

Committee Application

Development Management Report	
Application ID: LA04/2019/2583/F	Date of Committee: Tuesday 10 th December 2019
Proposal: Change of use to house in multiple occupation	Location: 50 Carlisle Road Town Parks Belfast BT15 2PT
Referral Route: House in Multiple Occupation outside a designated HMO Node / Policy Area	
Recommendation:	Approval subject to conditions
Applicant Name and Address: S Tierean 50 Carlisle Road Belfast BT17 2PT	Agent Name and Address: Alistair Scott Design 46 Spring Lane Greyabbey Newtownards BT22 2NA
<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"> • Principle of a HMO at this location; • Impact on Parking; and, • Impact on Residential Amenity. <p>The application site is not within a designated HMO Node or Policy Area as designated in the HMO Subject Plan for Belfast City Council Area 2015. Therefore Policy HMO 5 applies.</p> <p>Land and Property Services Pointer Address database (as at 01/10/2019) indicates that there are 70 domestic properties on Carlisle Road. This allows for 7 HMO properties on Carlisle Road before the 10% threshold would be exceeded. According to our records there are currently no properties in HMO use on Carlisle Road. Other than this current application there are no other current planning applications in the system seeking approval for HMO use on this section of Carlisle Road.</p> <p>No representations have been received in relation to this application.</p> <p>DfI Roads, BCC Environmental Health and the Council's Development Plan and Policy Team were consulted, and all offered no objection to the proposal.</p> <p><u>Recommendation – Approval Subject to Conditions</u></p> <p>Having regard to the policy context and other material considerations, the proposal is considered to comply with policy and the application is recommended for approval.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought for a change of use from residential dwelling to a House in Multiple Occupation (HMO).

2.0 Description of Site

2.1 The dwelling on site is a two storey terraced dwelling with a converted roofspace, measuring approximately 115sqm with a small amenity area to the rear of the property which measures 48sqm. This area is mainly residential and is located adjacent to the Westlink. There is on street parking provided in front of the dwelling and there is a bus stop located in close proximity to the property.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

3.1 Z/2013/1471/F - Roofspace conversion including dormer window to rear of existing dwelling (Amended scheme). Permission granted 13.06.2014

4.0 Policy Framework

4.1	Belfast Urban Area Plan 2001 (BUAP) (Draft) Belfast Metropolitan Area Plan 2015 HMO Subject Plan 2015
4.2	SPPS, Planning Policy Statements: Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Belfast City Council Environmental Health
6.2	Belfast City Council Development Planning & Policy (Housing and GIS Team)
6.3	Belfast City Council HMO Team
6.4	DFI Roads
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations have been received regarding the application.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of a HMO at this location; • Impact on Parking; and • Impact on Residential Amenity. <p><u>Principle of a HMO in this location</u></p>
9.2	The proposal is within the development limits for Belfast as identified in the draft development plan (dBMAP 2015). As such the principle of the proposal is deemed acceptable at this location subject to planning and other environmental matters.
9.3	The application site is not located within a HMO Policy Area or Development Node as designated in the HMO Subject Plan 2015. Therefore Policy HMO 5 is applicable in this instance.
9.4	Policy HMO 5 permits for 10 percent of any street outside a HMO Policy Area or Development Node to be changed to HMO use. Policy HMO 5 is designed to protect the amenity of residential areas and promote balanced communities.
9.5	Land and Property Services Pointer Address database (as at 01/10/2019) indicates that there are 70 domestic properties on Carlisle Road. This allows for 7 HMO properties on Carlisle Road before the 10% threshold would be exceeded. According to our records there are currently no properties in HMO use on Carlisle Road. Other than this current application there

	are no other planning applications in the system seeking approval for HMO use on this section of Carlisle Road.
9.6	There are no properties on Carlisle Road with a HMO license.
9.7	The proposal complies with Policy HMO 6 in that the criteria are either met or are not relevant: the first criteria is not relevant as the property is not within a Policy Area; the second criteria 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.
	<u>Impact on Parking</u>
9.8	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.
9.9	The conversion is for 4 HMO bedrooms. In terms of car parking/impact on existing traffic arrangements, the various policy requirements of the 'Subject Plan' seek to encourage regeneration, address need and demand, and also protect residential amenity.
9.10	DfI Roads were consulted and offered no objection to the proposal.
9.11	The proposal will use existing available on-street parking located at the front of the dwelling. The site is also considered to be a sustainable location due to its proximity to the city centre with nearby public transport links.
	<u>Impact on Residential Amenity</u>
9.12	In terms of noise and disturbance Environmental Health were consulted with the proposal and advised that they had no objection to the proposal. On balance, it is considered that the proposal will not result in demonstrable harm to the residential amenity of neighbours.
9.13	No operational development is proposed and therefore existing amenity space provision is unaffected. There is no specific planning guidance on space or amenity standards for HMOs set out in the Subject Plan. However, the 4 bedrooms meet the HMO space standards set by Northern Ireland Housing Executive. They range in size from 8 sqm to 9 sqm and therefore meet the 6.5sqm requirement set by NIHE. The kitchen area measures 9.5sqm.
9.14	There will be no impact on the visual amenity and character of the area given that no external changes are proposed.
10.0	Summary of Recommendation: Approval
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions and informatives.
11.0	Conditions
	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.

Informative

1. Air Quality

The applicant and future applicants are advised that the proposed development is located within the M1 motorway & Westlink Corridor Air Quality Management Area as provided for by Article 12 of the Environment Order (Northern Ireland) 2002.

The levels of nitrogen dioxide exceed or are predicted to exceed Air Quality Strategy health-based objectives as prescribed by government.

Belfast City Council in conjunction with government Departments have recently developed an Updated Air Quality Action Plan for Belfast in order to improve air quality across the city in general and at this location.

Measures may be required within the M1 motorway & Westlink Corridor Air Quality Management Area in order to improve air quality at this location. Accordingly, the applicant and future occupants are advised that the area may be subject to air quality control measures as part of the ongoing air quality management process.

2. NOISE

The design of the residential development shall include any necessary noise mitigation measures to ensure that internal noise levels within habitable rooms should not exceed:

- a) 35dB $L_{Aeq,16\text{ hr}}$ between 07.00hrs and 23.00hrs within any habitable room, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements
- b) 30 dB $L_{Aeq,8\text{hr}}$ within bedrooms between 23.00hrs and 07.00hrs, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.
- c) 45dB L_{AFmax} , by more than 10 single sound events in any proposed bedrooms, if required with the windows closed and alternative means of ventilation provided in accordance with current Building Control Regulations requirements.

3. HOUSE OF MULTIPLE OCCUPATION ACT (NORTHERN IRELAND) 2016

For detailed requirements relating to HMO Standards and relevant documentation you should visit [NIHMO](#). Please see also the [HMO \(NI\) Act 2016](#) which contains the definition of a House in Multiple Occupation for Northern Ireland. This also contains the minimum space standard for rooms in a HMO that are occupied as sleeping accommodation

ANNEX	
Date Valid	24th October 2019
Date First Advertised	15th November 2019
Date Last Advertised	15th November 2019
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 46 Carlisle Road,Belfast,Antrim,BT15 2PT</p> <p>The Owner/Occupier, 48 Carlisle Road,Belfast,Antrim,BT15 2PT</p> <p>The Owner/Occupier, 52 Carlisle Road,Belfast,Antrim,BT15 2PT</p>	
Date of Last Neighbour Notification	20th November 2019
Date of EIA Determination	n/a
ES Requested	No
Drawing Numbers and Title	
<p>01- Location Map</p> <p>02- Existing floor plans (no change)</p>	
Notification to Department (if relevant)	
<p>Date of Notification to Department: n/a</p> <p>Response of Department:</p>	
Representations from Elected members:	
No representation has been received from elected members.	