

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date: 16 May 2016</b>	
<b>Application ID:</b> LA04/2016/0879/F	
<b>Proposal:</b> Demolition of existing semi-detached dwellings and the construction of 5 no. dwellings comprising of 3 no. detached and 2 no. semi-detached with associated car parking and landscaping.	<b>Location:</b> 440-446 Ravenhill Road Belfast
<b>Referral Route:</b> Application is for more than four residential units.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Ramco Estates Ltd 18 Shrigley Road Killyleagh BT30 9SR	<b>Agent Name and Address:</b> Coogan and Co Architects LTD 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p><b>Executive Summary:</b> The application seeks planning approval for the demolition of existing semi-detached dwellings and the construction of 5 no. dwellings comprising of 3 no. detached and 2 no. semi-detached with associated car parking and landscaping.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• principle of residential development at this location</li> <li>• acceptability of the design and layout</li> <li>• Road safety, access and parking</li> <li>• impact on neighbouring residential amenity</li> <li>• Impact on ATC</li> </ul> <p>The site not located within any BMAP designation. The proposal has been assessed against the SPPS, Planning Policy Statements 3, 7, and the Addendum to PPS 7, and supplementary guidance set out in Creating Places, DCAN 8 and Parking Standards.</p> <p>This application was initially included on the agenda for the April Planning Committee meeting but was withdrawn on the day of the meeting upon receipt of a late objection (email dated 11/4/17) which highlighted the omission of 2 objection letters (objections from B. Lambkin and K. Muhr, 436 Ravenhill Road dated 7-3-17 and Dr and Mrs van den Berg 438 Ravenhill Road dated 7-3-17) from the original committee report. The email also highlighted the inclusion of an incorrect site location map and some incorrect dates within the original report. In the interim, an additional representation dated 20-4-17 was submitted from B. Lambkin and K. Muhr. All representations have been fully considered in the assessment within this amended report.</p> <p>The objections to this planning application raising the following concerns:</p> <ul style="list-style-type: none"> <li>• Overdevelopment of the site</li> <li>• traffic and access issues, including pedestrian safety</li> </ul>	

- Impact on character of the area
- Design concerns regarding height of proposals and separation distances
- Impact on neighbouring residential amenity
- Civil matters regarding access point/passage in common/deeds and land ownership
- Problems with blocked sewers

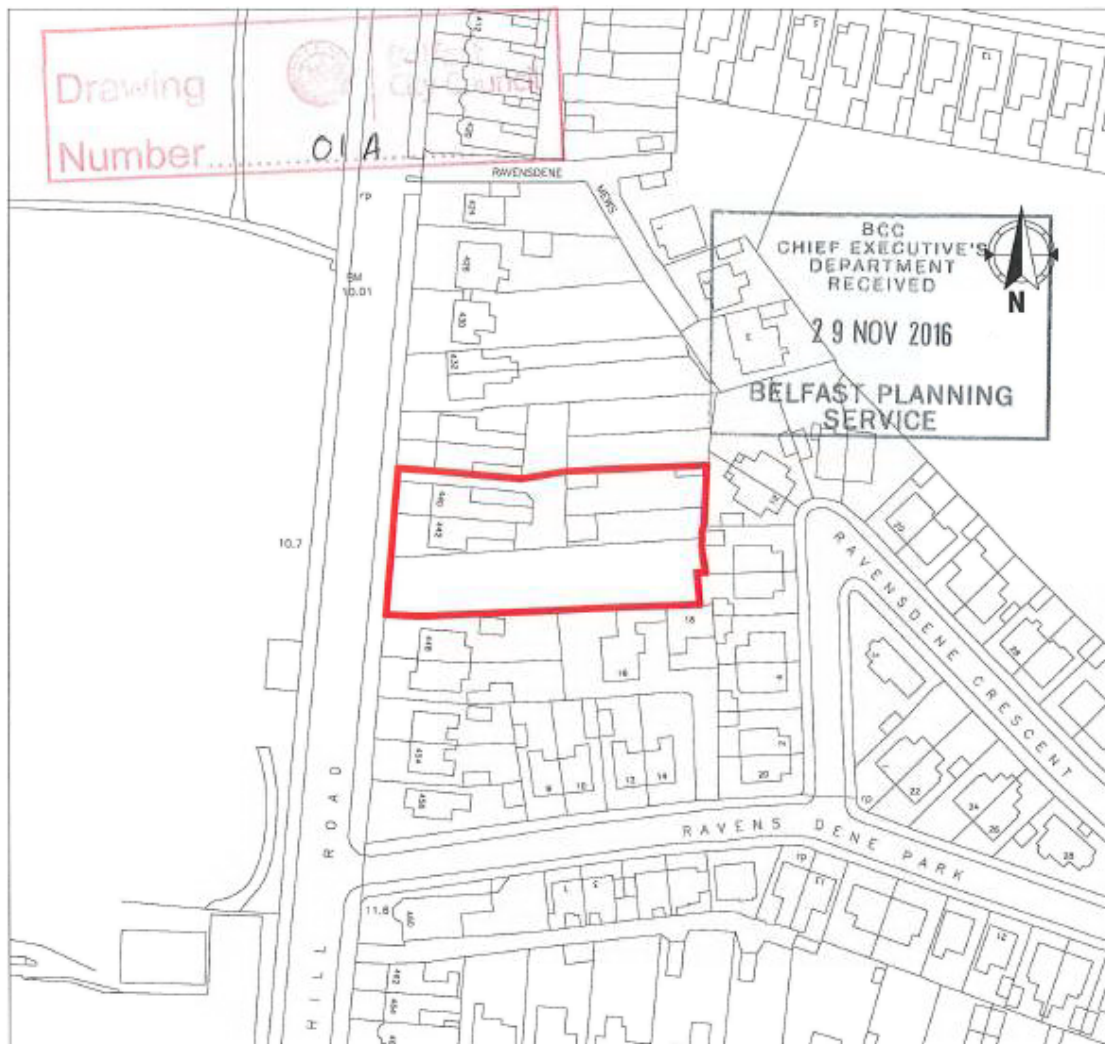
Having regard to the Development Plan, relevant policy and guidance and other material considerations, the proposal is considered acceptable and is recommended for approval.

