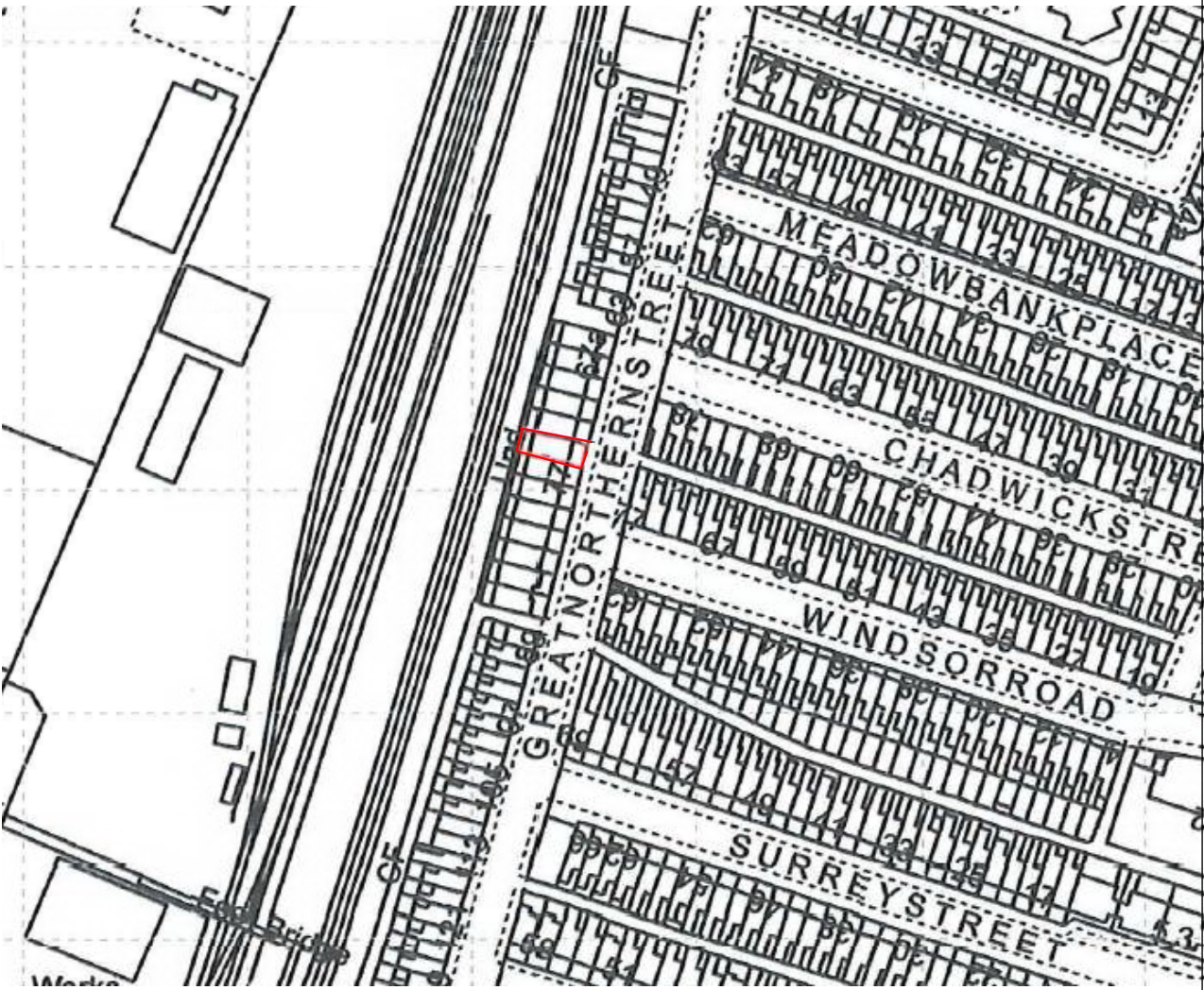


Development Management Report

Application ID: LA04/2018/2402/F	Date of Committee: Tuesday 19 th February 2019
Proposal: Change of use from dwelling to HMO	Location: 79 Great Northern Street Belfast BT9 7FL
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation	
Recommendation: Refusal	
Applicant Name and Address: Mel O'Harte 132 Ulsterville Avenue Belfast BT9 7AR	Agent Name and Address:
Executive Summary: The 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: <ul style="list-style-type: none">• The principle of a HMO at this location; and• Impact on surrounding residential amenity No third party representations have been received. The application site falls within a HMO Policy Area (HMO 2/15) as designated within the HMO Subject Plan for Belfast. Policy states that planning permission will only be granted where the number of HMO dwellings units does not, as a result, exceed 30% of all dwelling units within the Policy Area. The council's records indicates that this figure has been exceeded. Therefore, the principle of the conversion of this dwelling at this location to a HMO is unacceptable. Consultees DFI Roads and Environmental Health offer no objections. Recommendation Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is refused for the following reason: - <i>The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that the 30% limit for HMOs within the Thorndale HMO Policy Area (Designation HMO 2/20) has already been exceeded. Approval of this proposal would therefore be contrary to policy as it would contribute to an unacceptable concentration and proliferation of HMO use which would be harmful to the area.</i>	

Case Officer Report

Site Location Plan



Committee Application

Characteristics of the Site and Area	
1.0	Description of Proposed Development Planning Permission is sought for a change of use from dwelling house to a House in Multiple Occupation (HMO).
2.0	Description of Site The site is located at 79 Great Northern Street. The dwelling is a 2.5 storey, terrace property with a pitched roof finished in red brick. The property has a small amenity area to the front and a small amenity area and shared alleyway to the rear.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None Other History Z/2002/2587/F- 65-87 Great Northern Street, Belfast- Construction of 13 No dwellings including change to facade at No 65 for the retention of showroom/office. PERMISSION GRANTED. 29.04.2003.
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	The Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015
