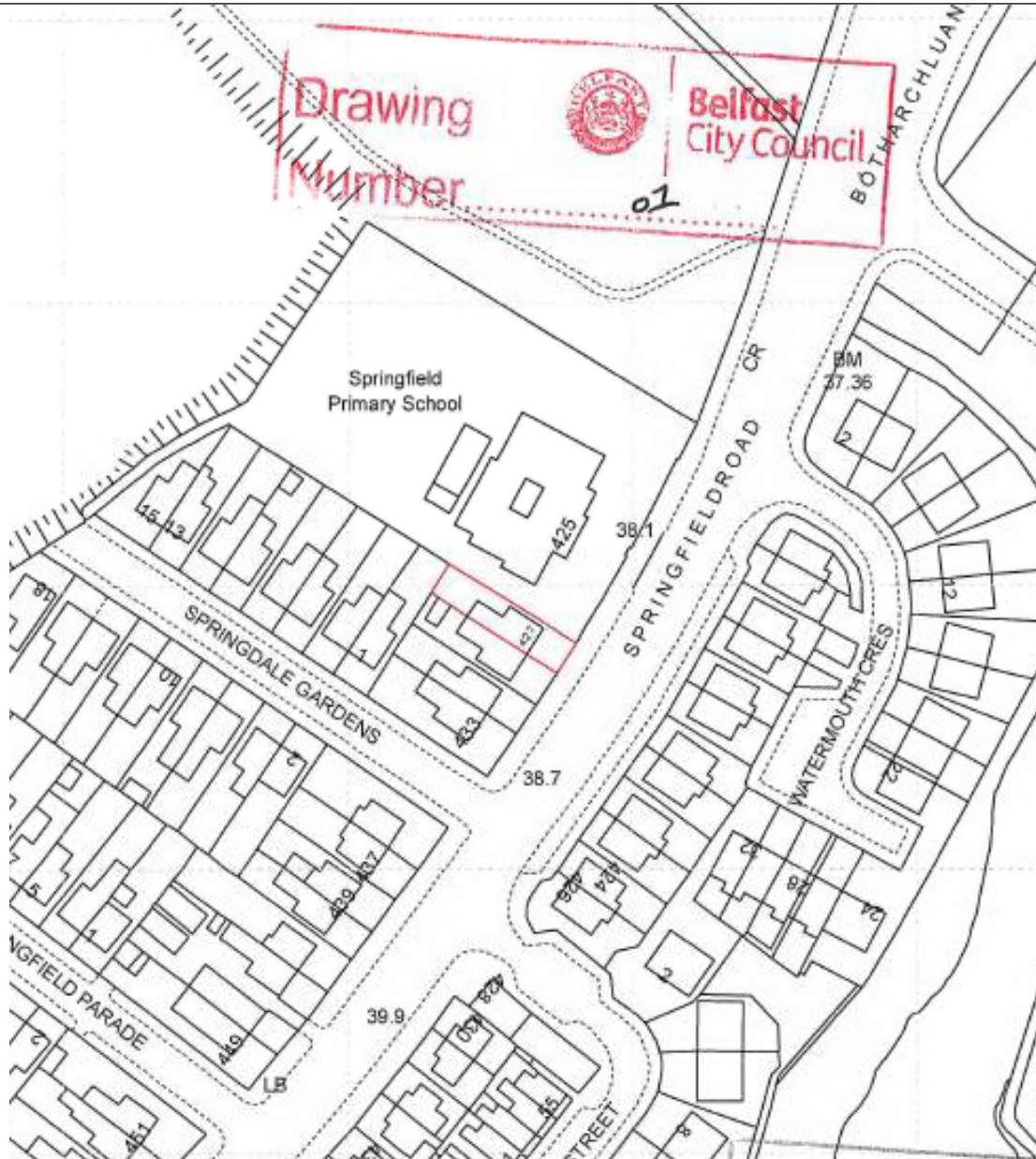


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 October 2018	
Application ID:	LA04/2018/1807/F
Proposal: Change of use from private dwelling to 5 bed HMO	Location: 427 Springfield Road Belfast BT12 7DJ
Referral Route: House of Multiple Occupation (HMO) outside a Designated HMO Node / Policy Area	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: John Elwood Unit 22 Windmill Business Park Saintfield BT24 7DX	Agent Name and Address: Crockard Building Design 24 Ballyaligan Road Crossgar Downpatrick BT30 9DR
<p>Executive Summary: The proposal is for full planning permission for a change of use from a dwelling house to a House of Multiple Occupation (HMO).</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of a HMO use at this location; • Proposed design, scale, massing and layout; • Impact on Parking Provision; • Impact on Residential Amenity; <p>DFI Roads, Environmental Health and Council's internal Development Plan Team.</p> <p>Two objections were received raising issues in relation to impact on character of the local community, impact on residential amenity by noise, disturbance and nuisance, impact on privacy and safety of children attending the school, impact on traffic on road safety and parking provision, ageing sewage system, presence of Japanese Knotweed in rear of 427 Springfield Road and appearance of the property being neglected due to short term occupancy.</p> <p>Land and Property Services Pointer Address database (as of 1st April 2018) indicates that there are 59 domestic properties on this 600m section of the Springfield Road which would allow for 5No. HMOs before the 10% threshold would be exceeded. Records show there are currently 2No. HMOs on this section and therefore an additional HMO at no.427 Springfield Road is acceptable in terms of the 10% threshold and complies with Policy HMO 5.</p> <p>Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The proposal is for a change of use from a private dwelling house to a 5 bed House of Multiple Occupation. Changes to the internal layout are proposed with one existing rear door to be altered to a window.

2.0 Description of Site

2.1 The site is a two storey semi-detached dwelling located on the Springfield Road. The dwelling is finished in red brick with a pitched roof covered in natural slate. The dwellings on the north western side of the Springfield Road sit at an elevated height to the road. To the north east of the site is Springfield Primary School. Residential use backs onto the north

	west of the side (no.1 Springdale Gardens). Parking is on street. A pedestrian access is provided from the Springfield Road.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	No relevant planning history on the site.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2015 Houses in Multiple Occupancy (HMOs) Subject Plan for Belfast City Council Area 2015
4.2	SPPS, Planning Policy Statement: Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement (PPS) 3: Access
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. Two objections from the occupiers of 429 Springfield Road and 431 Springfield Road have been received, raising the following points; <ul style="list-style-type: none"> • Proposal would ruin character of the local community; • Potential noise, disturbance and nuisance; • Potential impact on educational attainment of children attending the neighbouring primary school being interrupted; • Potential impact on privacy and safety of children attending the school; • Potential increase in traffic on road safety and parking provision; • Potential impact on residential amenity by noise and disturbance; • Ageing sewage system; • Presence of Japanese Knotweed in rear of 427 Springfield Road; • Appearance of the property being neglected due to short term occupancy.
8.0	Assessment
8.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> - Principle of the proposed use; - Proposed design, scale, massing and layout; - Impact on Parking Provision; - Impact on Residential Amenity;

	<u>Principle of the Proposed Use</u>
8.2	The site is located within the settlement development limit for Belfast as designated in the draft Belfast Metropolitan Area Plan 2015. As such the principle of the proposal is deemed acceptable at this location subject to planning and other environmental matters.
8.3	The application site is not within an HMO Policy Area or Development Node as designated in the HMO Subject Plan 2015. Therefore Policy HMO 5 is applicable in this instance.
8.4	Policy HMO 5 permits a 10 percent threshold of any street outside a HMO Policy Area or Development Node to be changed to HMO use.
8.5	As the Springfield Road exceeds 600m in length the threshold assessment is based on the number of dwelling units and HMO approvals 300m either side of no.427 Springfield Road. Land and Property Services Pointer Address database (as of 1 st April 2018) indicates that there are 59 domestic properties on this 600m section of the Springfield Road which would allow for 5 No. HMOs before the 10% threshold would be exceeded. Council records show there are currently 2 no. HMOs on this section of the road and therefore an additional HMO at no.427 Springfield Road is acceptable in terms of the 10% threshold.
8.6	A planning history check of the street indicates no recent approvals / decisions relating to HMO development.
8.7	The proposal complies with Policy HMO 6 in that the criteria are either met or are not relevant: the first bullet point is not relevant as the property is not within a Policy Area; the second bullet point is met in that the HMO is not wholly in the rear of the property and without access to the public street; and the third and fourth bullet points are not relevant as the proposal is not being converted into HMO flats.
8.8	Objectors have raised concern that the proposal will ruin the character of the area, however as discussed above the proposal is within the 10% threshold for this section of the Springfield Road and the predominant use along this section will remain for domestic dwelling houses. The principle of the proposed change of use is therefore considered to be acceptable.
	<u>Proposed Design, Scale, Massing and Layout</u>
8.9	The proposal does not include any changes to the layout of the existing building. An existing rear door is proposed to be altered to a window. An objector raised concern that the property will be neglected due to short term occupancy. This is a matter for the owner of the property to maintain the tidy up keep of the property. As advised above Council records indicate there are currently 2 no. HMOs on this section and therefore an additional HMO at no.427 Springfield Road is acceptable in terms of the 10% threshold. The proposed design, scale, massing and layout are considered to be appropriate in this context.
	<u>Impact on Parking Provision</u>
8.10	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.
8.11	Transport NI were consulted and has no objection to the proposal. Objectors raised potential impact of increased traffic on road safety and parking provision. Transport NI advised in their response that HMO development does not require parking provision to be a requirement of the assessment process. The site is considered to be a sustainable location due to its proximity to the city centre with nearby public transport links.

8.12 8.13 8.14	<p><u>Impact on Residential Amenity</u></p> <p>In terms of noise and disturbance Environmental Health were consulted with the proposal and advised that they had no objection. Concern was also raised from objectors that the presence of a HMO will potentially impact on the educational attainment of children at the neighbouring primary school. No evidence has been supplied to verify this claim and therefore it is not considered to be a material planning matter. On balance, it is considered that the proposal will not result in demonstrable harm to the residential amenity of neighbours.</p> <p>Other matters raised by the objectors include inadequate sewage system and presence of Japanese Knotweed. In terms of the ageing sewage system the proposed 5 bed HMO will provide an additional one bedroom. This is not considered to be such a significant increase to negatively impact on the existing sewage system.</p> <p>The control and disposal of Japanese Knotweed is outside the remit of Planning Legislation. The external maintenance of the appearance of 427 Springfield Road, is outside the control of planning and therefore cannot be enforced upon.</p>
9.0 9.1	<p>Summary of Recommendation: Approval Subject to Conditions</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<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>Informatives</p> <p>1. <u>CLEAN NEIGHBOURHOODS AND ENVIRONMENT ACT (NI) 2011</u></p> <p>Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (<i>Model Procedures for the Management of Land Contamination - CLR11</i>) that details the nature of the risks and any necessary mitigation measures (and Verification Report if required) should be prepared and submitted for appraisal.</p>	
<p>Signature(s)</p> <p>Date:</p>	

ANNEX	
Date Valid	4th July 2018
Date First Advertised	3rd August 2018
Date Last Advertised	3rd August 2018
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Springdale Gardens,Belfast,Antrim,BT13 3QT, The Owner/Occupier, 412 Springfield Road,Belfast,Antrim,BT12 7DU, The Owner/Occupier, 414 Springfield Road,Belfast,Antrim,BT12 7DU, The Owner/Occupier, 416 Springfield Road,Belfast,Antrim,BT12 7DU, The Owner/Occupier, 418 Springfield Road,Belfast,Antrim,BT12 7DU, The Owner/Occupier, 429 Springfield Road,Belfast,Antrim,BT12 7DJ, Thompson 429, Springfield Road, Belfast, Antrim, Northern Ireland, BT12 7DJ Kathleen Close 431, Springfield Road, Belfast, Antrim, Northern Ireland, BT12 7DJ The Owner/Occupier, Springfield Primary School,425 Springfield Road,Belfast,Antrim,BT12 7DJ,	
Date of Last Neighbour Notification	15th August 2018
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Plan	
Drawing No. Type: Existing Floor Plans and Elevations	
Drawing No. Type: Proposed Floor Plans and Elevations	
Notification to Department (if relevant)	N/A
Representations from Elected members:	None