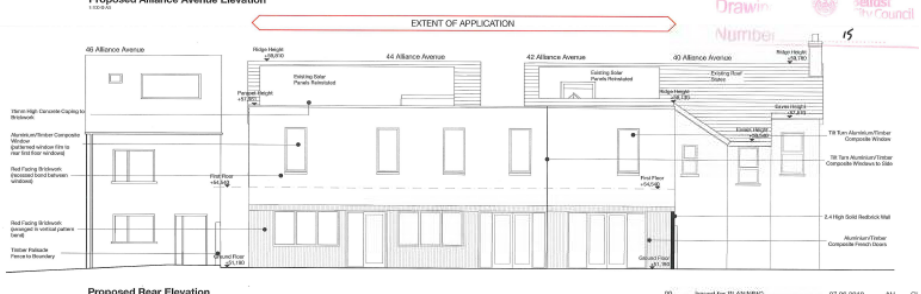


Committee Application

Development Management Report	
Application ID: LA04/2018/1590/F	Date of Committee: 11 September 2018
Proposal: Demolition and remodelling internal layout to create new office accommodation	Location: Cancer Lifeline 42 & 44 Alliance Avenue Belfast BT14 7PJ
Referral Route: Funding provided by Belfast City Council	
Recommendation: Approval	
Applicant Name and Address: Cancer Lifeline 44 Alliance Avenue Belfast City Council BT14 7PJ	Agent Name and Address: Hall Black Douglas 152 Albertbridge Road Belfast BT5 4GS
<p>Executive Summary:</p> <p>Planning permission is sought for the demolition and redevelopment of no. 42 Alliance Avenue to provide accommodation for Cancer Lifeline, provision of new build link between the redeveloped no. 42 and the existing Cancer Lifeline Offices at no. 44 with internal alterations and extensions to both to provide fully accessible accommodation.</p> <p>The site is located at 42 to 44 Alliance Avenue off Oldpark Road. Number 44 is occupied by Cancer Lifeline. No. 42 is one of a pair of semi-detached dwellings, it is unoccupied and has an extant approval for Change of Use and part demolition to provide accommodation for Cancer Lifeline. The properties are located within an area characterised by detached, semi-detached and terraced housing.</p> <p>No representations have been received in relation to the application.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of the development and use • The design and impact on the character and appearance of the surrounding area • Impact on residential amenity • Provision of parking and access • Other Environmental Factors <p>Recommendation Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



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Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>It is proposed to demolish and rebuild no. 42 Alliance Avenue, demolish an existing rear extension at Cancer Lifeline Centre at 44 Alliance Avenue; to put a link in place with the adjacent property 42 Alliance Avenue; and to extend and reconfigure both 42 & 44 Alliance Avenue internally to create suitable new accommodation – therapy rooms, a library, communal space with lift.</p> <p>The introduction of a lift to the centre is important as it enables patients to access the entire building. Currently a lot of patients can only access ground floor facilities.</p> <p>Externally, the south facing garden to the rear of no.42 is to be landscaped, with a terrace area incorporated. Existing trees are to be retained and further trees to be planted on the boundary with no.40 Alliance Avenue.</p> <p>The redeveloped no. 42 will utilise reclaimed and reinstated cornice and facing brickwork and the form and proportion of the existing semi-detached house will be retained within the streetscape. The link will be finished in matching brickwork and windows in line with those of both properties.</p> <p>Two in curtilage parking spaces and a covered secure bike storage area are proposed to be located to the frontage of the redeveloped properties.</p>
2.0	<p>Description of Site</p> <p>44 Alliance Avenue was once a residential detached dwelling. It has been operating as a Cancer Lifeline Centre made up of office space, meeting space, and therapy rooms since 1976. It is a two storey detached property partly red brick and partly grey brick finish. There is very little outdoor space to the rear of no.44.</p> <p>42 Alliance Avenue is a semi-detached two storey red brick property with a long garden to the rear. Change of use of this house to community use, specifically Cancer Lifeline Centre together with a link between the two properties has previously been established with permission granted in 2014.</p> <p>Both properties have a small amount of amenity space to the front.</p> <p>There is currently a separation distance of 1.8m between numbers 42 & 44.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2013/0383/F Change of Use of no. 42 Alliance Avenue, demolition of two storey return, construction of new two storey link to provide additional meeting space, counselling and therapy accommodation for Cancer Lifeline. Permission Granted 07.01.2014</p> <p>Z/1976/0117; Change of Use to Community Resource Centre at 44 Alliance Avenue. Permission Granted</p>
4.0	Policy Framework
4.1	Draft Belfast Metropolitan Area Plan 2015

