

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 17 th September 2019	Application ID: LA04/2019/1376/F
Proposal: Change of use from residential dwelling to HMO property.	Location: 88 Stratheden Street Belfast BT15 2DT.
Referral Route: HMO (outside HMO Node or HMO Policy Area)	
Recommendation:	Approval
Applicant Name and Address: Ciaran Long 26 Belsize Meadows Lisburn BT27 4EH	Agent Name and Address: N/A
<p>Executive Summary:</p> <p>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:</p> <ul style="list-style-type: none"> • The principle of a HMO at this location; • Impact on surrounding residential amenity. <p>The site is not within a designated HMO Node or Policy Area within the Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015, and as such Policy HMO 5 applies. Records compiled by Belfast City Council HMO and Belfast City Council Plan teams indicate that there are 71 domestic properties on Stratheden Street and no existing HMOs. Therefore, the principle of a HMO in this location is in line with policy and acceptable.</p> <p>No representations have been received in relation to this application.</p> <p>Consultees DFI Roads, Environmental Health and the Council's Development Plan and HMO teams. None of the consultees objected to the proposal.</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	Env Health Belfast City Council	No objection
Statutory	DFI Roads - Hydebank	No objection
Non Statutory	HMO Team	No objection

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

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Change of use from residential dwelling to HMO property.
2.0	Description of Site The application site is a four bedroom two and a half storey mid terrace dwelling. The dwelling fronts onto Stratheden Street and has a small rear yard enclosed by a 2m tall brick wall which is typical of the immediate urban character. The surrounding area is characterised predominantly by terraces of 2.5 storey dwellings. The principle land use is residential. However, there is church, and a number of commercial units located along the Antrim Road which is approximately 75 metres from the site.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	No history
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015
4.3	HMO Subject Plan for Belfast City Council Area 2015
4.4	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 3: Access, Movement and Parking
5.0	Statutory Consultees Responses
5.1	DFI Roads – No objection
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health - No objection subject to conditions.
6.2	HMO Team – No objection
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations from neighbours have been received.
8.0	Assessment
8.1	The Key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of HMO use at this location; • Impact on residential amenity.
8.2	The Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015 provides the relevant policy context. The proposed HMO is not within a HMO Policy Area or HMO Development Node as designated in the HMO Subject Plan therefore Policies HMO 5 and HMO 6 apply.
8.3	<ul style="list-style-type: none"> • Policy HMO 5 states that permission will be granted if the following criteria is met: <ul style="list-style-type: none"> - The number of HMOs does not exceed 10% of dwelling units on that road or street; - There are no recorded HMOs on Stratheden Street, therefore, this policy is satisfied and the development is considered to be acceptable.
8.4	<ul style="list-style-type: none"> • Policy HMO 6 states permission will be granted for HMO development where all of the following criteria are met: <ul style="list-style-type: none"> - Any HMO unit within a Policy Area does not exceed 4 bedrooms; - this is not applicable to the application, as the HMO will not be within a designated policy area - Any HMO unit is not wholly in the rear of the property and without access to the public street; - There will be access to the public street from the HMO, as is

	<p>existing for the residential property, and the HMO unit will not be wholly to the rear of the property.</p> <ul style="list-style-type: none"> - The original property is greater than 150 sq metres gross internal floor space when any house is being converted to flats for HMO use; - this is not applicable to the application, as the existing residential property will not be converted to flats. - All flats for HMO use are self- contained; - this is not applicable to the application, as the existing residential property will not be converted to flats.
8.5	The proposal meets the relevant criteria and therefore complies with the HMO Subject Plan.
8.6	SPPS is relevant given the perceived impact of HMO development on amenity and parking within their locality. No significant increase in noise, given the use of the building will remain as residential. The proposed conversion will result in 4 people sharing the house. DFI Roads were consulted and has no objection, in terms of car parking/ impact on existing traffic arrangements. The proposal is for a change of use; therefore, the existing amenity space within the curtilage of the dwelling will be unaffected. There is no anticipated impact on the character of the area, given that no external changes are proposed. The proposal complies with policy and is considered to be acceptable.
8.7	No objections to the proposal were received. It is therefore recommended that the application is approved subject to the following condition.
9.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
10.0	Summary of Recommendation: Approval.
11.0	<p>Conditions:</p> <p>1: The development hereby permitted shall be begun before the expiration of 5 years from the date of permission.</p> <p>Reason: As required by Section 61 of the Planning Act (N. Ireland) 2011.</p>
Notification to Department (if relevant) N/A	
Representations from Elected members: N/A	

ANNEX	
Date Valid	26 th June 2019
Date First Advertised	12th July 2019
Date Last Advertised	
Details of Neighbour Notification (all addresses) 213 New Lodge Road, Belfast, Antrim, BT15 2BY 215 New Lodge Road, Belfast, Antrim, BT15 2BY 86 Stratheden Street, Belfast, Antrim, BT15 2DT 88 Stratheden Street, Belfast, Antrim, BT15 2DT 90 Stratheden Street, Belfast, Antrim, BT15 2DT 93 Stratheden Street, Belfast, Antrim, BT15 2DT 95 Stratheden Street, Belfast, Antrim, BT15 2DT	
Date of Last Neighbour Notification	10th July 2019
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title Drawing No. 01 Site Location Plan Drawing No. 02 Site Block Plan Drawing No. 03 Existing Floor Plans and Elevations Drawing No. 04 Existing Floor Plans and Elevations Drawing No. 05 Proposed Floor Plans and Elevations Drawing No. 06 Proposed Floor Plans and Elevations	