**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.

## Case Officer Report

## Site Location Plan



## Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	No Objection
Statutory	Transport NI - Hydebank	Content
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	Transport NI - Hydebank	Content

## Representations:

Letters of Support	1
Letters of Objection	9
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues**

B. Lambkin and K. Muhr: 436 Ravenhill Road 29-12-16 & 10-6-16, 7-3-17 & 20-4-17 concerns with height of dwellings, access issues, land ownership issues, incorrect completion of application form, overdevelopment.

Dr and Mrs van den Berg: 438 Ravenhill Road, 10-6-16, 29-12-16 & 7-3-17- application form has not been completed correctly, access issues, pedestrian safety, ownership issues, overlooking due to demolition of the garage and overlooking from gable windows, impact on residential amenity via loss of privacy, maintenance/management agreements issues, and blocked sewers.

Letter of support: Mr and Mrs Diver 28-12-16

G. Butterworth: 1-6-16-scale of dwellings and impact on residential amenity of No .18 Ravensdene Park, including loss of light

Carmel and Rob Fairmichael 10-6-16: 16 Ravensdene Park-impact on the character of the area, design concerns potential overlooking, separation distances.

### **Characteristics of the Site and Area**

The site is located on Ravenhill Road, Belfast and is within the Ravenhill Park Area of Townscape Character. The character is primarily a late Victorian and Edwardian residential suburb of 3 storey red brick terraces and semi-detached houses fronting onto Ormeau Park. Currently the site contains a pair of 2 storey semi-detached houses and a single vacant plot adjacent to No.448 overlooking Ormeau Park. The site is relatively flat and is bounded by post and wire fence along the Ravenhill Road.

### **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.

### **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
- Addendum to Planning Policy Statement 6 – 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 subject to conditions
- **NI Water Multi-Units East** – No objection subject to informatives
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### **Non Statutory Consultee Responses**

**Belfast City Council Environmental Health** – No objections subject to an informative.

### **Representations**

There are 9 objections to this planning application raising the following issues:

- overdevelopment
- traffic and access issues, including pedestrian safety
- design issues
- impact on residential amenity via overlooking/loss of light
- land ownership issues
- incomplete application form

There was also a letter of support for the proposal.

#### **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) acceptability of the design and layout
- (d) Visual amenity and 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. 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, AMP2 and AMP 6**

Objection letters raised concerns regarding traffic intensification and questioned the adequacy of the access point to the site. This included the most recent objections dated 7-3-17 which reiterated many of the concerns raised in previous objections. Transport NI (TNI) were consulted, and considered objection letters and their position has not changed. They have no objections to the proposal. TNI has confirmed that the access serving the rear of the site

complies with the standards in Creating Places and they have no objection in relation to pedestrian safety. Parking provisions are therefore in line with parking standards; and the site benefits from accessibility to non-car modes due to high quality pedestrian and cycle routes in the local area. The site is also accessible by regular bus services with bus stops located within the recommended walking distances. Overall there is good accessibility for residents to travel by alternative modes of transport to and from the site. Therefore the proposal complies with Policies AMP1, AMP2 and AMP 6 of PPS 3.