4.2	Belfast Urban Area Plan 2001 (BUAP)
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access, Movement and Parking
5.0	Statutory Consultees Responses
5.1	DfI Roads – No objection subject to conditions Two parking spaces are to be incorporated on site to the front of number 42. A secure covered bicycle storage area is also proposed.
5.2	NI Water – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to conditions
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is considered to comply with the Development Plan.
9.2	The key issues for assessment are: - <ul style="list-style-type: none"> • The principle of the development and use • The Design and impact on the character and appearance of the surrounding area • Impact on residential amenity • Provision of parking and access • Other Environmental Factors
9.3	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18th May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.4	Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.5	As the decision to adopt BMAP has been quashed in its entirety, it is a though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration. The site is 'white land' located within the settlement development limit for Belfast.
9.6	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.

9.7	<p>Principle of Development and Use – Cancer Lifeline currently operate from number 44 Alliance Avenue with a number of counselling, therapy, meeting rooms and ancillary accommodation. There is extant permission at Number 42 Alliance Avenue for Change of Use to provide additional meeting, counselling and therapy accommodation, demolition of the rear return and construction of a new two storey link between no. 42 and 44 (Z/2013/0383/F). The use of both properties as Class D1 Community Use for Cancer Lifeline Centre is already established.</p>
9.8	<p>The current proposal involves the total demolition of number 42. The applicant has advised that the extant permission is difficult to achieve technically with respect to levels connecting the two buildings, existing condition of number 42 and the requirement for a larger room for group activities and creates a compromised layout. The applicant has in their supporting information advised that various options have been explored including full retention and façade retention however both have are technically or financially unviable. The current proposal therefore proposes demolition and rebuild of number 42. The acceptability of the new build within the streetscape and its relationship with number 40, the adjoining semi-detached dwelling must therefore be considered. The proposed new build retains and reinstates features of the existing property, the new build retains the form and proportion, ties in with the eaves and pitch of number 40, reclaims and reinstates brick detailing to the corbels, utilises reclaimed and matching facing brickwork, uses roof tiles to match existing. Given that the new build respects and fits in with the streetscape and the overall character of the area is retained the proposed demolition and rebuild is considered, on balance, to be acceptable.</p>
9.9	<p>Design, impact on character and appearance of the surrounding area – The area is predominantly residential with a mix of detached, semi-detached and terraced two storey properties with dormers. The use of the previous residential properties as Class D1 Community Use for Cancer Lifeline accommodation is long established and already forms part of the character of the area. The redeveloped no. 42 Alliance Avenue retains the same form, mass and proportion as the existing semi-detached properties. The roof follows the pitch of existing, eaves tie in with cornice brickwork retained and reinstated, and window proportions are retained. Materials are retained for reuse where possible and will match existing. The front of number 44 remains largely unaltered with a widened front entrance. The recessed flat roof connection avoids creating a terracing affect through its set back and lowered height. The redeveloped scheme sits comfortably within the existing streetscape and the design proposals ensure that the overall character of the area is retained. The width of the extension from the rear is 17m and the height is 6.8m to the ridge. At the boundary with no. 40 Alliance Ave the library projects beyond the building line by 1m, for a width of 5.2m, it then steps in. This step breaks up the rear elevation.</p>
9.10	<p>Currently, outlook for residents of no. 2 Alliance Court is a blank 5m high elevation. The proposal is an improvement on what is currently in place. The introduction of a 2.4m rendered high boundary fence will help relieve any massing issues further.</p>
9.11	<p>Parking is proposed to the front of no. 42, other dwellings in the vicinity have in curtilage spaces therefore this forms part of the character of the area. The front of number 44 will comprise a landscaped ramp softening the visual impact.</p>
9.12	<p>Overall the proposal would respect its surrounding context in accordance with the SPPS.</p>
9.13	<p>Overshadowing, Overlooking and Separation Distances - 42 Alliance Avenue is half of a semi-detached pair of houses. 40 Alliance Ave remains a residential unit so the impact of the redeveloped adjacent property on no.40 should be assessed.</p>
9.14	<p>No.42 will project 1m beyond the rear of no.40 at ground floor and first floor level. There is a small window at first floor level on the rear elevation of no.40, however as the projection of the</p>

