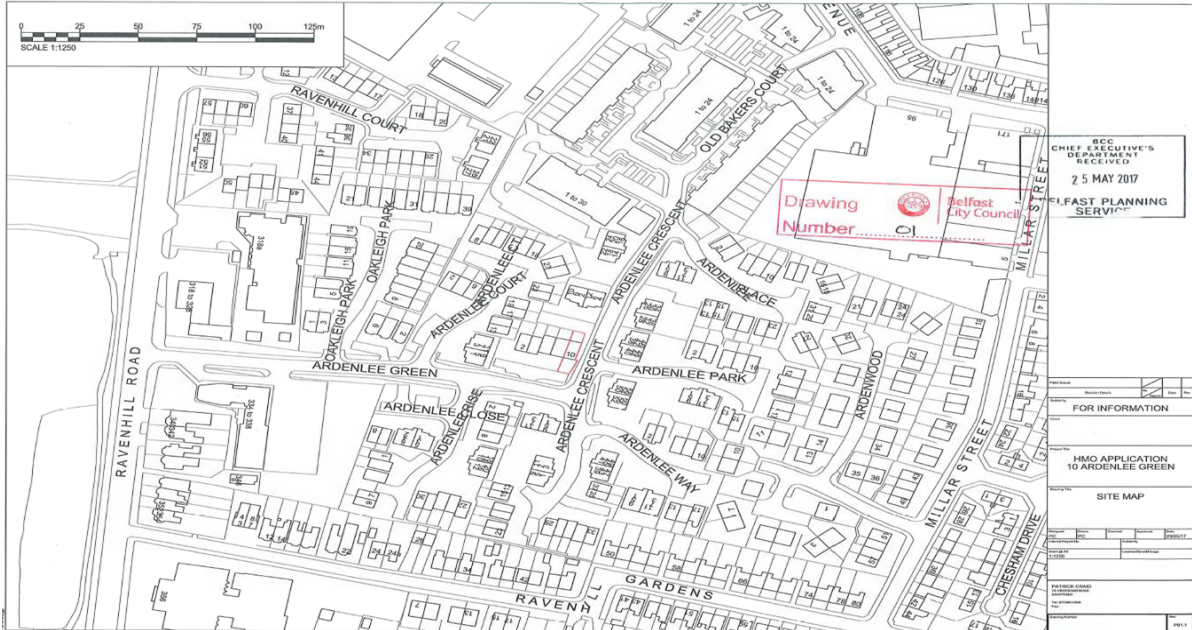


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2017/0986/F	Target Date:
Proposal: Change of use from single dwelling to house of multiple occupancy (HMO)	Location: 10 Ardenlee Green Belfast BT6 8QF
Referral Route: Proposed House in Multiple Occupation outside a HMO Node as per the HMO Subject Plan.	
Recommendation:	Approve
Applicant Name and Address: Patrick Craig 79 Crossgar Road Saintfield BT24 7JQ	Agent Name and Address:
<p>Executive Summary: This application seeks full planning permission for a change of use from a single dwelling to a House In Multiple Occupation (HMO). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a HMO at this location; and • Impact on surrounding residential amenity. <p>In terms of the principle - Policy HMO 5 permits for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to HMO use. There are 11 residential properties on Ardenlee Green, this would allow for 1 HMO under Policy HMO 5 before the 10 percent threshold would be exceeded. Records indicate that this would be the first and only HMO to date in Ardenlee Green and is therefore acceptable in principle.</p> <p>There is no anticipated impact on the visual amenity and character of the area given that no external changes are proposed.</p> <p>No third party representations have been received.</p> <p>Consultees TransportNI and Environmental Health have raised no objections</p> <p>Recommendation Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Transport NI - Hydebank	No Objections
Non Statutory	Env Health Belfast City Council	No Objections

Representations:

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

1.0	<p>Description of Proposed Development</p> <p>Proposal is for a change of use from a single dwelling to a House In Multiple Occupation (HMO).</p>
2.0	<p>Description of Site</p> <p>The application site is a 4 bedroom, end-of-terrace townhouse. This has a small garden and a communal parking area to the front. A small rear yard is enclosed by a 2m close-boarded fence.</p> <p>The surrounding area is characterised by high density residential buildings; mostly of a recent construction.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Site History</p> <p>None relevant.</p>