### **Site Layout**

The development proposal seeks planning permission to demolish existing pair of semi-detached houses and erect 5 dwellings. 3 houses are fronting Ravenhill Road with an access road leading to 2 dwellings in the rear. The layout respects the established pattern of development within the Ravenhill ATC. The layout is considered acceptable with adequate separation distances between dwellings. 3 of the dwellings will front onto the Ravenhill Road thus enhancing the streetscape to an otherwise gap site which is bounded by temporary fencing.

### **Overlooking/Overshadowing**

PPS 7 Policy QD1 (h) states that the layout will not create conflict by overlooking between proposed and/or existing properties. The applicant amended the proposal to reduce the number of units on the site and altering the layout of the proposal to alleviate issues with overlooking. There are no issues with overlooking or overshadowing pertaining to the proposed development. The proposal will hence not result in a significant loss of light for neighbouring properties.

### **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. Separation distances are adequate.

### **Amenity Space**

The private amenity space provided in this development is commensurate with Creating Places. All the properties are in excess of 40m<sup>2</sup> of amenity space. Garden space is located to the front and rear of properties. As such the proposed amenity space is compliant with PPS 7 Policy QD1 (c).

### **Design**

PPS 7 (g) states that the design of the development should draw upon the best local traditions of form, materials and detailing. The site is located within an Area of Townscape Character. The proposed layout and design is in keeping with its context. The proposed materials are acceptable by maintaining brick and render finishes, decorative detailing and ridge lines of similar heights to the area.

An objection dated 7-3-17 from the occupiers of No. 436 Ravenhill Road was raised regarding the proposed height of the dwellings to the rear of the development. The 10m ridge height for the house type C dwellings would not result in an unacceptable level of impact on the residential amenity of neighbouring properties due to the orientation of dwellings in the area and adequate separation distances between the proposal and neighbouring properties. The buildings comply with the bulk, scale and massing of existing buildings in the local context.

### **Boundaries**

DCAN 8 states that well designed walls or railings, and planting, can be used to mitigate the detrimental visual impact of cars and dustbins. The proposed boundary treatments include

timber fencing, brick walls and landscaping. These are considered appropriate.

### **Landscaping**

The scheme makes provision for landscaping along the boundaries with trees and hedging. There are no objections to the landscaping element of this planning application and it is considered compliant with PPS 7 Policy QD 1(c).

### **Access/rights of way/Land ownership issues/deeds/Maintenance/Management issues/Sewers**

These concerns are civil matters which are not dealt by the planning process. Regarding the ownership of the land, the issue was raised by objectors and as a result the applicant amended the planning application form. Planning application Certificate Section D was completed by the applicant and notice of said application was published in the South Belfast News and Belfast Telegraph on the 15-2-17. With regards Blocks sewers, there is no specific evidence provided on the blockage events, however, NI Water raised no issue with sewerage infrastructure in their original consultation response. NI Water was reconsulted in relation to the specific issue of previous blockage of sewer serving the existing dwellings but no response was received. Based on the original response, it is considered that the sewerage infrastructure has capacity to cope with the development proposed.

Neighbour Notification Checked: Yes

### **Summary of Recommendation:**

Residential development at this location is acceptable in principle and does not conflict with the area plan. The density of development is consistent with the built context in the local area. The scale, form and finishes of the dwellings have been designed to match the character of dwellings in the area. Adequate provision has been made for public and private amenity space. Car parking to serve the scheme has been provided in accordance with the prevailing standards and the buildings have been designed and sited to minimise any adverse impact on the amenity of residents in neighbouring properties. The proposed development will serve to enhance the streetscape of Ravenhill Road by reintroducing life to a vacant site in an existing residential area.

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.

### **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: If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

3: Prior to occupation of the development hereby approved, hard and soft landscaping shall be carried out in accordance with approved drawings.

Reason: In the interest of residential amenity and to provide a quality residential development.

4: The development hereby permitted shall not be occupied until hard surfaced areas have been

constructed within the site in accordance with the approved plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.

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

5: The vehicular accesses shall be provided in accordance with the approved plan, prior to the commencement 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.



