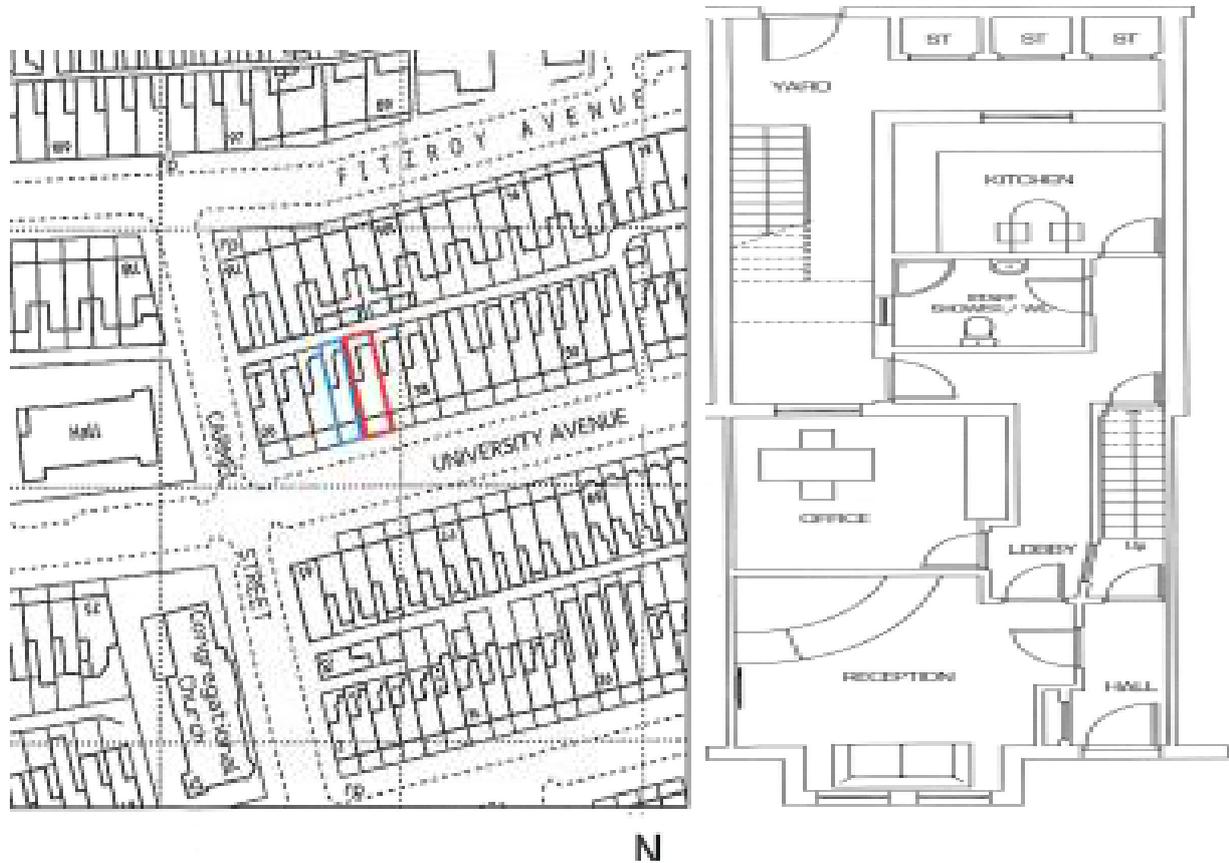


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 th March 2017	
Application ID: LA04/2017/0213/F	
Proposal: Change of use from ground floor flat to HMO Manager's Office (Retrospective).	Location: 34 University Avenue Belfast BT7 1GY
Referral Route: Applicant is an Elected member of the Council.	
Recommendation:	Approval
Applicant Name and Address: M Boyle 34 University Avenue Belfast BT7 1GY	Agent Name and Address: Total Architecture + Design Limited 25 University Street Belfast BT7 1FY
Executive Summary:	
<p>The application seeks retrospective permission for a change of use from ground floor flat to HMO manager's office. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> • Principle of the office use at this location • Impact on character and appearance of the Area of Townscape Character (ATC) • Impact on amenity <p>The site is within the settlement development and within an Area of Townscape Character (ATC) as designated in Belfast Metropolitan Area Plan (BMAP). The proposal is not contrary to BMAP, relevant planning policy and is considered acceptable.</p> <p>No objections were received.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development</p> <p>The proposal is for a change of use from ground floor flat (house in multiple occupation) to HMO managers office. It would be considered similar to a letting agent office and therefore fall under Class A2 of the Planning (Use Classes) Order (Northern Ireland) 2015.</p>
2.0	<p>Characteristics of the Site and Area</p> <p>The site is located at no 34 University Avenue. It consists of a two and a half storey building in a row of terraced properties of similar size and form. The building currently has permission for 2 flats.</p> <p>The area is predominantly residential however there are a number of commercial uses in close proximity clustered around the junction of University Avenue and Carmel Street. These include another letting office at No 26 University Avenue, a Spar shop, a hot food unit and church.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Z/1992/1044 Proposal: Change of use from 5 No bedsits and 1No flat to 2 No self-contained flats -Granted</p>
4.0	<p>Policy Framework</p> <p>4.1 Policy Framework 4.2 Belfast Metropolitan Area Plan 2015 4.3 Strategic Planning Policy Statement 4.4 PPS6 Area of Townscape Character</p>

5.0	Other Material Considerations - None
6.0	Statutory Consultees –Transport NI – No Objections
7.0	Non-Statutory Consultee Responses – None
8.0	Representations The application has been neighbour notified and advertised in the local press.
9.0	Assessment
9.1	BMAP The site is not located within a city or town centre, Commercial Node, Shopping/Commercial Area or Office Development Area as designated within BMAP. The area plan is silent on A2 office development outside these areas.
9.2	The proposed change of use from ground floor flat to HMO manager's office is deemed to be in keeping with the residential character of the area. Z/2007/0073/F, 26 University Avenue, was given approval for the part change of use to ground floor office used for a letting agents. There are also several non-residential uses at this cross roads section of University Avenue that crosses with Carmel Street, such as hot food restaurant (currently vacant) diagonally across the road, Class A1 retail Spar shop and a church and coffee shop located on the same side as the proposal. A1 student photocopying shop is also located in close proximity to the site on University Avenue which is also a compatible use.
9.3	SPPS Paragraph 6.91 of the SPPS states that all applications for economic development must be assessed against normal planning criteria. It is considered that the proposal is compatible with surrounding land uses and will not harm the amenities of nearby residents. BCC Conservation Officer was consulted and was content with the proposal. The proposal is for an A2 office use and will not create a noise nuisance. Transport NI were consulted and have no objection to the proposal in terms of traffic or parking.
9.4	Character and appearance The site is located within a residential area and is designated as an Area of Townscape Character in BMAP.
9.5	The proposal is considered to be in compliance with good design paragraphs within the Strategic Planning Policy Statement for Northern Ireland which seeks to ensure good design. The proposed change of use to an Office from a ground floor flat will not adversely impact the character and appearance of the surrounding area.
9.6	The proposal is considered to be in compliance with Policy AD 1 of the Addendum to PPS 6 in that the proposal will respect amenity when assessed in the context of the general characteristics of the locality
9.7	The scale, massing and design of the proposal are sympathetic with the built form and as there is no changes to the existing front elevation it will not detract from the appearance and character of the surrounding area.
9.8	As there is no external alterations to the front façade the proposal is in-keeping with the character of the ATC and appearance of neighbouring properties and surrounding area.
9.9	Impact on amenity The amenity of residents immediately above the site and in the area of the proposal site will not be detrimentally affected by the proposal. The proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality. The proposed use as an HMO Manager's office is a use that lends itself to the university area due to being predominantly being occupied by students and a large volume of HMO housing, so there is a direct relationship to a business activity

that is already established.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

Conditions:

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

ANNEX	
Date Valid	13th January 2017
Date First Advertised	10th February 2017
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 108 Fitzroy Avenue, Malone Lower, Belfast, Antrim, BT7 1HX, The Owner/Occupier, 36 University Avenue, Malone Lower, Belfast, Antrim, BT7 1GY, The Owner/Occupier, 73 University Avenue, Malone Lower, Belfast, Antrim, BT7 1GX, The Owner/Occupier, 75 University Avenue, Malone Lower, Belfast, Antrim, BT7 1GX,	
Date of Last Neighbour Notification	6th February 2017
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/1992/1044 Proposal: Change of use from 5 No bedsits and 1 No flat to 2 No self-contained flats Address: 34 UNIVERSITY AVENUE BELFAST BT7 Decision: Approval	
Representations for Elected Representatives:	
Drawing Numbers and Title Drawing No.01a Site Location plan and ground floor plans Drawing No.02 Front elevations	
Notification to Department (if relevant) N/A	