4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 HMO Subject Plan for Belfast City Council Area 2015
4.1.1	The site is on land zoned for housing EB 02/34 in the draft Belfast Metropolitan Area Plan (BMAP) 2015
4.2	SPPS, Planning Policy Statements: 4.2.1 SPPS, Planning Policy Statements 1-24 specify 4.2.2 Strategic Planning Policy Statement for NI (SPPS) 4.2.3 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage 4.2.4 Houses in Multiple Occupation Subject Plan for Belfast City Council Area 2015
5.0	Assessment
5.1	The proposal is within the development limits for Belfast as identified in the draft development plan (dBMAP 2015). As such the principle of the proposal is deemed acceptable at this location.
5.2	The application site is not within an HMO Policy Area or Development Node as designated in the HMO Subject Plan 2015.
5.3	Therefore, Policy HMO 5 is applicable in this instance.
5.4	Policy HMO 5 permits for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to HMO use.
5.5	There are 11 residential properties on Ardenlee Green. Council records indicate that as of November 2004 there were no properties in HMO use on Ardenlee Green. The NIHE Public Register of HMOs (at 09/08/17) shows one registered HMO on Ardenlee Green – No. 10, which is the application site. A planning history check of Ardenlee Green indicates no approvals/decisions relating to HMO development or use.
5.6	In relation to Policy HMO 6, all the criteria are either met or are not relevant in this instance. The HMO unit is not within a Policy Area; The HMO unit is not wholly in the rear of the property and without access to the public street; and the original property (house) is not being converted to flats for HMO use (third and fourth bullet points). The proposal meets all of the relevant criteria in this instance.
5.7	The SPPS is relevant given the perceived impact of HMO development on amenity and parking within the locality. This is concerned with impact on amenity such as noise, nuisance and disturbance; and impact on road safety and traffic circulation.
5.8	Environmental Health was consulted and has no concerns regarding potential for noise. If persistent noise does occur then Belfast City Council's Environmental Health Services Department is the statutory authority and has mechanisms that can be put in place to prevent further disturbance.
5.9	The proposed conversion will result in 4 bedroom HMO. In terms of car parking/impact on existing traffic arrangements, the various policy requirements of 'Subject Plan' seek to encourage regeneration, address need and demand, and also protect residential

	amenity, but it is noted that the provision of car parking is not a requirement of the assessment process. Equally, existing Regional Planning Policy and supplementary planning guidance, including the published 'Parking Standards', do not incorporate car parking as a requirement for HMO development. TransportNI has been consulted and have no objections to this proposal.
5.10	No operational development is proposed and therefore existing amenity space provision is unaffected.
5.11	There is no anticipated impact on the visual amenity and character of the area given that no external changes are proposed.
5.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
6.0	Summary of Recommendation: The proposal complies with the relevant planning policy and therefore approval is recommended.
7.0	Conditions:
7.1	As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: Time Limit.

ANNEX

Date Valid	25th May 2017
Date First Advertised	9th June 2017
Date Last Advertised	N/A
Date of Last Neighbour Notification	9th June 2017
Date of EIA Determination	N/A
ES Requested	No

Planning History

Ref ID: LA04/2017/0986/F

Proposal: Change of use from single dwelling to house of multiple occupancy (HMO)

Address: 10 Ardenlee Green, Belfast, BT6 8QF,

Decision:

Decision Date:

Ref ID: Z/1994/0453

Proposal: Business Park and Factory Warehousing

Address: RAVENHILL ROAD/FEDERATION STREET/MILLAR STREET BELFAST BT6

Decision:

Decision Date:

Ref ID: Z/1996/0121

Proposal: Housing development (Outline Permission)

Address: 336 RAVENHILL ROAD BELFAST BT6

Decision:

Decision Date:

Drawing Numbers and Title

Drawing No. 01

Type: Site location plan

Status: Submitted

Drawing No. 02

Type: Existing floor plan

Status: Submitted

Drawing No. 03

Type: Proposed floor plan

Status: Submitted

Representations from Elected Members:

None