4.4.1	Policy HMO 1
4.4.2	Policy HMO 6
5.0	Statutory Consultees Responses DFI Roads- No Objections
6.0	Non Statutory Consultees Responses Environmental Health- No Objections
7.0	Representations The application has been neighbour notified on the 3rd January 2019 and advertised in the local press on the 14th December 2018. No representations have been received.
8.0	Other Material Considerations None

8.1	<p>Any other supplementary guidance</p> <p>None</p>
9.0	Assessment
9.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of an HMO in this Location • Residential Amenity <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Principle of an HMO in this location</p> <p>The site is located within the Meadowbank HMO Policy Area (2/15) as designated within the Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015, as such policy HMO 1 applies.</p> <p>Policy HMO 1 states that planning permission will only be granted where the number of HMO dwelling units does not as a result exceed 30% of all dwelling units within the Policy Area.</p> <p>The Council's records indicate that this figure has been exceeded. The records compiled by DoE in 2004 when the Subject Plan was being compiled indicate that the total number of HMO's in the Thorndale Policy Area stood at 39%. The Housing Executives records are kept up to date and these indicate that as of the 28/11/2018 the figure stood at 43%. The applicant was given the opportunity to present evidence to refute the assessment made by the Council but none was presented.</p> <p>Residential Amenity</p> <p>The proposal complies with policy HMO 6. The proposal contains 4 bedrooms, which are not wholly in the rear of the property,</p> <p>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. Environmental Health and DFI Roads had no objections to the proposal.</p>
9.3	<p>Having regard for the policy context and the considerations above, the proposal is deemed unacceptable.</p> <p>Summary of Recommendation: Refuse</p>
10.0	Summary of Recommendation: Refusal
11.0	<p>Reasons for Refusal</p> <ol style="list-style-type: none"> 1. The proposal is contrary to Policy HMO 1 of the HMO Subject Plan for Belfast City Council Area 2015 in that the 30% limit for HMOs within the Meadowbank HMO Policy Area (Designation HMO 2/15) has already been exceeded. Approval of this proposal would therefore be contrary to policy as it would contribute to an unacceptable concentration and proliferation of HMO use in the area.

Notification to Department (if relevant)

Representations from Elected members: