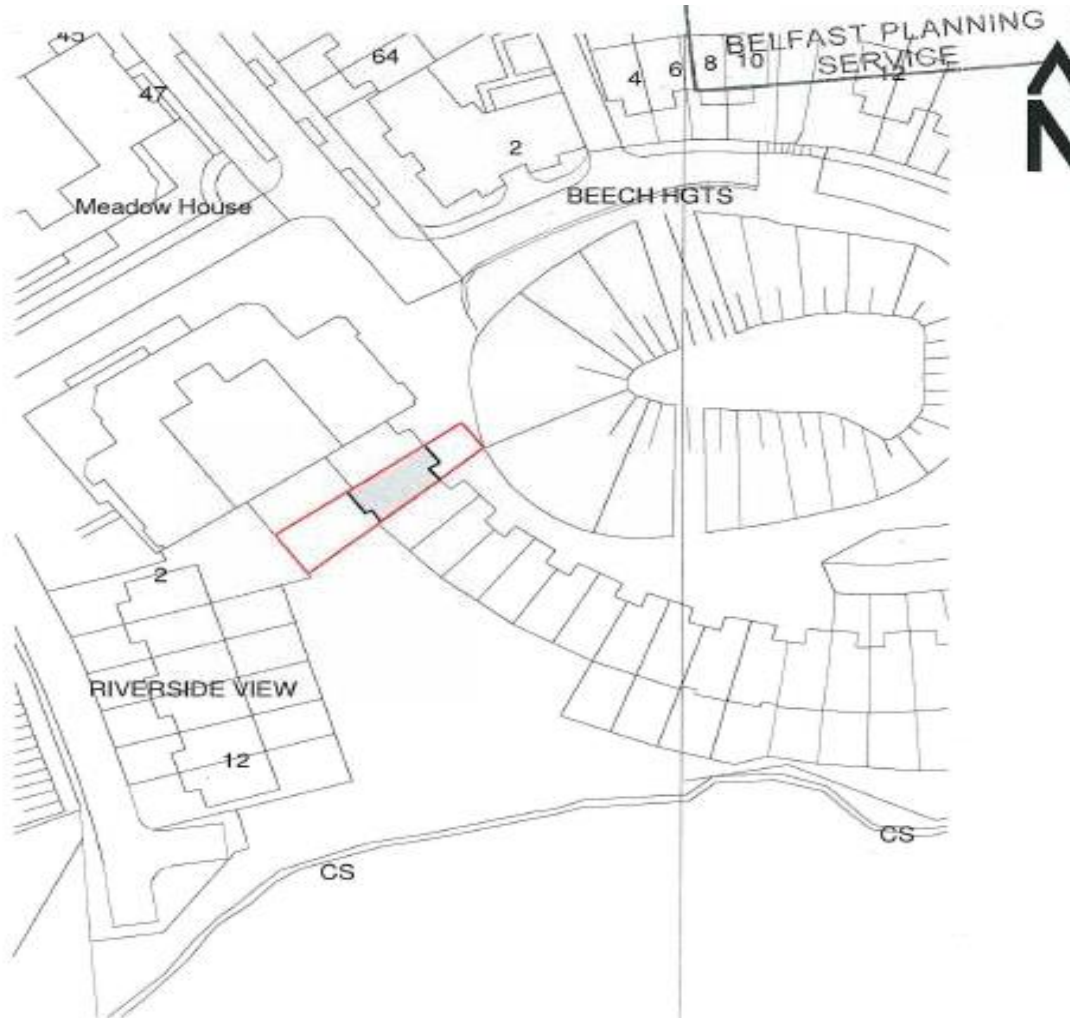


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Application ID:</b> LA04/2019/1724/F	<b>Date of Committee:</b> 17 September 2019
<b>Proposal:</b> Change of use from dwelling to HMO	<b>Location:</b> 68 Beech Heights, Ballynafoy, Belfast, Co Down, BT7 3LQ
<b>Referral Route:</b> House of Multiple Occupation (HMO) outside a Designated HMO Node / Policy Area	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Patrick Allen 7 Danesfort Park South Belfast BT9 7RG	<b>Agent Name and Address:</b> C60 Ltd 37-39 Great Northern Street Belfast BT9 7FJ
<p><b>Executive Summary:</b> 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"> <li>• The principle of a HMO at this location; and</li> <li>• Impact on surrounding residential amenity</li> </ul> <p>No third party representations have been received.</p> <p>Consultees DFI Roads, Environmental Health and the Councils internal Development Plan team.</p> <p>In respect of principle of the proposal at this location, the proposed site is not located within a HMO Policy Area or HMO Node in the Subject Plan for Belfast City Council Area. Policy HMO 5 is therefore applicable, the policy permits for development outside of a HMO Policy Area or HMO Node or the change to HMO use at a value of up to 10% of any street.</p> <p>Land and Property Services Pointer Address database (as of 7th August 2019) indicates that there are 81 domestic properties on Beech Heights which would allow for 8 No. HMOs before the 10% threshold would be exceeded. Records show there are currently 2 No. HMOs on Beech Heights and therefore an additional HMO at no.68 Beech Heights is acceptable in terms of the 10% threshold and complies with Policy HMO 5.</p> <p><b>Recommendation</b> Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p><b>Description of Proposed Development</b>                  Planning Permission is sought for a change of use from dwelling house to a House in Multiple Occupation (HMO).</p>
2.0	<p><b>Description of Site</b>                  Existing on the site is a 3 storey townhouse with an integral garage on the ground floor. On the first floor the dwelling has a front balcony overlooking the area of open space. The dwelling is finished in render with some red brick. To the front of the dwelling is a driveway. The character of the surrounding area is dominated by similar 3 storey townhouse dwellings reflecting similar design with driveways to the front of the dwellings. To the rear of the site is a small garden/amenity area for personal use bounded by neighbouring properties.</p>

Planning Assessment of Policy and other Material Considerations

3.0	<p><b>Site History</b>                  No previous planning applications on the site.</p>
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<b>4.0</b>	<b>Policy Framework</b>
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	Planning Policy Statement 3: Access, Movement and Parking
4.5	The Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DFI Roads- No Objections
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	Environmental Health- No Objections
<b>7.0</b>	<b>Representations</b>
	The application has been neighbour notified on the 13 <sup>th</sup> August 2019 and advertised in the local press on the 14 <sup>th</sup> August 2019. No representations have been received.
<b>8.0</b>	<b>Assessment</b>
8.1	The key issues to be considered are: <ul style="list-style-type: none"> <li>• Principle of an HMO in this Location</li> <li>• Impact on Amenity</li> </ul>
8.2	<u>Principle of an HMO in this location</u> The site is located within the settlement development limit for Belfast as designated in the local development plan. 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 located within a HMO Policy Area or HMO Node as designated in the HMO Subject Plan 2015 for Belfast City Council Area. Policy HMO 5 is therefore applicable.
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	The Council's records indicate that this figure has not been exceeded. According to the LPS Pointer Address database (as at 07/08/19) there are 81 domestic properties on Beech Heights. This would allow for 8 HMO properties on Beech Heights before the 10% threshold would be exceeded. According to the Council's records there are currently two HMOs on Beech Heights. Other than the subject site there are no other current planning applications seeking approval for HMO use on Beech Heights. The proposal complies with policy HMO 5.
8.6	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.
8.7	<p><u>Impact on Amenity</u></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.</p>
8.8	DFI Roads had no objections to the proposal
8.9	In terms of noise and disturbance Environmental Health were consulted with the proposal and advised that they had no objection.
8.10	No operational development is proposed and therefore existing amenity space provision is unaffected.
8.11	There is no impact on the visual amenity and character of the area given that no external changes are proposed.
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
<b>10.0</b>	<b>Summary of Recommendation: Approval</b>
<b>11.0</b>	<p><b>Conditions:</b></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>

<b>ANNEX</b>	
<b>Date Valid</b>	2nd August 2019
<b>Date First Advertised</b>	16th August 2019
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 2 Riverside View,Belfast,Down,BT7 3LE The Owner/Occupier, 4 Riverside View,Belfast,Down,BT7 3LE The Owner/Occupier, 66 Beech Heights,Belfast,Down,BT7 3LQ The Owner/Occupier, 70 Beech Heights,Belfast,Down,BT7 3LQ	
<b>Date of Last Neighbour Notification</b>	13th August 2019
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>  Drawing No. 01 Site Location Plan  Drawing No. 02 Existing Floor Plans  Drawing No. 03 Existing Elevations 1  Drawing No. 04 Existing Elevations 2  Drawing No. 05 Existing Sections	