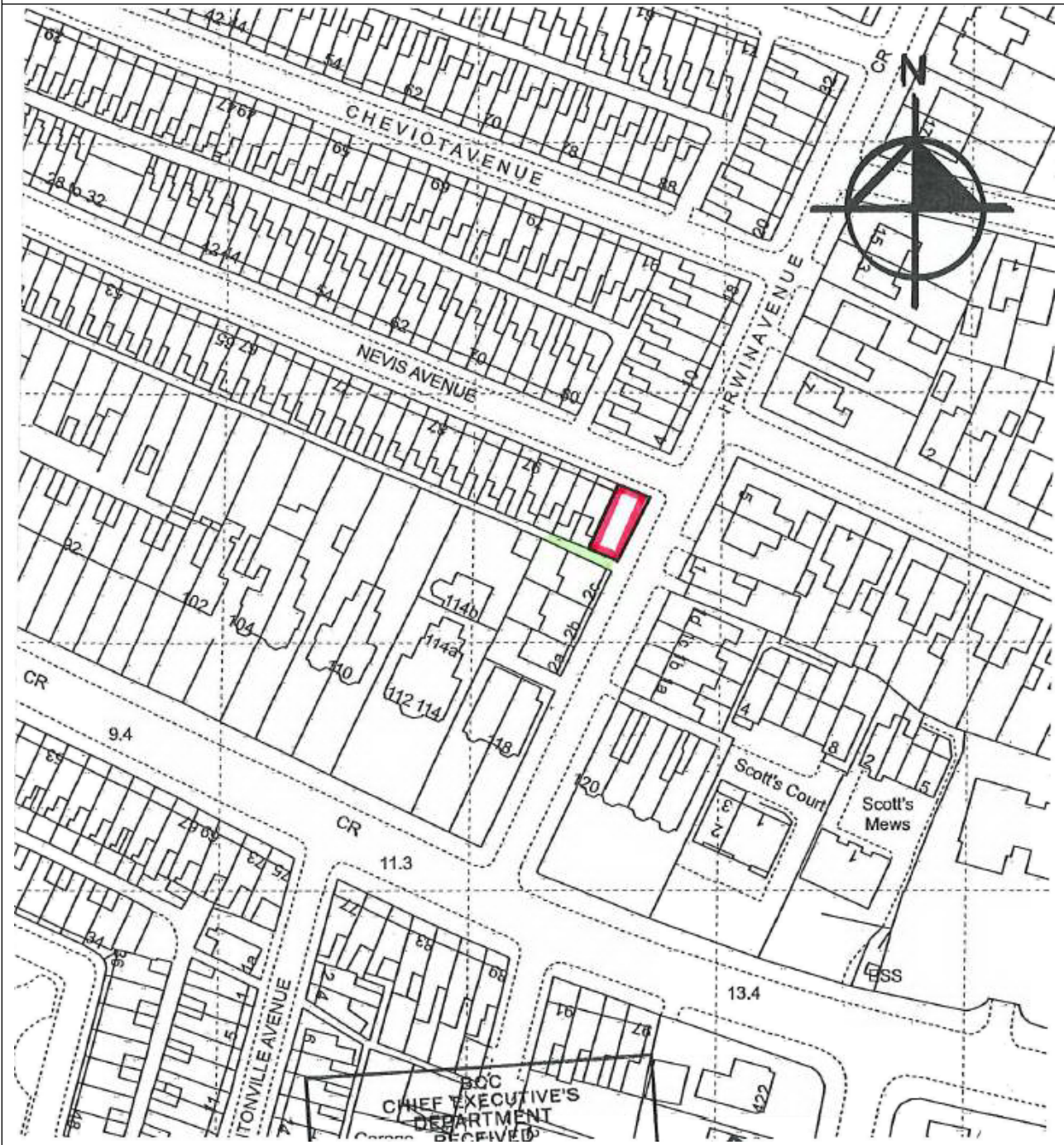


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/1514/F	Target Date:
Proposal: Erection of 5 No. 1 bedroom apartments	Location: 2 Irwin Avenue Belfast BT4 3AF
Referral Route: Application is for more than four residential units.	
Recommendation:	Approval
Applicant Name and Address: Lisnaree Ltd. 9 Ballymullan Road Bangor BT19 1JG	Agent Name and Address: M C Logan Architects 49 Belmont Road Belfast BT4 2AA
<p>Executive Summary: The application seeks full planning permission for the erection of 5 No. 1 bedroom apartments.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • principle of residential development at this location • acceptability of the design and layout • Road safety, access and parking • impact on amenity <p>The site located within an Area of Townscape Character (ATC). The proposal has been assessed against the SPPS, Planning Policy Statements 3, 6, 7, and the Addendum to PPS 7 and supplementary guidance set out in Creating Places, DCAN 8 and Parking Standards.</p> <p>The principle of apartment development on the site was established under the expired approval Z/2007/2981/F for “The demolition of an existing dilapidated building and development of 4 number 1 bedroom apartments with associated parking”, approved on 9/3/2009 (expired 9/3/2014).</p> <p>Consultees, including the Conservation officer have no objections.</p> <p>There were two objections to this planning application raising the following concerns:</p> <ul style="list-style-type: none"> • traffic issues • Impact on residential amenity <p>The issues raised are considered in the case officer report.</p> <p>Having regard to the policy context and other material considerations above, the proposal is deemed to be acceptable and is recommended for approval.</p> <p>Recommendation: It is recommended that the delegated authority is given to the Director of Planning & Place to approve the application with conditions with the final framing and wording of conditions to be delegated.</p>	
Signature(s):	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	2
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Two objections received raising concerns relating to parking and potential loss of light to No. 2C Irwin Avenue due to the scale of the building.

Characteristics of the Site and Area

The vacant site lies within an ATC. The surrounding area is dominated by a diverse mix of residential use consisting of apartments and town houses. The site is located at a corner site positioned along Irwin Avenue and Nevis Avenue.

Description of Proposal

Erection of 5 No. 1 bedroom apartments

Planning Assessment of Policy and Other Material Considerations

The site is located within the BMAP settlement development limit and is not zoned for any specific use in BMAP. The site does not contain any buildings or monuments which are listed or scheduled. The site is within an ATC. The planning application seeks permission to construct a block of five apartments on vacant land at 2 Irwin Avenue. This site previously contained a dilapidated building that was demolished following the grant of planning permission under application Z/2007/2981/F in March 2009.

Planning History: (Z/2007/2981/F) for the demolition of an existing dilapidated building and development of 4 number 1 bedroom apartments with associated parking. The planning permission has since time expired. The building was dilapidated with no roof in 2008 and was subsequently demolished after planning permission was granted.

Policy Framework**Belfast Metropolitan Area Plan 2015**

- Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits
- Strategic Planning Policy Statement for Northern Ireland (SPPS)
- Planning Policy Statement 3 – Access, Movement and Parking
- Planning Policy Statement 6 – Addendum: Areas of Townscape Character
- Planning Policy Statement 7 – Quality Residential Environments
- Planning Policy Statement 7 Addendum – Safeguarding the Character of Established Residential Areas

Statutory Consultee Responses

- Transport NI – No objection
- NI Water Multi-Units East – No objection subject to informatives.

Non Statutory Consultee Responses

Belfast City Council Environmental Health – No objections subject to an informative.
Conservation Officer- No Objections

Representations

There are two objections to this planning application raising the following issues:

- Traffic issues
- Impact on neighbouring residential amenity

Other Material Considerations

- 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

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 key issues are:

- (a) Principle of residential use on the site
- (b) Road safety including access and parking
- (c) Impact on ATC and design
- (d) Residential amenity

RDS 2035: The proposal complies with the RDS as it promotes sustainable development by accommodating residential development within an existing urban area.

Strategic Planning Policy Statement for Northern Ireland

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.

Principle of residential development

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. Planning permission has already been granted at this location for a residential development under Z/2007/2981/F. 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.

Road safety including access and parking- Policies AMP 1 and AMP 6

The site and immediate area is served at present by on street parking. The site has excellent public transport links being located within a few minutes' walk from the Upper Newtownards 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 6-10-16. Therefore the proposal complies with Policies AMP1 and AMP 6 of PPS 3.

Impact on Area of Townscape Character and Design

The site is located within an Area of Townscape Character therefore the proposal is subject to Policy ATC 2 where the proposal will have to maintain or enhance the ATC's overall character and respects the built form of the area. 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 a vacant site and will enhance the overall character and respects the built form of the area.

PPS 7 (g) states that the design of the development should draw upon the best local traditions of form, materials and detailing. The proposed layout and design is in keeping with its context. The proposed materials are acceptable. The development has a primary frontage onto Irwin Avenue.

The proposed scale (height), form (bay window projection, attic gable, header detailing to openings), materials and detailing are contextually informed and respect / maintain and enhance the ATC. Traditionally the side elevation of blocks to main thoroughfares were flush with the building line of subservient streets to the rear. This principle is violated in this proposal; however – as can be read from the gable wall retained from the original dwelling this was the case historically on this site and replicates the situation on other streets within the ATC. This can be accepted in this case. The proposal is set forward of the historic building line to Irwin Avenue. It would have been preferable had this been respected with the development behind a small front plot (respecting the historic character of the main thoroughfare of Irwin Avenue). However as can be seen from viewing an historic streetview photograph, the historic dwelling had a somewhat contrived / unusual layout due to the constraints of the site and the front plot was smaller than elsewhere along Irwin Avenue. The proposal is consistent with the building line to the block to new block to the immediate south. Therefore, on balance, given the distinguishing factors of the site and the positive, aesthetically enhancing effect the proposal will have compared to the existing vacant site, in my opinion, the proposal is acceptable.

Residential Amenity

Overlooking

PPS 7 Policy QD1 (h) states that the layout will not create conflict by overlooking between proposed and/or existing properties. There are no issues with overlooking pertaining to the proposed development.

Dominance

PPS 7 Policy QD1 (h) states that the layout will not create conflict by dominance/loss of light between proposed and/or existing properties. The proposal does not create any issues pertaining to dominance with this proposed development. An objection from No. 2C Irwin Avenue highlights that the proposal will lead to loss of light into their landing and hallway. The proposal may lead to loss of light. However not to principle habitable rooms in No. 2C. The history approval Z/2007/2981/F is worth considering as the closest part of that proposal was 0.4m higher than this proposal which is 9m in height.

Amenity 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 advisable minimum requirement for 5 apartments is 50m². This proposal offers approx. 18m² which is inadequate. However the site is 160m from the Connswater Greenway. On balance the level of communal space is considered acceptable taking into account the context within high density residential development, the planning history provision of amenity space and the proximity of amenity open space at the nearby parks. .

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 are all over the minimum 35m² requirement for one bedroom apartments.

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.

It is recommended that the delegated authority is given to the Director of Planning & Place to approve the application with conditions with the final framing and wording of conditions to be delegated.
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.
Signature(s) Date:
Representations for Elected Representatives: None
Notification to Department (if relevant): N/A

ANNEX	
Date Valid	1st December 2015
Date First Advertised	18th December 2015
Date Last Advertised	3rd February 2017
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Irwin Avenue,Ballyhackamore,Belfast,Down,BT4 3AF, The Owner/Occupier, 105 Nevis Avenue,Ballyhackamore,Belfast,Down,BT4 3AD, The Owner/Occupier, 2C Irwin Avenue,Ballyhackamore,Belfast,Down,BT4 3AF, Stephen Smith 2C, Irwin Avenue, Belfast, Down, Northern Ireland, BT4 3AF The Owner/Occupier, 3 Irwin Avenue,Ballyhackamore,Belfast,Down,BT4 3AF, Dominic and Katie Barnard 4 Irwin Avenue,Belfast,BT4 3AF The Owner/Occupier, Flat 1,4 Irwin Avenue,Ballyhackamore,Belfast,Down,BT4 3AF, The Owner/Occupier, Flat 2,4 Irwin Avenue,Ballyhackamore,Belfast,Down,BT4 3AF,	
Date of Last Neighbour Notification	27th January 2017
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: Z/1984/0343 Proposal: ERECTION OF NEW PERIMETER SECURITY FENCE Address: RUC PERSONNEL AND TRAINING DEPARTMENT, GARNERVILLE ROAD Decision: Decision Date: Ref ID: LA04/2015/1514/F Proposal: The erection of 5 No. 1 bedroom apartments Address: 2 Irwin Avenue, Belfast, BT4 3AF, Decision: Decision Date:	

Ref ID: Z/2007/2981/F

Proposal: Demolition of existing dilapidated building and development of 4 number 1 bedroom apartments with associated parking.

Address: 2b Irwin Avenue, Ballyhackamore, Belfast, BT04 3AF

Decision:

Decision Date: 12.03.2009

Drawing Numbers and Title

Drawing No.

Type:

Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: