

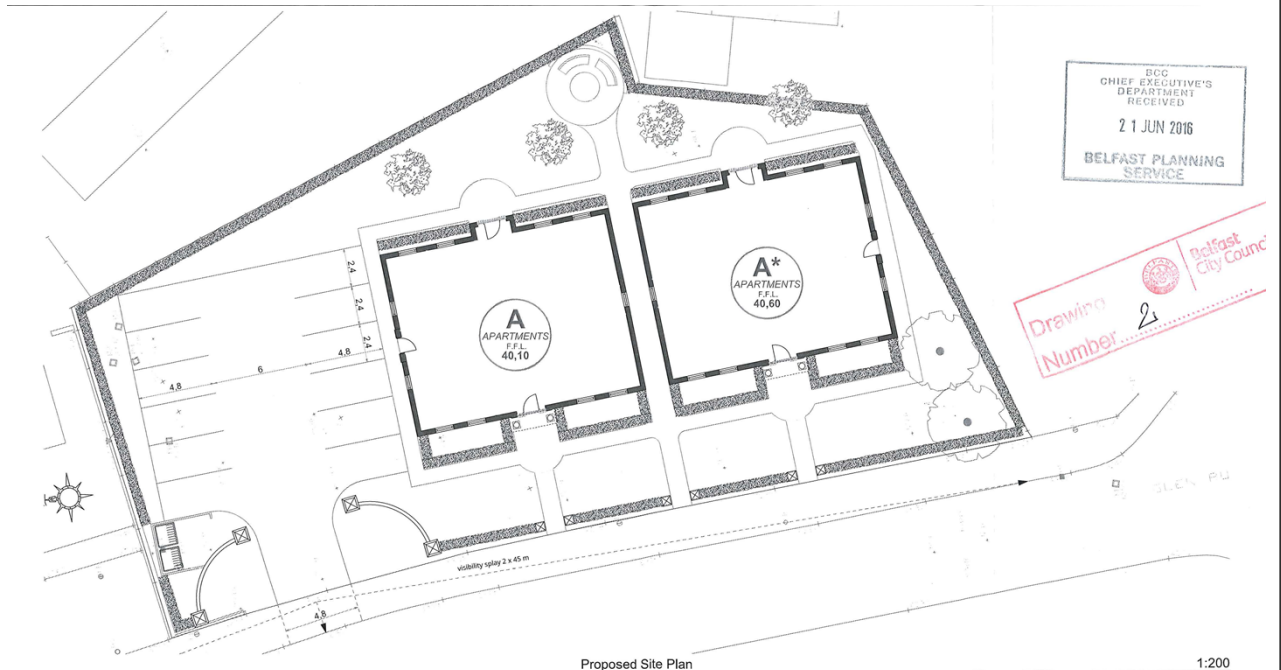
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 February 2017	
Application ID: LA04/2016/1347/F	
Proposal: Demolition of existing building and erection of 8no. apartments comprising of 2no. blocks of 4 apartments with associated car parking and landscaping.	Location: 16-18 Glen Road Castlereagh Belfast BT5 7JH
Referral Route: More than 5 dwellings	
Recommendation:	Refusal
Applicant Name and Address: OBC Developments 115 Dromore Road Hillsborough BT26 6JA	Agent Name and Address: Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p>Executive Summary:</p> <p>The application seeks full planning permission for the demolition of existing building and erection of 8no. apartments comprising of 2no. blocks of 4 apartments with associated car parking and landscaping.</p> <p>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 considered acceptable within this established residential area.</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 with the proposal, and standard conditions and informatives were suggested should approval be granted.</p> <p>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 QD1 of PPS 7 and LC 1 of the Addendum to PPS 7 in that it would be permitted cause unacceptable damage to the character and residential amenity of the area through inappropriate</p>	

layout and would result in overlooking onto the rear amenity space of Nos 6-9 Green Mount, as well as noise and nuisance to No 14 Glen Road and Nos 6 – 9 Green Mount through increased traffic movements.

Case Officer Report

Site Location Plan



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	No Petitions Received

and signatures**Characteristics of the Site and Area****1.0 Description of Proposed Development**

Demolition of existing building and erection of 8no. apartments comprising of 2 no. blocks of 4 apartments with associated car parking and landscaping.

2.0 Description of Site

The site is located at 16-18 Glen Road, Castlereagh. There is a single storey flat roof detached structure on the site at present which was last used as a library. The boundaries are defined by a mix of wooden fencing, mature hedging and palladin fencing also. The site displays a large area of vegetation to the front and hardstanding. 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; terrace and semi-detached two storey red brick properties.

Planning Assessment of Policy and other Material Considerations**3.0 Site History**

There is no relevant planning history on the site.

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****4.4 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 Statutory Consultees**

5.1 Transport NI – No objection subject to conditions

5.2 Northern Ireland Water Ltd - No objection

6.0 Non Statutory Consultees

6.1 BCC Environmental Health – No objection

7.0 Representations

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

8.0 Other Material Considerations

8.1 DCAN 15: Vehicular Access Standards

8.3 Creating Places

9.0 Assessment

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 demolition of existing building and erection of 8no. apartments comprising of 2no. blocks of 4 apartments with associated car parking and landscaping.

9.2 The key issues are

- (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

9.3 Since the land is unzoned within BMAP 2015 the principle of residential accommodation is acceptable.

9.5 Policies AMP 1 and AMP 2 of PPS 3

There is one vehicular access into the site. The proposed access does not prejudice road safety nor inconvenience the flow of traffic. Transport NI, the authoritative body on issues of road safety, responded to consultation on 01/11/16 with no objections to the proposal subject to conditions. The proposal therefore complies with AMP 1 and AMP 2 of PPS 3 and DCAN 15.

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) The proposed apartments are over 2 blocks, each two storey with a similar layout to each. Two of the apartments in each display their own separate access with the other two sharing an access. The blocks display a hipped roof with feature doorways to the front and rear. They display vertical fenestration and each apartments has approximately 70 sqm of internal space which is acceptable for the area and within space standards. The apartment blocks are of a traditional design overall. The bulk, scale and massing of the proposed buildings is in keeping with that of the surrounding area and acceptable for the site itself. The proposed bin storage is to the side and forward of the blocks which is not ideal. The communal amenity space areas range from 325 sqm approximately which is acceptable. 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, mostly with in-curtilage car parking, front and rear garden spaces and dwellings occupying reasonable sized plots. By contrast the proposed development consists of an area of car parking directly adjacent to the vehicular access with 2 blocks of apartments south of this. This layout does not respect the character of the area and also sits forward of a defined building line along the Glen Road. The proposal therefore fails to comply with criterion (a).

(b) There are no features of archaeological and built heritage importance to be protected. There is a mature hedging to the front and side boundaries with a number of trees, however none of this is afforded protection by tree preservation orders and the site is not within a conservation area.

(c) A landscaping plan has been submitted showing amenity areas finished with grass, paved sitting areas with trees and planting. A number of existing trees are to be retained also. There are hard surfaced areas for parking. All proposed species are native and will aid in visual screening and integration.

(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 for the apartment blocks are render and brick, with concrete roof tiles which are acceptable for the area.

(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. Creating Places suggests that where proposed apartments abut the private garden areas of existing properties, a minimum distance of around 15m should be provided between the rear of the apartments and the common boundary. It is considered that the proposed development will result in unacceptable damage to residential amenity by means of overlooking into the private residential amenity space of numbers 6-9 Green Mount in that the separation distances range from 4 - 11m. The proposed development will also cause unacceptable adverse effect on 6-9 Green Mount and 14 Glen Road by virtue of noise and general disturbance generated by traffic movements due to the proximity with the proposed car park.

(i) There appears to be no particular issues for concern for crime or personal safety.

9.7 Policy LC 1 of the Addendum to PPS 7

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 the proposed development is not in keeping with the overall character and environmental quality of the established residential area

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, LC1 and Creating Places.

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 QD1 of PPS 7 and LC 1 of the Addendum to PPS 7 in that it would be permitted cause unacceptable damage to the character and residential amenity of the area through inappropriate layout and would result in overlooking onto the rear amenity space of Nos 6-9 Green Mount, as well as noise and nuisance to No 14 Glen Road and Nos 6 – 9 Green Mount through increased traffic movements.

Summary of Recommendation: Refusal

Neighbour Notification Checked: Yes

Reasons for Refusal:

1. The proposal is contrary to QD1 of PPS 7 and LC 1 of the Addendum to PPS 7 in that it would be permitted cause unacceptable damage to the character and residential amenity of the area through inappropriate layout and would result in overlooking onto the rear amenity space of Nos 6-9 Green Mount, as well as noise and nuisance to No 14 Glen Road and Nos 6 – 9 Green Mount through increased traffic movements.

ANNEX	
Date Valid	21st June 2016
Date First Advertised	15th July 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Braniel Park, Carnamuck, Belfast, Down, BT5 7JL, The Owner/Occupier, 11 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 13 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 14 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 3 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 5 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 6 Green Mount, Carnamuck, Belfast, Down, BT5 7LG, The Owner/Occupier, 7 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 7 Green Mount, Carnamuck, Belfast, Down, BT5 7LG, The Owner/Occupier, 8 Green Mount, Carnamuck, Belfast, Down, BT5 7LG, The Owner/Occupier, 9 Glen Road, Carnamuck, Castlereagh, Down, BT5 7JH, The Owner/Occupier, 9 Green Mount, Carnamuck, Belfast, Down, BT5 7LG,</p>	
Date of Last Neighbour Notification	21st July 2016
Date of EIA Determination	N/A
ES Requested	Yes /No
Planning History	
<p>Ref ID: LA04/2016/1347/F Proposal: Demolition of existing building and erection of 8no. apartments comprising of 2no. blocks of 4 apartments with associated car parking and landscaping. Address: 16-18 Glen Road, Castlereagh , Belfast, BT5 7JH, Decision: Decision Date:</p>	
Ref ID: Z/2007/0899/A	

Proposal: Banners along route of Community Greenway.
Address: Lands extending from Victoria Park to Cregagh Glen.
Decision:
Decision Date: 13.09.2007

Ref ID: Z/2007/0350/F

Proposal: Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 26.07.2007

Ref ID: Z/2008/0795/F

Proposal: Variation of conditions 5 and 6 of planning approval Z/2007/0350/F - Proposed Connswater community greenway (a linear park) following the course of the Connswater, Loop and Knock rivers. This includes walkways, pedestrian crossings and cycle ways; landscaping, and allotments; bio-remediation of the river including limited realignment, cross section re-profiling, riffles, cascades, attenuation pools and reed beds, several minor footbridges across the river and 3 No. landmark foot and cycle bridges; street furniture, lighting, cycle stands, interpretation boards and CCTV; fencing and gates; limited car parking to provide disabled access to greenway and rationalisation of car parking at Hollywood Arches and installation of weir infrastructure at entrance to Victoria Park- an extension to the time period for the preparation of baseline surveys and an ecological management plan for the connswater community greenway.

Address: Lands extending from Victoria Pk to Cregagh Glen inc. parts of Cregagh Rd, Castlereagh College, Loop River Pk, Castlereagh Rd, Beersbridge Rd, Newtownards Rd, Sydenham Bypass, & lands in between. Also inc. lands extending from Beersbridge Rd to C

Decision:

Decision Date: 28.10.2008

Ref ID: Y/2008/0027/F

Proposal: Erection of 2 storey detached dwelling

Address: Lands adjacent to 6 Green Mount, Carnamuck, Belfast, BT05 7LG

Decision:

Decision Date: 08.05.2008

Ref ID: Y/1998/0499

Proposal: Enviromental improvements to include front gardens, fencing, incurtilage parking, paths, steps and Landscaping.

Address: BRANIEL ESTATE, LOWER BRANIEL ROAD, CASTLEREAGH

Decision:

Decision Date:

Notification to Department (if relevant): N/A

Date of Notification to Department:

Response of Department: