

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 14 March 2017	
Application ID: S/2014/0860/F	
Proposal: Proposed development of 18 no. apartments (1 bedroom/2 person)	Location: 76 Summerhill Drive Dunmurry BT17 0RE
Referral Route: More than 4 residential units	
Recommendation:	Approval
Applicant Name and Address: Ruby Properties (N.I) Ltd Lesley House 3A Carnmoney Road Newtownabbey BT36 6HL	Agent Name and Address: MacRae Hanlon Spence Architects 14-16 Shore Road Holywood BT18 9HX

Executive Summary:

The application seeks erection of 18 no. apartments (1 bedroom/2 person), 3 storey building
The main issues to be considered in this case are:

- The principle of residential development at this location
- Impact on the character of the surrounding area
- Impact on residential amenity
- Design and layout

The site located at 76 Summerhill Drive, Dunmurray, which is on zoned housing land as designated in the Belfast Metropolitan Area Plan. The proposal has been assessed against the SPPS, Planning Policy Statements 3, 7, 7(Ad), 15 and guidance Creating Places, Parking Standards, DCAN 8 and 15.

There have been no objections to the proposal in principle from statutory consultees.

There were no representations to this planning application.

Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable.

Case Officer Report

Site Location Plan



Characteristics of the Site and Area	
1.0	Description of Proposed Development The application seeks erection of 18 no. apartments (1 bedroom/2 person), in 2 number 3 storey buildings with associated parking, landscaping and road works.
2.0	Description of Site and Area
2.1	<p>The site is located at 76 Summerhill Road, which sits adjacent to Summerhill Mews. A single storey red brick building sits on the site currently, last used as a Public House/shop know as Brook Lodge. The building sits to the front of the site, with the entire plot hard surfaced for car parking and is relatively flat.</p> <p>The adjacent development at Summerhill Mews is a mix of two storey apartment and town houses, fronting Summerhill Drive. To the south lies open space associated with the adjacent St Colm's High School with open space park land situated to the rear (east) of the site. Brook Activity Centre and associated playing fields are located opposite the site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History - S/1993/0305/F Proposal: Change of Use from Social Club to Public House – granted
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 <ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). It is on land zoned for housing (committed) ML 02/06 • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 3 – Access, Movement and Parking • Planning Policy Statement 7 – Quality Residential Environments • Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas • Planning Policy Statement 15 Revised – Planning and Flood Risk • Supplementary Planning Guidance – Creating Places • Supplementary Planning Guidance – Parking Standards • Development Control Advice Note 8 – Housing in Existing Urban Areas • Development Control Advice Note 15 – Vehicular Access Standards
5.0	Statutory Consultee Responses
	<ul style="list-style-type: none"> • Rivers Agency – No objection to principle of development – negative condition required regarding surface water drainage proposals for the site and standard informatives • Transport NI – No objection subject to standard conditions and informatives • NI Water – No objection subject to standard informatives • NIEA Waste Management – No objection subject to informatives
6.0	Non Statutory Consultee Responses
	<ul style="list-style-type: none"> • Belfast City Council Environmental Health – No objection subject to standard conditions and informatives
7.0	Representations

7.1	There were no representations to this planning application.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	Principle of Development: - The application site is located within the settlement development limits of Belfast on land zoned for housing within the current plan. As such, the principle of a residential development on the site which has a commercial use is considered acceptable.
9.2	Acceptability of scheme in terms of character of area: - The proposal is for two apartment blocks each three storey in height located along the southern and eastern boundary of the site. Materials proposed are red brick and roughcast render which are materials similar to that used in the adjacent development in Summerhill Mews. The site is to be softened with a mix of hard and soft landscaping which is considered an improvement to the existing site and more in keeping with the residential character of the area,
9.3	Impact on residential amenity: - the scheme has been designed to minimise the impact on the residential amenity of residents in Summerhill Mews. Separation distances from principle elevations with overlooking windows in Block A is considered acceptable at 19m. Distance from side gable of the proposed Block A to the rear of dwellings 1 and 2 is 14 metres. Three (kitchen) windows are indicated on this gable and it is proposed to condition the first and second floor windows to be obscured to ensure no overlooking.
9.4	The proposed blocks are 11 metres in height, but 8 metres to the eaves. The relationship between the proposed blocks and the existing dwellings is considered acceptable to ensure the apartment blocks are not overly dominant on the residential properties in Summerhill Mews.
9.5	Design and layout of the proposed development: - The policy test for design and layout is set out in PPS 7, PPS 7 addendum and the associated guidance documents. Key issues to consider are: <ul style="list-style-type: none"> • density • amenity • space standards • design • landscaping • access/parking • contamination • drainage
9.6	Density The immediate vicinity of the application site is defined by medium to low density development with Summerhill Mews a mix of town houses, semis and apartments. Adjacent land is open space. The principle of 18 apartments on this site is not out of keeping with the density of development in the area.
9.7	Amenity Policy dictates that amenity provision for apartments should be a minimum of 10Sq metres per apartment. The proposal is for 18 apartments and amenity provision is just over 150Sq metres. While short of the policy requirement, it is considered the open space areas surrounding the site (which are zoned as open space) including the playing fields at Brook Activity Centre are sufficient to provide amenity for residents of this

	development. In this regard amenity provision is considered acceptable.
9.8	<p>Space Standards</p> <p>Policy LC1 (c) Annex A of PPS 7 Addendum states that a space standard should be attained for all dwelling units and apartments. The space standard for the apartments fall slightly short of the required 50m² for a 2person/1bed apartment, but it is less than 2sq metres below the minimum space standard (48.1sq m). While it is below the standard, it is only marginally so and is considered acceptable.</p>
9.9	<p>Design</p> <p>The site is not located within a Conservation Area or Area of Townscape Character and the finishes are similar to that of the adjacent Summerhill Mews. Finishes are a mix of red brick and render.</p>
9.10	<p>Landscaping</p> <p>An acceptable level of landscaping has been provided that helps to soften the visual impact of the development, and integrates it with the surrounding area. The landscaping includes grass amenity areas and landscaped pockets within the site and along road frontage.</p>
9.11	<p>Access and Parking</p> <p>Transport NI have no objections to the proposal and sufficient incurtilage parking has been provided.</p>
9.12	<p>Contamination</p> <p>There is no record of contamination in the area.</p>
9.13	<p>Drainage</p> <p>The proposed development site is not located within the floodplains associated with any watercourses. A Drainage Assessment was submitted and forwarded to Rivers Agency for comment. They consider further information is required in the Drainage Assessment with regard to how/where the surface water runoff will discharge to.</p>
9.14	<p>This is a previously developed site which has been entirely hard surfaced. The proposed development will introduce some landscaped areas which will therefore result in less run off from the site than the existing development. However, it is recommended a negative condition is attached ensuring no development commences on the site until an updated Drainage Assessment is submitted and any measure indicated the report are undertaken.</p>
10.0	<p>Conclusion</p> <p>As set out in the SPPS, 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. Having regard to the policy context and other material considerations above, the proposal is considered to be acceptable and planning permission should be approved.</p>
11.0	<p>Summary of Recommendation</p> <p>Approval</p>
12.0	<p>Conditions</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the</p>

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

Reason: Time Limit

2. Prior to occupation of the development hereby approved obscured glazing shall be installed and permanently retained on the first and second floor windows on the northern elevation of Block A as indicated on drawing 05a date received 23 February 2016

Reason: In the interest of residential amenity.

3. The materials to be used in the construction of the external surfaces of the apartment blocks shall be as stipulated on drawing 05a date received 23 February 2016

Reason: In the interest of visual amenity.

4. Prior to the commencement of development an updated Drainage Assessment shall be submitted to and approved in writing by Belfast City Council. The Assessment shall include a letter from Rivers Agency giving consent to discharge, and indicate proposed surface water runoff.

Reason: To ensure satisfactory drainage to the site

5. The vehicular accesses, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02a bearing the date stamp Planning Office Received 23rd February 2016 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

6. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with Drawing No.02a bearing the date stamp Planning Office Received 23rd February 2016, to provide adequate facilities for parking and manoeuvring 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.

Reason: To ensure that adequate provision has been made for parking within the site.

7. All hard and soft landscape works shall be completed in accordance with the approved drawing 02b date stamped 23 February 2016, the appropriate British Standard, the relevant sections of the National Building Specification NBS [Landscape] and plant material with the National Plant Specification NPS prior to the expiration of the first planting season following occupation of any part of the development hereby permitted.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8. All plant stock supplied shall comply with the requirements of British Standard 3936, 'Specification for Nursery Stock'. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 'Code of Practice for General Landscape Operations [excluding hard surfaces]'.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

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

	<p>9. Should any tree, shrub or hedge be removed, uprooted or destroyed or dies or becomes, in the opinion of Belfast City Council seriously damaged or defective, it shall be replaced within the next planting season by trees, shrubs or hedges of the same species, variety and size to those originally planted, unless Belfast City Council gives its written consent to any request for variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
12.0	Notification to Department (if relevant) N/A
13.0	Representation from elected member: N/A

Date Valid	11th December 2014
Date First Advertised	8th January 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses) 1 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ, The Owner/Occupier, 2, 3, 4, 5, 5a, 5b, 5c, 5d, 6, 7, 8 Summerhill Mews, Dunmurry, Belfast, Antrim, BT17 0LQ, St Colm's High School, Summerhill Drive, Killeaton, Dunmurry, Dunmurry, Antrim, BT17 0BT,</p>	
Date of Last Neighbour Notification	25th February 2016
Date of EIA Determination	N/A
ES Requested	No
<p>Planning History</p> <p>Ref ID: S/2014/0860/F Proposal: Proposed development of 18 no. apartments (1 bedroom/2 person), 3 storey building Address: 76 Summerhill Drive, Dunmurry, BT17 0RE, Decision: Decision Date:</p> <p>Ref ID: S/2001/0834/F Proposal: 14 No Terraced town houses, 4 No apartments & licensed premises with associated parking.</p>	

Address: Land at junction of Summerhill Drive & Summerhill Road, Twinbrook
Decision:
Decision Date: 23.01.2002

Ref ID: S/1993/0305
Proposal: Change of Use from Social Club to Public
House
Address: SUMMERHILL DRIVE TWINBROOK DUNMURRY
Decision:
Decision Date: