

Title of Report:	Planning Committee Report – LA01/2023/0842/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd November 2023
For Decision or For Information	For Decision – Objection Item
To be discussed in Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>No:</u> LA01/2023/0842/F	<u>Ward:</u> Windyhall
<u>App Type:</u> Full Planning	
<u>Address:</u> 55 Newbridge Park Coleraine BT52 1PJ	
<u>Proposal:</u> Proposed change of use of existing 4 bedroom dwelling to 4 bedroom HMO (house of multiple occupancy)	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 16/08/2023
<u>Listed Building Grade:</u> n/a	
Agent: Shane Birney Architects	
Objections: 6	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

EXECUTIVE SUMMARY

- Full planning permission is sought for the Proposed change of use of existing 4 bedroom dwelling to 4 bedroom HMO (house of multiple occupancy).
- The site is located within the settlement development limits of Coleraine.
- The principle of development is considered acceptable with regards to the Strategic Planning Policy Statement for Northern Ireland and Policy HOU 4 of the Northern Area Plan 2016.
- DfI Roads Service were consulted and had no comment to make in relation to the proposal.
- NIHMO were consulted on 6th September 2023 and their response stated 'Space provision seems to be adequate however we will verify once we undertake an inspection of the property. Otherwise no further comment to make'.
- Internal Advice was sought from the Council's Environmental Health Department who had no adverse comments regarding the application.
- There are 6 letters of objection to the proposal from 6.no addresses.
- The application is recommended for approval.

Drawings and additional information are available to view on the Planning Portal -
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 8 and the policies and guidance in sections 7 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within development limits of Coleraine and within an existing established residential area. The application site is accessed off Knocklynn Park and within Newbridge Park. The site comprises of a one and a half storey detached dwelling and detached garage. Finishes include a mix of painted roughdash render and brown/red brick to walls. White uPVC windows and brown timber framed front door. The site is open plan to the front, with the existing driveway and garden abutting the existing footpath and road beyond. The existing driveway can accommodate approximately 3 cars with the garage allowing for a further car parking space. To the rear is an existing garden area with mature vegetation to the rear. To the side boundary abutting No 55 there is a one metre high wall along with mature vegetation directly behind this. To the other side there is an approximate 0.75 metre wall with a 1 metre fence above.
- 2.2 The surrounding area is residential, with the site located within Newbridge Park. There are a mix of two storey semi-detached dwellings and chalet style 1 and a half storey dwellings. Most properties within this locality have open plan garden arrangements to the front, with walled/fence boundaries abutting the neighbouring properties. Parking arrangements are generally similar to that of the application site. On the day

of the site visit there were no cars parked on street, apart from a delivery van servicing one of the dwellings nearby.

3 Relevant Planning History

- 3.1 There is no relevant planning history in relation to this application.

4 THE APPLICATION

- 4.1 The application seeks full planning permission for the Proposed change of use of existing 4 bedroom dwelling to 4 bedroom HMO (house of multiple occupancy)

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle

Neighbours: A total of 6 Objections have been received from 6no. addresses. The issues raised are considered within the report below.

5.2 Internal

Dfl Roads: No Objection

NIHMO: No Objection

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

Regional Development Strategy (RDS) 2035

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to: the principle of development; impact on residential amenity; and parking.

Planning Policy

8.2 The proposal must be considered having regard to the Northern Area Plan 2016 and the SPPS. Policy HOU 4 of the Northern Area Plan 2016 relates to the use of dwellings for Multiple

Occupation. The plan identifies the site as being located with the settlement development limits of Coleraine.

Principle of Development

8.3 Policy HOU 4: Use of Dwellings for Multiple Occupation:

Planning permission will only be granted for the use of dwellings for multiple occupation where all the following criteria are met:

1. the premises are suitable to accommodate the proposed number of occupants;
2. there is no adverse impact on the amenity of neighbouring properties and the character of the surrounding area;
3. the external spaces are of a safe and secure design, providing easy and convenient access to yards, gardens, bin storage and parking;
4. parking and service requirements will not result in adverse traffic impact or detract from the amenity of local residents;
5. landscaping reflects the character of the property and neighbourhood, avoiding the excessive use of hard landscaping, and where relevant, making provision for future maintenance.

8.4 The proposal is for the proposed change of use of the existing 4 bedroom dwelling to a 4 bedroom HMO (house of multiple occupancy). The dwelling currently benefits from 4 bedrooms, 3 bathrooms, 1 kitchen with utility and a separate living area. It is considered that it can adequately accommodate the proposed occupants of a 4 bed HMO. Consultation was carried out with NIHMO unit who responded to advise that the space provision appeared to be adequate. The property currently benefits from an area of private amenity space to the rear which is of an acceptable standard.

8.5 Given that there are no notable internal or external alterations proposed to the existing property and that all existing boundary treatments are to be retained, it is considered that the proposed change of use will not adversely impact neighbouring amenity, neighbouring properties or the character of the surrounding area. The existing rear garden area will be retained and is sufficient to provide valuable amenity space that is both safe and secure with convenient access.

- 8.6 The property has its own in curtilage parking along with a garage which could park up to 4 cars. DfI Roads has no objections to the proposal as presented and it is not predicted that the proposal will create any adverse traffic impacts or detract from amenity of local residents. Concerns were raised in relation to parking. While the application represents a material change of use from a dwelling house to an HMO, the end use is still of a residential nature. It would not be unusual for a large family to reside in the dwelling with a similar number of occupants to that of the proposed HMO and therefore parking to the dwelling would not be intensified to an unacceptable.
- 8.7 It is proposed that the existing property including all hard and soft landscaping will remain generally unaltered. The property therefore retains its overall appearance and will continue to reflect the neighbouring character. The proposal complies with Policy HOU 4 of the NAP 2016.

Character of the Area

- 8.8 Issues raised in objections relate to the character of the area and its existing residents. The appearance of the property will not change and it is considered that the proposed change of use will not unduly affect the character of the area in terms of visual amenity.

Landscaping and Parking

- 8.9 The proposal does not include the addition or removal of landscaping. Objection letters were submitted raising concerns in relation to parking. Having consulted with DfI Roads Service their response stated that they 'have no issues of concern at this application as presented'. It would not be unusual for a large family to reside in a dwelling of this size with a similar number of occupants and therefore the change of use would not intensify the parking arrangements already afforded by the application site. On the day of the site visit there was no evidence of any parking issues within this section of Newbridge Park.

Impact on Residential Amenity

- 8.10 The Housing (NI) Order 2016 identifies A House of Multiple Occupation (HMO) as a building occupied by 3 or more persons as their only or main residence, those persons form more than two households. It is considered that most of the dwellings in

the surrounding area remain as single-family occupancy and that the introduction of this HMO would not be significant or harmful to the area. It would not be out of character for a large family to reside in the dwelling with a similar number of occupants to that of the proposed HMO and therefore a change of use to multiple occupation is not considered substantially detrimental. Given that the property is not being altered in any way, it can easily return to use as a single-family dwelling in the future if circumstances were to change. A number of issues raised related to non-planning matters and would not be material to the consideration of the proposal.

9.0 Conclusion

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS. The proposal complies with the policy requirements of Policy HOU 4 of the NAP 2016 and approval is recommended.

10.0 Conditions

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Borough Council or other statutory authority.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningssystemni.gov.uk>.

Site Location Plan

