

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 11 April 2017</b>	
<b>Application ID:</b> LA04/2017/0063/F	
<b>Proposal:</b> Development of 6 No. apartments in one 3 storey block and 2No. 2 storey townhouses with related works. (Renewal of lapsed permission Z/2009/0349/F)	<b>Location:</b> Lands to the rear of 114 Upper Lisburn Road Belfast BT10 0BD
<b>Referral Route: More than 4 dwellings</b>	
<b>Recommendation:</b>	<b>Approval subject to conditions</b>
<b>Applicant Name and Address:</b> Tal LTD Tal House Lissue Industrial Estate East Lisburn BT28 2RB	<b>Agent Name and Address:</b> Andrew Nesbitt Architects Carnegie Studio Library Hill 121 Donegall Road Belfast BT12 5HJL
<p><b>Executive Summary:</b></p> <p>The application seeks permission for the development of 6 No. apartments in one 3 storey block and 2No. 2 storey townhouses with related works (renewal of lapsed permission Z/2009/0349/F). It forms part of the development of the site which includes two other approved apartment blocks.</p> <p><b>BMAP</b> The site is located within Belfast's development limits as designated in Belfast Metropolitan Area Plan 2015. The site is not zoned for any specific use but is located along an arterial route.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of 6 apartments and 2 townhouses at this location</li> <li>• Impact on the character of the area</li> <li>• Impact on residential amenity</li> </ul> <p>The principle of the development was established under planning permission Z/2009/0349/F. The proposal is considered acceptable and will not adversely affect the character of the area or adversely impact on neighbouring amenity. The proposal complies with the development plan and planning policy.</p> <p>Transport NI, NI Water and BCC Environmental Health were consulted and raised no objections. No representations were received regarding this proposal.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan



<b>Characteristics of the Site and Area</b>	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for the renewal of a lapsed approval Z/2009/0349/F. The development proposes 6no. apartments in a one 3-storey block and 2no. 2-storey townhouses and related site works. The development relates to part of the site which previously granted planning permission.</p>
2.0	<p>Description of Site</p> <p>The site is located at lands to the rear of no.114 Upper Lisburn Road in South Belfast. Presently the site has been cleared with some sub structures in place from previously approved developments (Blocks A and B as shown in the site layout plan). The site is bounded to the north by the Upper Lisburn Road and Nos.112 and 116 Upper Lisburn Road, to the south by the rear of properties along Mount Aboo Park, to the east by a car par at the end of Locksley Lane and to the west by the rear of properties on Aboo Court.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p><b>Site History</b></p> <p>Z/2003/1780/F - 114 Upper Lisburn Road - Demolish existing dwelling and erect new building to accommodate 6 apartments. (Amendment to previous approval Z/2003/1780/F) – Permission granted - 07.01.2004</p> <p>Z/2004/0437/F - 114 Upper Lisburn Road - Proposed housing development of 9 No. apartments and 3 No. townhouses - Permission granted - 12.01.2005</p> <p>Z/2007/2141/F - 114 Upper Lisburn Road - Amendment to previous approval Z/2003/1780/F (Demolition of existing dwelling and erection of new building to accommodate 6 apartments) for the erection of 3 storey building containing 8 no. apartments and related site works. (Amended plans)</p> <p>Z/2009/0349/F - Lands to rear of 114 Upper Lisburn Road - Development of 6no. apartments and 2no. detached townhouses with related site works and revised parking layout - Permission granted - 17.11.2010</p>
4.0	<p><b>Policy Framework</b></p> <p>Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement Planning Policy Statement 7 - Quality Residential Environments Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Area DCAN 8 - Housing In Existing Urban Areas</p>
5.0	<p><b>Statutory Consultee Responses</b></p> <p>DFI Transport NI NI Water</p>
6.0	<p><b>Non Statutory Consultee Responses</b></p> <p>BCC Environmental Health</p>
7.0	<p><b>Representations</b></p>
7.1	<p>The application has been neighbour notified and advertised in the local press. No comments have been received.</p>