<b>ANNEX</b>	
<b>Date Valid</b>	25th April 2016
<b>Date First Advertised</b>	20th May 2016
<b>Date Last Advertised</b>	27 <sup>th</sup> February 2017
<b>Details of Neighbour Notification</b> (all addresses)	
<p>The Owner/Occupier, 10 Ravensdene Crescent,Ballynafoy,Belfast,Down,BT6 0DB, The Owner/Occupier, 12 Ravensdene Crescent,Ballynafoy,Belfast,Down,BT6 0DB, The Owner/Occupier, 14 Ravensdene Crescent,Ballynafoy,Belfast,Down,BT6 0DB, Carmel Fairmichael 16 Ravensdene Park, Belfast, BT6 0DA The Owner/Occupier, 16 Ravensdene Park,Ballynafoy,Belfast,Down,BT6 0DA, Gavin Butterworth 18 Ravensdene Park, Belfast, BT6 0DA The Owner/Occupier, 18 Ravensdene Park,Ballynafoy,Belfast,Down,BT6 0DA, The Owner/Occupier, 436 Ravenhill Road Ballynafoy Belfast Brian Lambkin 436, Ravenhill Road, Belfast, Down, Northern Ireland, BT6 0BU Hendrik van den Berg 438 Ravenhill Road, Belfast, BT6 0BU The Owner/Occupier, 438 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BU, The Owner/Occupier, 448 Ravenhill Road,Ballynafoy,Belfast,Down,BT6 0BU, The Owner/Occupier, 50 Park Road,Ballynafoy,Belfast,Down,BT7 2FX, The Owner/Occupier, 6 Ravensdene Crescent,Ballynafoy,Belfast,Down,BT6 0DB, The Owner/Occupier, 8 Ravensdene Crescent,Ballynafoy,Belfast,Down,BT6 0DB,</p>	
<b>Date of Last Neighbour Notification</b>	22 <sup>nd</sup> February 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No

## Planning History

Ref ID: LA04/2016/0879/F

Proposal: Demolition of existing semi-detached dwellings and the construction of 6 no. dwellings comprising of 2 no. detached and 4 no. semi-detached including single detached garage with associated car parking and landscaping.

Address: 440-446 Ravenhill Road, Belfast,

Decision:

Decision Date:

Ref ID: Z/1986/1552

Proposal: ERECTION OF FLATS

Address: 446 RAVENHILL ROAD, BELFAST

Decision:

Decision Date:

Ref ID: Z/1995/6068

Proposal: ERECTION OF SEMI DETACHED DWELLING 444-446 RAVENHILL ROAD

Address:

Decision:

Decision Date:

Ref ID: Z/1989/0486

Proposal: Construction of 2 storey block of apartments

Address: 444/446 RAVENHILL ROAD BELFAST BT6

Decision:

Decision Date:

Ref ID: Z/1983/0459

Proposal: CHANGE OF USE TO 2 FLATS

Address: 438 RAVENHILL ROAD

Decision:

Decision Date:

Ref ID: Z/1988/0467

Proposal: Demolition of no. 446 and erection of 4 no. flats

Address: 446 RAVENHILL ROAD, BT6

Decision:

Decision Date:

Ref ID: Z/1976/0459

Proposal: ERECTION OF REPLACEMENT COTTAGE

Address: 444-446 RAVENHILL ROAD

Decision:

Decision Date:

Ref ID: Z/2006/2238/F

Proposal: Retention of change of use from dwelling to offices for care agency.

Address: 440 Ravenhill Road, Ballynafoy, Belfast, BT06 0BU  
 Decision:  
 Decision Date:

Ref ID: Z/1991/0932  
 Proposal: Demolition of existing dwelling and erection of replacement dwelling  
 Address: 18 RAVENSDENE PARK BELFAST BT6  
 Decision:  
 Decision Date:

Ref ID: Z/1993/0547  
 Proposal: Erection of a replacement dwelling (retrospective)  
 Address: 18 RAVENSDENE PARK BELFAST BT6  
 Decision:  
 Decision Date:

Ref ID: Z/1992/0049  
 Proposal: Extension to dwelling  
 Address: 18 RAVENSDENE PARK BELFAST BT6  
 Decision:  
 Decision Date:

Ref ID: Z/2003/0272/A41  
 Proposal: Detached garage to rear of existing dwelling  
 Address: 10 Ravensdene Crescent, Belfast, BT6 0DB  
 Decision:  
 Decision Date:

#### **Drawing Numbers**

Drawing No. 01A, 02B, 03A, 04, 05, 06, 07A, 10, 11, 12A, 15, 16, 17

#### **Notification to Department (if relevant)**

Date of Notification to Department: N/A  
 Response of Department: