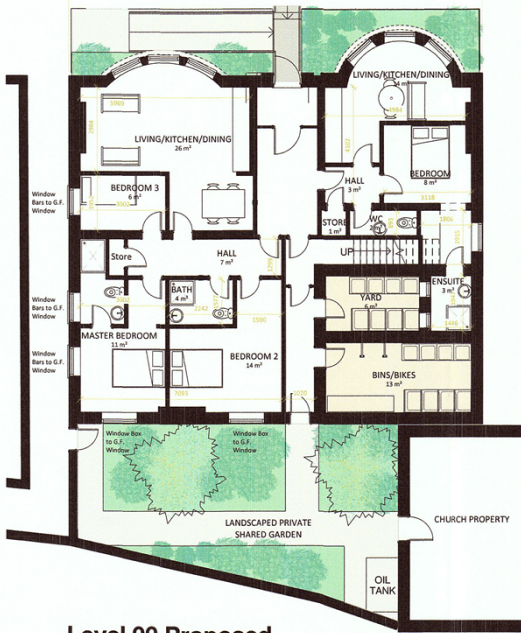


**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 13<sup>th</sup> December 2016</b>	
<b>Application ID:</b> LA04/2016/0867/F	
<b>Proposal:</b> Conversion of existing building to 6 apartments including landscaping and replacement UPVC windows	<b>Location:</b> 195 Templemore Avenue Belfast BT5 4FR
<b>Referral Route:</b> Application is for more than four residential units.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> McILveen Properties 66 Tullyhubbert Road Ballygowan Newtownards BT23 6LY	<b>Agent Name and Address:</b> C60 Limited 393 Lisburn Road Belfast BT9 7EW
<p><b>Executive Summary:</b> This application seeks full planning permission the conversion of an existing building into 6 apartments.</p> <p>The Development Plan (BMAP) identifies the site as within the development limits of Belfast. The Plan also identifies the site within an Area of Townscape Character (ATC), Templemore (BT 074).</p> <p>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</p> <p>The proposal was assessed against the Development Plan (BMAP 2015) and relevant regional planning policies. The proposal complies with the development plan and polices.</p> <p>There were no representations received. All consultees responded with no objections. An approval with conditions is recommended.</p>	

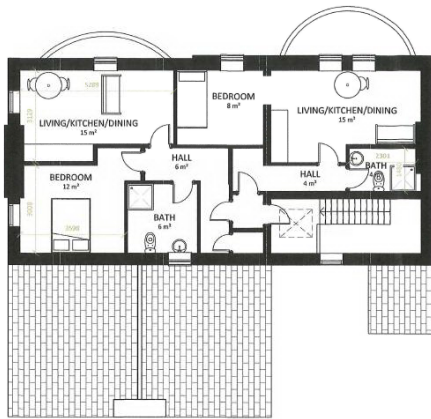
Case Officer Report

Site Location Plan



Level 00 Proposed  
1 : 100





**Consultations:**

Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	No objections subject to informatives
Non Statutory	Env Health Belfast City Council	Considered - No Comment Necessary
Statutory	Transport NI - Hydebank	No objections 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

**Summary of Issues N/A**

**1.0 Characteristics of the Site and Area**

1.1 The site is located at 195 Templemore Avenue. The site consists of a 3 storey red brick detached building that contained government offices. The building has an area of defensible space to the front and a private rear yard. The building is currently vacant and appears to be in need of repair. The area is characterised by 2 ½ /3 storey Victorian terraced houses to the north and south. The land use in the area is primarily residential. There is a high density apartment development across the street from the site.

**1.2 Description of Proposal**

The applications seeks the conversion of an existing building into 6 1 bed residential apartments with alterations to windows and landscaping works.

**2.0 Planning Assessment of Policy and Other Material Considerations**

**2.1 Planning History**

No relevant planning history.

**2.2 Policy Framework**

Belfast Metropolitan Area Plan (BMAP) 2015

The site falls within Templemore Area of Townscape Character (BT 074)

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  
NI Water: No objection

### **2.4 Non Statutory Consultees Responses**

Belfast City Council (BCC) Environmental Health – No objection

### **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 Templemore 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 floors. The principle of residential use is acceptable, particularly as a regeneration project in this area close to an arterial route. The Plan seeks to support the regeneration of the Arterial Routes by facilitating appropriate housing development. Whilst not on the arterial route the site is within close proximity to it and the will provide an increase in housing density within the existing urban footprint by using a brownfield site. 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 residential use. The current building is unoccupied and was previously used as a government office.

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.

There will be no fundamental changes to the façade of the building. A 2<sup>nd</sup> floor door opening will be replaced by a window opening on the northern elevation. Railings and window boxes will be introduced on some of the ground rear and side floor elevations. 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 within a few minutes' walk from the Albertbridge Road which is 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 3-11-16. 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 the facade and will enhance the overall character and respects the built form of the area.

### **Assessment of 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 and 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 and the landscaped amenity rear yard space. 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 proposal provides bin and cycle storage. The rear yard and defensible open space to the front of the building provide more than the minimum requirement of 60m<sup>2</sup> for 6 apartments. The site is also within a 7 minute walk to the Connswater Greenway and 11 minutes to the Lagan towpath. The level of communal space is considered acceptable taking into account the context within high density residential development with the rear yard amenity space and the proximity of amenity open space at the nearby parks. .
- (d) The site is located close to the city centre and a range of facilities along the Albertbridge 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 within 90 metres of 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 minimal changes to the exterior of the building. As previously mentioned a door opening will be replaced by a window on the north side elevation. The design of the proposal is acceptable
- (h) There are no significant issues regarding overlooking or overshadowing onto private amenity space. Existing windows already look onto the rear yard. Proposed window boxes on the ground floor will offer a buffer between the window and the shared landscaped amenity space.
- (i) There appear to be no particular issues of concern for crime or personal safety.

#### Policy LC 2

The proposal complies with Policy LC 2 which is for the Conversion or Change of Use of Existing Buildings to Flats or 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 units range from 32m<sup>2</sup> for the bedsit to 77m<sup>2</sup> for the 3 bedroom apartment. All units meet the space standards as set out in PPS 7 Addendum.

#### 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: The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

**Notification to Department (if relevant)**

N/A

**Representations from Elected members:**

N/A

<b>ANNEX</b>	
<b>Date Valid</b>	25th April 2016
<b>Date First Advertised</b>	20th May 2016
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification (all addresses)</b>  The Owner/Occupier, 193 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FR,  The Owner/Occupier, 21 Frank Street, Ballymacarret, Belfast, Down, BT5 4NW,  The Owner/Occupier, 23 Frank Street, Ballymacarret, Belfast, Down, BT5 4NW,  The Owner/Occupier, Apartment 1, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 10, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 11, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 12, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 13, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 14, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 15, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 16, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 17, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 18, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 19, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 2, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 20, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 3, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 4, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 5, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 6, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 7, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 8, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Apartment 9, 112 Templemore Avenue, Ballymacarret, Belfast, Down, BT5 4FX,  The Owner/Occupier, Mountpottinger Baptist Tabernacle, 197 Templemore</p>	



Avenue,Ballymacarret,Belfast,Down,BT5 4FR,	
<b>Date of Last Neighbour Notification</b>	14th September 2016
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	<b>No</b>
<b>Planning History</b>	
None Relevant	
<b>Drawing Numbers and Title</b>	
<p>Drawing Nos.</p> <p>01 - Site Location Plan</p> <p>02a - Block Plan</p> <p>03 – Existing Ground floor Plan</p> <p>04 – Existing First Floor Plan</p> <p>05 – Existing Second Floor Plan</p> <p>06 – Existing Elevations 1</p> <p>07 - Existing Elevations 2</p> <p>08a – Proposed Ground Floor Plan</p> <p>09a – Proposed First Floor Plans</p> <p>10 – Proposed Second Floor Plan</p> <p>11a - Proposed Elevations 1</p> <p>12a - Proposed Elevations 2</p> <p>13 – Proposed Section</p>	