ormeau Park. .
- (d) The site is located close to the city centre and a range of facilities along the lower end of the Ravenhill Road 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) The site is located on a busy route with regular bus services running each day. Cycle storage is provided internally within the building on the ground floor.
- (f) There is no in curtilage parking proposed however the Parking Statement demonstrated that adequate reserve parking capacity exists in the vicinity of the proposed development.
- (g) There are minor changes to the front facade on the ground floor regarding windows. The

majority of the roof will remain as existing apart from the rear aspect which has been increased in height. The design and materials are acceptable for the area.

- (h) There are no significant issues regarding overlooking or overshadowing onto private amenity space. Existing windows already look onto the front of the adjacent mews development so the impact will be no greater and is considered acceptable. The previous approval (Z/2007/2558) also permitted residential windows and balconies along the side elevation.
- (i) There appear to be no particular issues of concern for crime or personal safety.

Policy LC 2

A change of use planning application was granted under Z/2007/2558/F on the site for the conversion to 6 one bed apartments. Apartment developments exist in the immediate area. The criteria (a) – (e) are all met in line with Policy LC 2. The size of the apartments range from 32m² to 62m². Whilst the space requirements standards for 3 of the apartments is fractionally below the recommended space standards set out in PPS 7 Addendum it is noted that they do not apply along key transport links in recognition of the desirability of promoting increased density housing in appropriate locations. The proposal complies with Policy LC 2 for the Conversion or Change of Use of Existing Buildings to Flats or Apartments.

Planning Control Principle 2

The proposal is considered to comply with Planning Control Principle 2 of PPS 12 in that it demonstrates a high quality of design and layout as previously considered in the report through assessment of QD 1 of PPS 7 and LC 2 of PPS 7 (Addendum).

Having regard to the policy context and Development Plan the proposal is considered acceptable and planning permission is recommended.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval subject to conditions

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: If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Department in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

3: After completing any remediation works required under condition 1 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

Notification to Department (if relevant)

N/A

Representations from Elected members:

N/A

ANNEX	
Date Valid	25th February 2016
Date First Advertised	18th March 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 10 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 11 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 12 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 127 Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DR, The Owner/Occupier, 127A Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DR, The Owner/Occupier, 129 Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DR, The Owner/Occupier, 129 Ravenhill Road,Ballymacarret,Belfast,Down,BT6 8DR, The Owner/Occupier, 13 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 14 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 15 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 16 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 168 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 8EE, The Owner/Occupier, 17 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 18 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 19 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 2 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 20 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 21 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 22 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 23 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 24 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 25 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 26 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 27 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 28 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 29 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 3 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 30 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 31 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 32 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 33 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 34 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 35 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 4 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 5 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 6 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 7 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 8 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG, The Owner/Occupier, 9 Richardson Court,Ballymacarret,Belfast,Down,BT6 8DG,</p>	

Date of Last Neighbour Notification	3rd May 2016
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: Z/2007/2558/F Proposal: Conversion of existing buildings in to 6 no. 1 bedroom apartments including the refurbishment of the main facade and roof and the partial rebuild and extension of the rear return. (Amended description) Address: 164-166 Ravenhill Road, Ballynafoy, Belfast, BT06 8EE Decision: Decision Date: 27.05.2008</p>	
Drawing Numbers	
<p>Drawing Nos. 01a - Site & Block Plan 02 – Existing Floor Plans 03 – Existing Elevations 04a - Proposed Floor Plans 05a - Proposed Elevations 06a – Proposed Sections and Levels</p>	