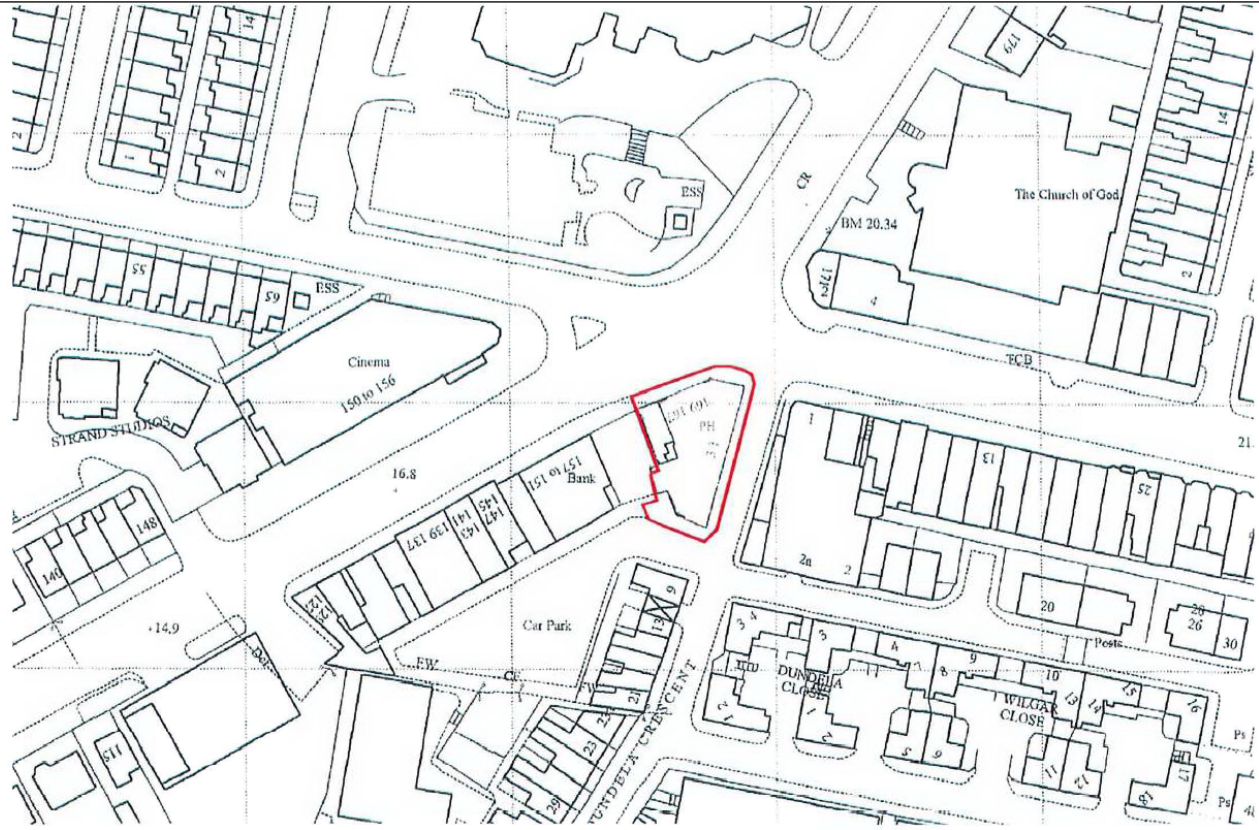


**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 16 May 2017</b>	
<b>Application ID:</b>	LA04/2015/1160/F
<b>Proposal:</b> Demolition of existing building and construction of 18 apartments with balconies.	<b>Location:</b> 165-169 Hollywood Road Belfast BT4 3BE
<b>Referral Route:</b> More than 4 dwellings	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Stormont Inn Ltd 41 Donegall Street Belfast BT1 2FG	<b>Agent Name and Address:</b> Wirefox Design Ltd 10 High Street Holywood BT18 9AZ
<p><b>Executive Summary:</b> The application seeks full planning permission the demolition of the Stormont Inn and the construction of 18 apartments.</p> <p>The Development Plan (BMAP) identifies the site as within the development limits of Belfast.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>(a) Principle of residential use on the site</li> <li>(b) Road safety</li> <li>(c) demolition of building</li> <li>(d) Visual and residential amenity</li> <li>(e) Building height</li> </ul> <p>The proposal was assessed against the Development Plan (BMAP 2015); Strategic Planning Policy Statement for N. Ireland (SPPS); Planning Policy Statement 3: Access, Movement and Parking; Planning Policy Statement 7: Quality Residential Environments; Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas; and Planning Policy Statement 12: Housing in Settlements and is considered acceptable. The building height marginally exceeds the BMAP Building Height Policy AR02 (i.e. 5 storeys as opposed to 4 storeys) but on balance the extra storey, which is set back is acceptable at this prominent corner site.</p> <p>Consultees have no objections. One objection regarding design issues and inadequate amenity provision was received from 44 Sydenham Avenue which is over 500m from the site. The issues raised are considered in the main body of the report.</p> <p>Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place.</p> <p>An approval with conditions is recommended as set out in the case officer's report.</p>	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

**Summary of Issues**

Objection from occupier of No. 44 Sydenham Avenue, Strandtown, commented that the building is over-scaled, and the set-back uppermost floor does nothing to hide its height due to the gradient of Belmont road and Holywood road. The building also obstructs and competes with the Strand Arts Centre in terms of views from the Belmont road, a building of major historical interest and value. In terms of scale and material, that the proposal is less than sympathetic to the adjacent 2 storey buildings that are a great example of Belfast's red brick vernacular in excellent condition that remain well-used. He also highlighted that in his opinion that the proposal lacks the amount of amenity space that is required by Planning Policy PPS7.

**Characteristics of the Site and Area**

The site is currently occupied by the Stormont Inn public house. The site is located within commercial node and area of parking restraint as designated in BMAP 2015. The built character of the area is varied in size, age and usage. The site is on the confluence of the Holywood Road, identified as a key corridor in BMAP, and the Belmont Road. The ground slopes up noticeably to the north-east along the path of Holywood Road out of city centre. Also converging at the same point are Pims Avenue and Dundela Crescent, which slope away from the site. The neighbouring buildings on Holywood Road and Belmont Road are varied commercial and public buildings including the local landmark Strand Cinema with its distinctive curved corner and pastel coloured

render. Park Avenue Hotel in pale cast stone cladding and a twentieth century brick Church. Hollywood Road features a cluster of 2-3 storey commercial buildings with a varied eaves line and palette of materials next to the site, and two storey red brick terraces and semi-detached houses lower down the hill towards city centre and beyond the Park Avenue Hotel in the Hollywood direction. Dundela Crescent is a short one way street featuring small 2-storey red brick terraces.

### **Description of Proposal**

Demolition of existing building and construction of 18 apartments with balconies.

### **Planning Assessment of Policy and Other Material Considerations**

#### **Planning History**

No relevant planning history on the site.

#### **Proposal**

Demolition of existing building and construction of 18 apartments with balconies.

#### **Policy Framework**

Belfast Metropolitan Area Plan (BMAP) 2015

Designation AR01/18 – Hollywood Road, Arterial Route

Designation AR02/13 – Commercial Node and Area of Parking Restraint on Arterial Route, Hollywood Road/Belmont Road Junction (Gelston's Corner)

Policy AR02 – Commercial Nodes Building Heights

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Good Design paras. 4.23 – 4.26

Planning Policy Statement (PPS) 3: Access, Movement and Parking

Policy AMP 1: Creating an Accessible Environment

Policy AMP 6: Transport Assessment

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1: Quality in New Residential Development

Planning Policy Statement 7 (PPS) Addendum: Safeguarding the Character of Established Residential Areas

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity

Planning Policy Statement (PPS) 12: Housing in Settlements

Planning Control Principle 2: Good Design

Supplementary Planning Guidance – Creating Places

Supplementary Planning Guidance – Parking Standards

Development Control Advice Note 8 – Housing in Existing Urban Areas

#### **Statutory Consultees Responses**

Transport NI : No objection

NI Water: No objection

Rivers Agency: No objections. The proposal does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain.

#### **Non Statutory Consultees Responses**

Belfast City Council (BCC) Environmental Health – No objection subject to a condition to ensure noise mitigation for proposed occupiers.

#### **Representations**

The application has been neighbour notified and advertised in the local press. One representation has been received highlighting concerns relating to design, lack of amenity space and the impact on the streetscape character. These issues will be considered throughout the assessment section of the report.

**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 site fronts the Holywood Road which is an Arterial Route (Designation AR01/18) and it is located within a Commercial Node and Area of Parking Restraint on Arterial Routes (Designation AR02/13) at Holywood Road/Belmont Road Junction. Accordingly Policy AR 02, 'Commercial Nodes Building Heights' is relevant.

The key issues are

- (a) Principle of residential use on the site
- (b) Road safety including access and parking
- (c) demolition of existing building
- (d) Visual amenity and residential amenity
- (e) building height

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

SPPS: 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. Its prominent position on a road junction suggests that the building be visually robust and recognisable to contribute meaningfully to the local urban grain.

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.

The design of the proposal is appropriate to the local context. Bin storage is located in an enclosed space on the lower ground floor. Belfast City Council - City and Neighbourhood Department were consulted regarding the amount of waste storage provided. The bin storage provision is considered acceptable.

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

Transport NI is the authoritative body on road safety, access and parking. Although no in curtilage car parking is provided, Transport NI was consulted and having assessed the transport assessment for the proposal they have no objections. The existing buildings is served by on street parking. The site has excellent public transport links being located along the Holywood Road which is served by metro bus routes to the city centre. Therefore the proposal complies with Policies AMP1 and AMP 6 of PPS 3.

*Demolition of existing building-*The Stormont Inn is not listed or protected and the demolition of the building will not harm the character of the area.

*Visual amenity and residential amenity-*

PPS 7 Quality Residential Environments- Policy QD1 Quality in new residential development Planning permission will only be granted where all the criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met:

- (a) There is no adverse effect on the local character, environmental quality or residential amenity of the surrounding area; the layout of the proposed apartments is acceptable in that each has an aspect to the public road. The proposal is in keeping with the context/character of the area. The proposed building has a similar footprint to the existing Stormont Inn, maintaining the integrity of the built up frontage of the arterial route. The height of the proposed building is 5 storeys (with the fifth floor set back). Policy AR 02 stipulates a maximum height of 4 storeys. The number of stories is slightly higher than the BMAP Policy, however on balance, it is considered that the 4 stories and step back on the top floor helps the proposal to integrate with the surrounding context and strengthens the nodal landmark at this prominent corner site. The proposed building follows the building lines of the existing building. The scale and massing of the building are in keeping with its corner location and are respectful to neighbouring properties. The fenestration of the windows and outlook from balconies/terraces are considered acceptable and will not result in any significant harm to neighbouring residents. Overall it is considered that the proposed design is acceptable.
- (b) There are no features of archaeological and built heritage importance to be protected.
- (c) 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. A walled garden communal space is located on the ground floor. The proposal also features a south facing terraces and private decking areas. The provision of amenity space is approximately 176m<sup>2</sup> which is 4m<sup>2</sup> short of the minimum requirement for 18 apartments. However taking into account the context of the site and the proximity of the site to the amenity space at Connswater Greenway (5 minute walk) and Victoria Park (10 minute walk) the level of amenity provision is considered acceptable on balance.
- (d) The site is located close to the city centre and a range of facilities along the Hollywood Road with shops and services nearby. The scale of the development is not such that would warrant local neighbourhood facilities to be provided within the development itself.
- (e) The site is within a few metres of a busy route with regular bus services running each day. Cycle storage is provided internally within the enclosed yard.
- (f) There is no in curtilage parking proposed however the Transport Assessment demonstrated that adequate reserve parking capacity exists in the vicinity of the area.
- (g) The design and materials used for the proposal are acceptable and complement the existing streetscape.
- (h) There are no significant issues regarding overlooking or overshadowing onto private amenity space.
- (i) There appear to be no particular issues for concern for crime or personal safety.

#### Policy LC 1

The proposal complies with Policy LC 1 Protecting local character, environmental quality and residential amenity as the apartments meet the size/space standards set out in Annex A of the addendum to PPS 7.

#### 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.

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.

2: No apartment shall be occupied until provision has been made for cycle parking in accordance with the approved plan. These facilities shall be permanently retained.

REASON: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.

3: All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of Transport NI.

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.

4: The development hereby permitted shall not be commenced until any retaining wall requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

REASON: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

5: Prior to the occupation of the development, a Verification Report must be submitted which demonstrates that suitable noise mitigation measures have been implemented to ensure that internal noise levels within any apartment shall

a. not exceed 35 dB LAeq,16hr between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;

b. not exceed 30 dB LAeq,8hr between the hours of 23:00 and 07:00hrs within the proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements;

c. not exceed 45 dB LAm<sub>ax</sub> for any single sound event between the 23:00hrs and 07:00hrs within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

Reason: Protection of human health and amenity due to noise.

Signature(s)

Date:

<b>ANNEX</b>	
<b>Date Valid</b>	24th September 2015
<b>Date First Advertised</b>	23rd October 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification (all addresses)</b> The Owner/Occupier, 1 Belmont Road, Strandtown, Belfast, Down, BT4 2AN, The Owner/Occupier, 1-5, Belmont Road, Strandtown, Belfast, Down, BT4 2AA, The Owner/Occupier, 150-157 Holywood Road, Strandtown, Belfast, Down, BT4 3BE, The Owner/Occupier, 159 Holywood Road, Strandtown, Belfast, Down, BT4 3BE, The Owner/Occupier, 165-169, Holywood Road, Strandtown, Belfast, Down, BT4 3BE, The Owner/Occupier, 2 Belmont Road, Strandtown, Belfast, Down, BT4 2AN, The Owner/Occupier, 2a Dundela Street, Strandtown, Belfast, Down, BT4 3BN, The Owner/Occupier, 3-4 Dundela Street, Strandtown, Belfast, Down, BT4 3BN, The Owner/Occupier, 4 Belmont Road, Strandtown, Belfast, Down, BT4 2AN, Ben Weir 44 Sydenham Avenue Strandtown Belfast The Owner/Occupier, 9 Dundela Crescent, Strandtown, Belfast, Down, BT4 3BN, The Owner/Occupier, Park Avenue Hotel, 158 Holywood Road, Belfast	
<b>Date of Last Neighbour Notification</b>	3rd April 2017
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: Z/1987/1553 Proposal: Demolition of existing buildings to allow construction of public car park Address: NOS 5 AND 11 DUNDELA CRESCENT AND LAND TO THE REAR OF 9-21 DUNDELA CRESCENT BELFAST BT4 Decision: Decision Date: 19.04.1988  Ref ID: Z/2008/0470/F	

Proposal: Provision of 2 No. Apartments to first & second floors of existing premises including alterations to rear returns.

Address: 159, 161 and 163 Holywood Road, Strandtown, Belfast, BT04 3BE

Decision:

Decision Date: 13.08.2008

Ref ID: Z/1978/1108

Proposal: CHANGE OF USE TO HOT FOOD BAR

Address: 163 HOLYWOOD ROAD

Decision:

Decision Date:

Ref ID: Z/1979/0357

Proposal: ALTERATIONS AND IMPROVEMENTS TO PREMISES

Address: 163 HOLYWOOD ROAD

Decision:

Decision Date:

Ref ID: Z/1997/1096

Proposal: Change of use from estate agents to church based youth centre, including seminar rooms for training, offices and small group activities.

Address: 161-163 HOLYWOOD ROAD BELFAST BT4

Decision:

Decision Date:

Ref ID: Z/1986/1673

Proposal: HOUSING DEVELOPMENT

Address: 25-37 ROE STREET, BT14

Decision:

Decision Date:

Ref ID: Z/1979/0261

Proposal: CHANGE OF USE TO ESTATE AGENTS OFFICE

Address: 163 HOLYWOOD ROAD

Decision:

Decision Date:

Ref ID: Z/1985/0571

Proposal: ERECTION OF NEW ENTRANCE AND SIGNS AND REFURBISHMENT OF BUILDING

Address: 167-169 HOLYWOOD ROAD; 1-3 DUNDELA CRESCENT

Decision:

Decision Date:

Ref ID: Z/1987/0121

Proposal: Erection of 1.8 metre span aluminium para-bolic dish antenna on roof of building

Address: CORNER HOUSE 167 HOLYWOOD ROAD BELFAST BT4



Decision:  
Decision Date:

Ref ID: Z/1991/0789  
Proposal: Change of use from off sales to public bar.  
Address: 165 HOLYWOOD ROAD, BT4.  
Decision:  
Decision Date:

Ref ID: Z/2002/0354/F  
Proposal: Erection of three 6m flagpole structure. Each to house one no. 1.7m antennae.  
Erection of one 300mm transmission dish and installation of one H3G Nokia Optima Compact (1.30m x 0.70m), one Nokia support cabin (0.79m x 0.77m x 1.30m) and ancillary.  
Address: Stormont Inn. 165-169 Holywood Road, Belfast.  
Decision:  
Decision Date: 22.05.2002

Ref ID: Z/2008/2166/F  
Proposal: Streetscape improvements with natural stone paving and tree planting  
Address: Streetscape adjacent to the Strand Cinema and Studio, 150 -156 Holywood Road, BT4 1NY and neighbouring pavements  
Decision:  
Decision Date: 26.02.2009

Ref ID: LA04/2015/1160/F  
Proposal: Demolition of existing building and construction of 18 apartments  
Address: 165-169 Holywood Road, Belfast, BT4 3BE,  
Decision:  
Decision Date:

**Drawing Numbers and Title**

Drawing No.  
Type:  
Status: Submitted

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: