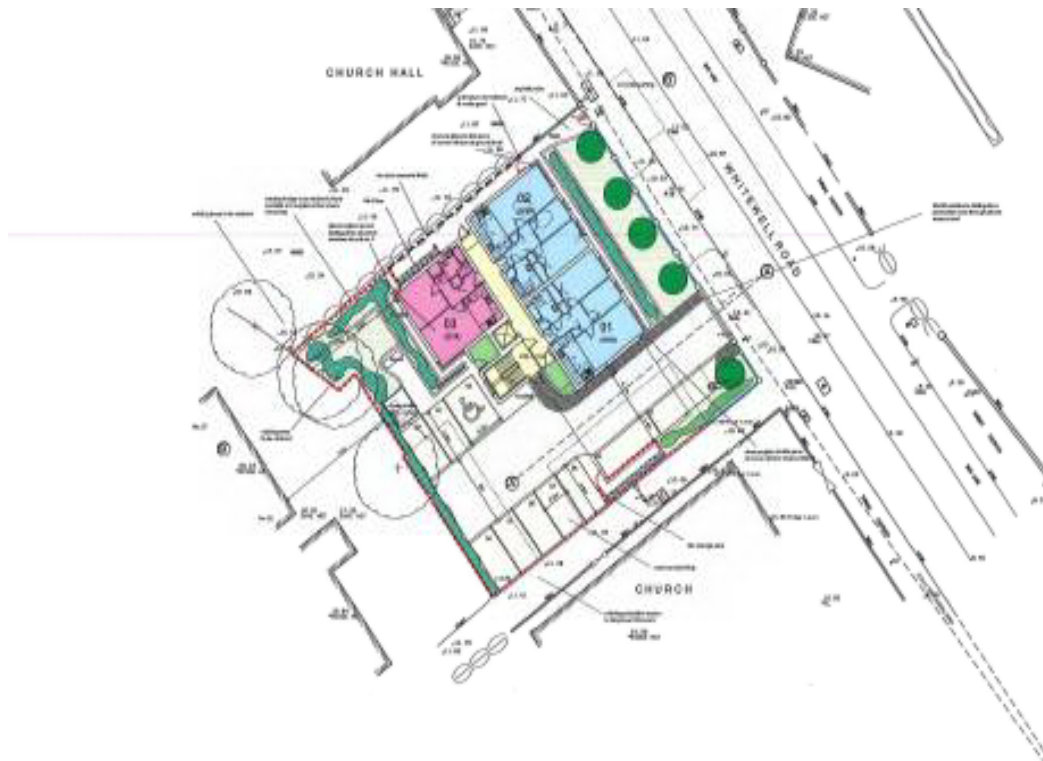
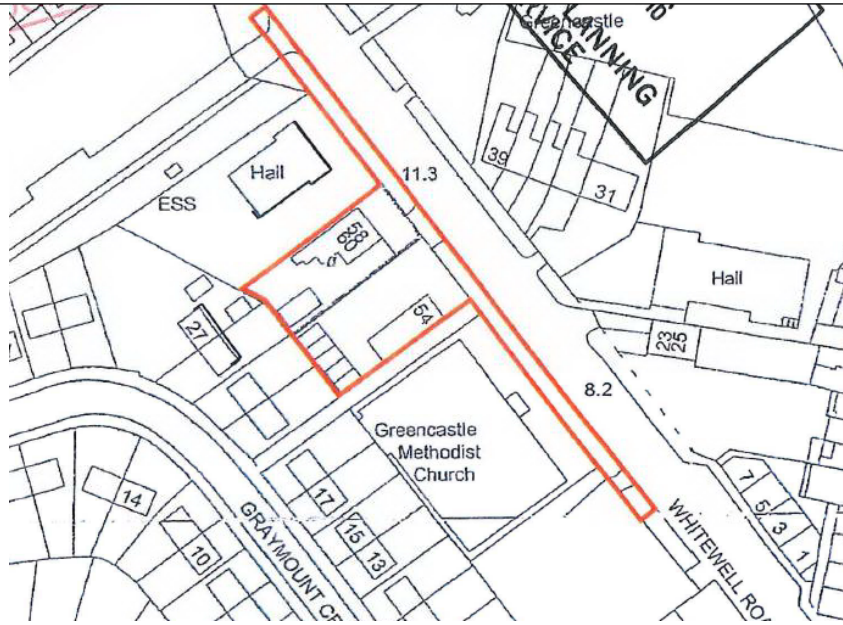


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 February 2017	
Application ID: LA04/2016/1491/F	
Proposal: Demolition of existing properties and proposed new-build residential development of 10 No. social housing apartments.	Location: 54-60 Whitewell Road Belfast BT36 7ES
Referral Route: This proposal is for 10 dwelling units.	
Recommendation:	Approve subject to conditions
Applicant Name and Address: Habinteg housing Association (Robin Bigger) Alex Moira House 22 Hibernia Street Holywood BT18 9JE	Agent Name and Address: Harry Rolston Architect Limited 49 Lisleen Road Belfast BT5 7SU
<p>Executive Summary: This application seeks full planning permission for the demolition of vacant units and the proposed development of 10 no. social housing apartments with parking and associated site works.</p> <p>The development plan (BMAP) identifies the site within the development limits of Belfast. The site is not zoned for any specific use in BMAP.</p> <p>Key Issues to be considered are :-</p> <ul style="list-style-type: none"> (a) Principle of residential use on the site (b) Road safety including access and parking (c) Visual and residential amenity. <p>The proposal has been assessed against BMAP 2015, SPPS, PPS3 Access, Movement and Parking, PPS 7, Quality residential Environments, Addendum to PPS7 Safeguarding the character of established residential areas, PPS 15 Planning and Flood Risk, and supplementary planning guidance 'Creating Places' and 'Parking Standards'.</p> <p>Consultees raised no objections to the proposal and no representations were received.</p> <p>An approval with conditions is recommended.</p>	

Case Officer Report

Site Location Plan



Consultations:		
Consultation Type	Consultee	Response
Statutory	NI Water - Multi Units East - Planning Consultations	No objection subject to conditions
Non Statutory	Rivers Agency	No Objection subject to conditions
Statutory	Transport NI - Hydebank	No objection subject to conditions
Non Statutory	Env Health Belfast City Council	No objection subject to conditions
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	
<p>1.0 Characteristics of the Site and Area.</p> <p>1.1 The proposed site of approximately 0.1 hectares is on the west side of the Whitewell Road and slopes gently from north to south. It is currently occupied by a vacant sandwich shop and an abandoned art deco style building to the front of the site, with garages/storage units at the rear.</p> <p>1.2 The surrounding area is primarily residential and comprises of a mix of terraced dwellings and apartments. The site backs onto the rear gardens of residential properties on Graymount Crescent. Greencastle Methodist Church is to the south of the site and an abandoned church hall to the north.</p> <p>1.3 There is a pedestrian laneway leading from Graymount Crescent to the Whitewell Road directly to the south of the site between the site and the Methodist Church. Access along this laneway is restricted at night by a large metal door. The site is secured with high fencing and barbed wire to deter anti-social behaviour at this 'interface' location.</p>		
<p>2.0 Planning Assessment of Policy and Other Material Considerations</p> <p>2.1 Planning History</p> <p>Art deco style building (58-60 Whitewell Road) Z/2011/1407/F- Planning permission was granted for a change of use from office to day care nursery in 2012. Z/2000/0272/F Change of use from a flat at first floor level to an office. Granted May 2000. LA04/2015/0627/F -This application is for change of use from barber shop and first floor apartment to 2 apartments. This application is currently under consideration.</p> <p>Sandwich shop (54 Whitewell Road) Z/2010/0510/F – Change of Use from window glazing showroom to Sandwich bar – Granted May 2010</p> <p>2.2 Proposal Demolition of existing properties and proposed new build residential development of no.10 social housing apartments.</p> <p>2.3 Policy Framework</p>		

BMAP2015

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Core principles of sustainable development para's and good design para's 4.23- 4.26

PPS3

PPS7 policy QD1

Addendum to PPS7 : Space standards

PPS12 Housing in settlements

PPS15 Planning and Flood Risk

Creating Places

Parking Standards

2.4 Statutory Consultees

TransportNI – no objection subject to conditions

NI Water – no objection

Rivers Agency – no objection subject to the inclusion of a number of informatives

2.5 Non Statutory Consultees

Environmental Health – no objection subject to the inclusion of informatives.

2.6 Publicity

19 neighbours were notified of the application, it was also advertised in the local press. No representations have been received.

3.0 Assessment

3.1 The site is located within the development limit of Belfast as designated in BMAP 2015 and is not zoned for any specific use. The proposal adheres to Policy Sett 2 – Development within the Metropolitan Development Limit 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. There are a number of similar scale apartment developments at 6-12 Whitewell Road (Z/2007/2824/F) and opposite this site at no.43 Whitewell Road (Z/2008/1855/F). The proposed density and pattern of development is in keeping with the overall character of the area.

4.0 Principle of Development

4.1 The proposal includes demolition of both buildings on site. The vacant building to the north of the site has a distinctive art deco style. This building is not listed or protected. The replacement building draws its design cues from the building currently on site. The principle of residential development is considered acceptable on this site.

Parking and Access Arrangement.

10 parking spaces are proposed within the site. A parking survey was submitted demonstrating adequate on street parking to address the shortfall of 5 spaces. Transport NI is the authoritative body on road safety, access and parking. They have no objection to the proposal subject to conditions.

Design and Layout

(a) The proposed building comprises a three storey block fronting the Whitewell Road stepping down to two storey to the rear. In considering the height, scale and materials, the development respects the surrounding context. The building to be demolished adds positively to the character of the area, the replacement building is of similar design to that being demolished and will add positively to the character of the area.

(b) There are no features of archaeological and built heritage on site.

(c) Amenity space requirement for an apartment block is set out in the document 'Creating

Places'. A minimum of 10sqm per apartment is required. In this development an area of approximately 150sqm has been provided, this complies with policy and guidance. A number of existing trees on site are to be retained and hedging is to be put in place along the rear boundary of the site. Bushes and hedges are also to be planted at the front and on the southern boundary. The retention and addition of planting will assist to soften the visual impact of the development.

(d) The area is predominantly residential and as such local neighbourhood facilities are accessible. The scale of the development does not warrant the provision of additional neighbourhood facilities.

(e & f) A cycle shelter has been incorporated into the design and TNI are satisfied with the proposal. The apartment block will also be well served by buses. A number of buses routes serve the Whitewell Road.

(g) The design of the building draws cues from the art deco building to be demolished. The new block will be flat roofed with corner and 'port hole' style windows. Glass blocks have been incorporated to allow light into communal internal areas. The building will be rendered.

(h) The separation distance between the apartments to the rear in the 2 storey element of the block and the rear boundary at the closest point is 6.5m. Living accommodation has been configured so that overlooking is not an issue.

The apartments in the three storey block fronting onto the Whitewell Road will facilitate outlook from the main living areas to the Whitewell Road.

An area for bin storage has also been accommodated to the north of the site. This area is enclosed using timber fencing (1.8m)

(i) As aforementioned there is a passageway leading from Grays Lane to the Whitewell Road to the south of this site. A 1.8m brick wall is proposed on the boundary with the passageway. It is considered that this will assist in deterring crime. A 1.8m timber fence is proposed on the boundary to the north of the site. To the front of the site a low brick wall with railings on top (overall height 1.8m) will enclose the development.

Addendum to PPS7- Safeguarding the character of established residential areas – Policy LC1 & Annex A: Space Standards

The density and pattern of this development is in keeping with the overall character of the area. There are a number of similar scale apartment developments close by, at 6-12 Whitewell Road (Z/2007/2824/F) and opposite this site at no.43 Whitewell Road (Z/2008/1855/F).

Of the 10 apartments, 8 are 2 bedroom/3 person and the remaining 2 are 1 bedroom/2 person. The 2 bedroomed apartments are 60sqm And the 1 bedroom apartments are 50sqm. These apartments meet the space standards set out in the addendum to PPS 7.

In accordance with policy FLD3 of PPS15 Planning and Flood Risk, a drainage assessment was submitted. Rivers Agency was consulted and are satisfied with the assessment.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Having had regard to the development plan, planning policies and other material considerations it is recommended that the application be approved subject to conditions set out below.

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.

2. Development shall not be occupied until the onsite works have been completed in accordance with the drainage details submitted to and approved by the relevant authority.

Reason: In the interest of public health

3. Development shall not be occupied until surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

Reason: To safeguard the site and adjacent land against flooding and standing water.

4. The existing hedgerow and vegetation along the south western boundary of the site as indicated on the approved plan 02c, date stamped 7th February 2017 shall be retained.

Reason: To ensure the maintenance of screening to the site.

5. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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

6. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02C bearing the date stamp 7th February 2017, prior to the occupation 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.

7. The access gradient shall not exceed 4% (1 in 25) over the first 10.0m outside the road boundary. Where the vehicular access crosses a 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.

8. Any existing street furniture within the extent of the proposed vehicular access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

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

9. The vehicular access hereby permitted shall be formed by lowered kerbs at the carriageway edge and associated re-grading of the footway to the satisfaction of Transport NI.

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

10. The development hereby permitted shall not be occupied until the redundant vehicular access from the site to the public road has been permanently closed and the footway reinstated to the satisfaction of Transport NI.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

11. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed and permanently marked in accordance with Drawing No.02C bearing the date

stamp 7th February 2017, to provide for parking and traffic circulation within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles in connection with the approved development.

Reason: To ensure adequate provision has been made for parking and traffic circulation within the site.

ANNEX	
Date Valid	5th July 2016
Date First Advertised	5th August 2016
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Catherine Court, Green Castle, Newtownabbey, Antrim, BT36 7DW, The Owner/Occupier, 1, 19 Graymount Crescent, Green Castle, Newtownabbey, Antrim, BT36 7DZ, The Owner/Occupier, 1, 21 Graymount Crescent, Green Castle, Newtownabbey, Antrim, BT36 7DZ, The Owner/Occupier, 1, 23 Graymount Crescent, Green Castle, Newtownabbey, Antrim, BT36 7DZ, The Owner/Occupier, 1, 25 Graymount Crescent, Green Castle, Newtownabbey, Antrim, BT36 7DZ, The Owner/Occupier, 27 Graymount Crescent, Green Castle, Newtownabbey, Antrim, BT36 7DZ, The Owner/Occupier, 31 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ET, The Owner/Occupier, 33 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ET, The Owner/Occupier, 35 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ET, The Owner/Occupier, 37 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ET, The Owner/Occupier, 39 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ET, The Owner/Occupier, 45 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7EU, The Owner/Occupier, 47 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7EU, The Owner/Occupier, 49 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7EU, The Owner/Occupier, 6-12, Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ES, The Owner/Occupier, 62 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ES, The Owner/Occupier, 72 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ES, The Owner/Occupier, 74 Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ES, The Owner/Occupier, Greencastle Methodist Church, Whitewell Road, Green Castle, Newtownabbey, Antrim, BT36 7ES,</p>	

Date of Last Neighbour Notification	27th July 2016
Date of EIA Determination	
ES Requested	No
Planning History	
<p>Ref ID: LA04/2015/0267/F Proposal: Conversion of barbers shop with apartment above to two No. apartments plus detached garage Address: 58-60 Whitewell Road, Belfast, Decision: PG Decision Date:</p>	
Drawing Numbers and Title 01, 02c, 03a, 04a,	
Notification to Department (if relevant)	
<p>Date of Notification to Department: Response of Department:</p>	