<p>9.15</p> <p>9.16</p> <p>9.17</p> <p>9.18</p> <p>9.19</p>	<p>proposed development is 1m there would be no significant loss of light. An angle test was carried out and demonstrated that no overshadowing at this window will result.</p> <p>At first floor level there are 4 windows in the rear elevation of the centre. These windows are a therapy room, library and circulation space. The windows will have a patterned window film to obscure them and ensure no overlooking of the rear garden of no. 2 Alliance Court will occur.</p> <p>There will be a separation distance of 13m between the proposed extension at 44 Alliance Avenue and no.2 Alliance Court. There is currently a separation distance of 12m, so in terms of massing, the proposal will have a lesser impact than what is currently in place given the removal of the current rear extension to no. 44 and its replacement with a new build rear extension with a setback building line.</p> <p>Impact on Residential Amenity - Residential amenity will not be compromised as a result of this development. Possible neighbours that could be affected are at 40 Alliance Ave and 2 Alliance Court. Both properties have been considered and amenity will not be compromised.</p> <p>The amenity of those local people using the facility will be much improved. Outdoor space is being provided with a terrace and garden proposed to the rear of no.42 and the facilities internally are an improvement on what is currently in place.</p> <p>The development is similar in scale to adjoining buildings with the separation distance of fenestrated elevations in keeping with established relationships, as such it is not considered that an unacceptable loss of privacy, light or overshadowing would be caused</p> <p>Provision of parking and access – Permission for the use of number 42 by Cancer Lifeline and the link between both properties has previously been granted. As per the previous approval two in curtilage disabled spaces are provided to the frontage. The provision of a ramp and level access provides a landscaped frontage adjacent to the parking spaces. It is considered that there will be limited increase in traffic generation as a result of the refurbished facility. A parking survey has demonstrated sufficient free spaces within the vicinity of the premises. DfI Roads were consulted and offered no objection subject to conditions. It is not considered that the proposals would prejudice road safety or significantly inconvenience the flow of traffic. Accordingly, the proposal would comply with PPS3 and the SPPS.</p> <p>Other Environmental Factors – Environmental Health has considered the proposals in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and have no objection.</p>
<p>10.0</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable. Delegated authority is sought to approve the application with conditions.</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 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. The external finishes of the redeveloped number 42. Alliance Avenue elevations will match those as per drawing no. 15 date stamped 8 June 2018.

	<p>REASON: To safeguard the character and appearance of the area.</p> <p>3. The development shall not become operational until weather protected cycle parking has been fully provided in accordance with the approved plans.</p> <p>REASON: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <p>4. The development shall not become operational until hard surfaced parking areas have been provided in accordance with the approved plan. These facilities shall be permanently retained.</p> <p>REASON: To ensure acceptable parking facilities on the site.</p> <p>5. The access gradient shall not exceed 8% over the first 5m 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 users.</p>
<p>Notification to Department (if relevant)</p>	
<p>Representations from Elected members</p>	

ANNEX	
Date Valid	16th January 2018
Date First Advertised	2 nd February 2018
Date Last Advertised	2nd February 2018
Details of Neighbour Notification (all addresses)	
<ul style="list-style-type: none"> • 1 Hawthornden Lodge,Belfast,Down,BT4 3PG • 12 Hawthornden Lodge,Belfast,Down,BT4 3PG • 13 Hawthornden Lodge,Belfast,Down,BT4 3PG • 14 Hawthornden Lodge,Belfast,Down,BT4 3PG, • 15 Hawthornden Lodge,Belfast,Down,BT4 3PG, • 2 Hawthornden Lodge,Belfast,Down,BT4 3PG • 28 Hawthornden Road,Belfast,Down,BT4 3JW • 3 Hawthornden Road,Belfast,Down,BT4 3JW • 30 Hawthornden Road,Belfast,Down,BT4 3JW • 31 Hawthornden Road,Belfast,Down,BT4 3JW, • 32 Hawthornden Road,Belfast,Down,BT4 3JW, • 34 Hawthornden Road,Belfast,Down,BT4 3JW, • 35 Hawthornden Road,Belfast,Down,BT4 3JW, • 36 Hawthornden Road,Belfast,Down,BT4 3JW • 37 Hawthornden Road,Belfast,Down,BT4 3JW, • 38 Hawthornden Road,Belfast,Down,BT4 3JW • 40 Hawthornden Road,Belfast,Down,BT4 3JW 	

<ul style="list-style-type: none"> • 42 Hawthornden Road,Belfast,Down,BT4 3JW, • 44 Hawthornden Road,Belfast,Down,BT4 3JW, • 45 Hawthornden Road,Belfast,Down,BT4 3JW, • 5 Hawthornden Road,Belfast,Down,BT4 3JW, • 6 Hawthornden Road,Belfast,Down,BT4 3JW, • 88, University Avenue, Belfast, Antrim, Northern Ireland, BT7 1GY • 9 Hawthornden Road,Belfast,Down,BT4 3JW, • 90 Hawthornden Road,Belfast,Down,BT4 3JW, 	
Date of Last Neighbour Notification	29/06/2018
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title 01- 01A- Location Plan, 02- 02B- Site Plan 03- 03A- Gate Lodge 04- 04B- Landscape Proposal 05- Street View Elevations	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	