<b>8.0</b>	<b>Other Material Considerations</b>
	Previous approval Z/2009/0349/F – expired 15.11.15 Creating Places Guidance
<b>9.0</b>	<b>Assessment</b>
	<b>Principle of development</b>
9.1	The proposal is for the renewal of lapsed approval Z/2009/0349/F which granted permission for 6no. apartments in one 3-storey block and 2no. 2-storey townhouses and related site works. This approval expired on 15.11.15.
9.2	The proposed development of the overall site is divided into 3no. blocks as set out in the site layout: <ul style="list-style-type: none"> <li>• Block A sits roughly in the position of the former dwelling at no.114; this was originally given approval for 6no. 3 person/2 bed apartments in a 3-storey block (Z/2003/1780/F) and subsequently an amended scheme was approved for 8no. 2 person/1 bed units, again in a 3-storey block (Z/2007/2141/F). This approval expired on 18.07.13 however there is evidence that this development has commenced.</li> <li>• Block B is to the south west of Block A and has approval for a 3-storey block containing 8no. 3 person/2 bed units and 1no. 2 person/1 bed unit (Z/2004/0437/F). This approval was issued on 12.01.05 and there is evidence that this development has commenced.</li> <li>• Block C is to the south east of Block A and approval for a 3-storey block containing 6no.3 person/1 bed units (Z/2009/0349/F) and 2no. detached town houses to the south of the block was previously granted on 17.11.2010.</li> </ul>
9.3	The principle of the development has been established by the previous approvals on the site as listed above. The current proposal relates only to the development of Block C and the 2 dwellings adjacent.
9.4	The proposed apartment block and 2no.townhouses are sited in the same location as the previous approval and the design of both the apartment block and the town houses mirrors those previously approved.
	<b>Design and Layout/Impact on Residential Amenity</b>
9.5	There are limited public views of the proposed apartment block and dwellings given the setback from the Lisburn Road. Block C and the proposed 2 dwellings back onto a footway which is bounded to the east by a car park serving an apartment block (No. 110 Lisburn Road).
9.6	The nearest residential property is located to the south at No 49 Mount Aboo Park and there is a separation distance of just under 15m from the rear of this dwelling to the front of the most southerly dwelling proposed which is acceptable. The apartment block is over 28m from the rear of No. 112 Lisburn Road and 28-30m from the residential block at 110 Lisburn Road to the east. Windows in the gable wall facing the rear of 112 Lisburn Road will serve bathrooms and will be fitted with obscure glazing. The juxtaposition of the proposed 3 storey apartment block and 2 storey dwellings, the existence of boundary treatment and obscured glazed gable windows will ensure that there will be no direct

	overlooking or adverse impact on the residential amenity of the neighbouring properties.
9.7	There are no buildings or landscape features of archaeological or heritage interest in the vicinity of the site.
9.8	Communal amenity space is provided to the rear and the side of the proposed apartment block and the level of amenity provision for the apartments is in accordance with guidance set out in Creating Places. Private amenity space is provided to the rear of the dwellings. Whilst the level of amenity provision for the dwellings is marginally below guidance set out in Creating Places, taking account of the previous permission and comparable levels of amenity provision for high density housing in the vicinity on balance the level of amenity provision is considered acceptable.
9.9	All units and dwellings will front onto the access road and therefore the outlook for perspective residents is considered acceptable. Adequate bin storage has been provided for the apartment block and the dwellings.
9.10	The site is served by established local neighbourhood facilities with good access to public transport (Metro bus services) along the Lisburn Road arterial road.
9.12	The site is accessed from the Lisburn Road. Five parking spaces are provided to the front of the apartment block and two in-curtilage spaces for each for the dwellings. Cycle parking is also been provided for the apartment block. Transport NI was consulted and raised no objection to the proposal subject to conditions.
9.13	Each proposed 2 bed apartment is designed for 3 persons and has an internal area of 60-65sqm and therefore complies with the space standards set out in the APPS7 Annex.
9.14	The design of the apartment block and dwellings replicates that previously approved within the site. The proposal incorporates a 3 storey apartment block with a pitched roof, windows in the gable walls will be fitted with obscure glazing to serve bathrooms. Materials include red/brown brick for the dwellings and a mix of red/brown brick and render which is considered to be in keeping with the character of the area.
	<b>Impact on the character of the area</b>
9.15	There are a number of other 'back land' developments within the immediate area e.g. No 110 Lisburn road to the immediate east of the site which is accessed via Locksley Lane. Therefore the relationship of the proposed built form in the context of the site is considered to be appropriate and in keeping with the characteristics of the local area. The proposed scale, form, massing and design characteristics of the development are considered acceptable and would not unacceptably impact on local character.
9.16	It is not considered that the cumulative impact of the proposal in terms of increased residential density will not have an unacceptable impact on the overall character of the area. As the site is adjacent to an arterial route linking the city centre to the suburbs it is considered an acceptable location for an increase in housing density.
	<b>Publicity</b>
9.17	This application was advertised and neighbour notified. No objections were received regarding the proposal.
	<b>Consultations</b>
9.18	Transport NI, NI Water and Environmental Health were consulted and raised no issues

	subject to the attachment of conditions/informatives.
<b>10.0</b>	<b>Summary of Recommendation:</b>
10.1	The proposal is considered to be in accordance with the development plan, taking account of all other material consideration including the relevant planning policies and planning history it is recommended that the delegated authority is given to the Director of Planning & Place to approve the application with conditions (set out below) with the final framing and wording of conditions to be delegated.
<b>11.0</b>	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The materials to be used in the construction of the external surfaces of the apartment block and town houses hereby permitted, shall be as stipulated in Drawing Nos. 06, 07 and 08, date stamped 22 December 2016.</p> <p>Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the established residential area.</p> <p>3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Approved Drawing No.02, date stamped 22 December 2016, prior to the occupation of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>4. 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 before the development hereby permitted is occupied and such splays shall be retained and kept clear thereafter.</p> <p>Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.</p> <p>5. The access gradient(s) shall not exceed 4% (1 in 25) over the first 10m 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.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.</p> <p>6. The proposed vehicular access hereby permitted shall be 4.8 metres wide for the first 10 metres from the rear of the public footway and formed using lowered kerbs at the carriageway edge. Associated regrading of the footway shall be to the satisfaction of TransportNI.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.</p>

	<p>7. No unit shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars as indicated on Drawing No.02, date stamped 22 December 2016. Each communal space shall be available at all times for the use of residents, visitors and other callers, and shall not be assigned to any particular apartment.</p> <p>Reason: To ensure that adequate in-curtilage provision has been made for parking, servicing and traffic circulation within the site in the interests of road safety and the convenience of road users.</p> <p>8. The existing street lighting column located within the proposed access/ visibility splays shall be relocated to the satisfaction of TransportNI, Street Lighting Section, Hydebank, 4 Hospital Road, Belfast BT8 8JL, tel: 028 90253057, at the Applicant's expense.</p> <p>Reason: In the interests of road safety.</p> <p>9. The existing bus stop located within the proposed access/ visibility splays shall be relocated to the satisfaction of Translink and TransportNI, Network Development, Bus Priority Section, Hydebank, 4 Hospital Road, Belfast BT8 8JL, tel: 028 90253022, at the Applicant's expense.</p> <p>Reason: In the interests of road safety.</p> <p>10. All redundant accesses from the site to public road shall be permanently closed off and the footway reinstated to the satisfaction of TransportNI.</p> <p>Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p> <p>11. The development hereby permitted shall not be occupied until covered secure cycle parking has been provided in accordance with Approved Drawing No. 02, date stamped 22 December 2016.</p> <p>Reason: To encourage the use of alternative forms of travel for development users.</p> <p>12. The development hereby permitted shall operate in accordance with the submitted and approved Travel Plan.</p> <p>Reason: To encourage the use of alternative modes of transport for development users.</p>
12.0	<p><b>Notification to Department (if relevant)</b> N/A</p>
13.0	<p><b>Representations from Elected members:</b> N/A</p>

<b>ANNEX</b>	
<b>Date Valid</b>	10 January 2017
<b>Date First Advertised</b>	26 January 2017
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier 1 Aboo Court, Ballyfinaghy, Belfast, Antrim, BT10 0BL,  The Owner/Occupier 104 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0BB,  The Owner/Occupier 108 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0BB,  The Owner/Occupier 109 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 111 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 112 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0BD,  The Owner/Occupier 113 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 114 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 115 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 116 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 116A Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 117 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 118 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 119 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 120 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 121 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 122 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 123 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 125 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 127 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 129 Upper Lisburn Road, Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0LG,  The Owner/Occupier 17 Torr Way, Ballyfinaghy, Belfast, Antrim, BT10 0DL,  The Owner/Occupier 19 Torr Way, Ballyfinaghy, Belfast, Antrim, BT10 0DL,  The Owner/Occupier 2 Aboo Court, Ballyfinaghy, Belfast, Antrim, BT10 0BL,  The Owner/Occupier 3 Aboo Court, Ballyfinaghy, Belfast, Antrim, BT10 0BL,  The Owner/Occupier 4 Aboo Court, Ballyfinaghy, Belfast, Antrim, BT10 0BL,  The Owner/Occupier 49 Torr Way, Ballyfinaghy, Belfast, Antrim, BT10 0DL,  The Owner/Occupier 51 Torr Way, Ballyfinaghy, Belfast, Antrim, BT10 0DL,  The Owner/Occupier 51A Torr Way, Ballyfinaghy, Belfast, Antrim, BT10 0DL,  The Owner/Occupier Rosemount, 106 Upper Lisburn Road,  Ballyfinaghy, Finaghy, Belfast, Antrim, BT10 0BB,</p>	
<b>Date of Last Neighbour Notification</b>	17 January 2017
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No



**Drawing Numbers and Title**

- 01 - Site location map
- 02A - Site layout
- 03 - Apartment block C ground and first floor plans
- 04 - Apartment block C second floor and roof plans
- 05 - Townhouses floor plans and roof plan
- 06 - Townhouses elevations
- 07 - Apartment block C front and side (north) elevations
- 08 - Apartment block C rear and side (south) elevations
- 09 - Site survey