



Title of Report:	Planning Committee Report – LA01/2023/1047/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th January 2024
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> LA01/2023/1047/F	<u>Ward:</u> Waterside
<u>App Type:</u> Full Planning	
<u>Address:</u> 8 Granary Court Coleraine BT51 3TS	
<u>Proposal:</u> Proposed change of use to H.M.O.	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 13/10/2023
<u>Listed Building Grade:</u> n/a	
Agent: Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ	
Applicant: Mr D. O’Kane, 28 The Walled Garden, Coleraine, BT51 3BF	
Objections: 9 Petitions of Objection: 0	
Support: 0 Petitions of Support: 0	

EXECUTIVE SUMMARY

- Full planning permission is sought for the Proposed change of use to H.M.O.
- 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.
- There are no objections from Consultees.
- There are 9 letters of objection to the proposal from 7.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 the settlement development limits of Coleraine and within an existing established residential area. The application site is accessed off the Castlerock Road, and lies within the Granary Court cul-de-sac. The site comprises of a one and a half storey detached dwelling and detached garage. Existing finishes include brown/red brick to external walls, with white uPVC windows and black PVC door. The site is open plan to the front, with the existing driveway parking areas and garden abutting the existing road. The existing driveway can accommodate approximately 3 cars in addition to the garage. Immediately in front of the dwelling are a further 2 No. car parking spaces. To the side and rear there is an existing garden area with a 1.8 metre closed boarded fence defining these boundaries.
- 2.2 The character of the surrounding area is residential. There are a mix of two storey semi-detached dwellings and 1 and a half storey dwellings within the wider development. 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.

3 Relevant Planning History

3.1 There is no relevant planning history on the site or immediate surrounding area relating to this application.

4 THE APPLICATION

4.1 The application seeks full planning permission for the Proposed change of use to H.M.O.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle

Neighbours: A total of 9 Objections have been received from 7 no. addresses. The issues raised are considered within the report below.

5.2 Internal

Dfl Roads: No Objection

NIHMO: No Objection

Environmental Health: 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; character of the surrounding area; 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. There are no other specific zonings or designations identified within The Plan.

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 to an HMO. The dwelling currently benefits from 4 bedrooms, 3 of which benefit from ensuite shower rooms, 1 main bathroom, 1 kitchen/dining area and a separate living area. It is considered that it can adequately accommodate up to 4 occupants. Supporting information provided by the applicant indicates that the proposal is sought to accommodate hospital staff. Consultation was carried out with NIHMO unit who responded to advise that they had no further comment to make. 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, and any necessary bin storage.

- 8.6 The property benefits from in curtilage parking which can accommodate 5no. vehicles as indicated on the site plan, Drawing No. 02A. In addition, there is a detached garage. Consultation was carried out with DfI Roads who have no issues of concern in relation to the proposal. It is considered that the proposal would not create any unacceptable adverse traffic impacts or detract from the amenity of local residents. Issues raised in letters of objection referred to parking concerns in terms of the level of parking available and the arrangement of parking.
- 8.7 An amended site plan was provided, Drawing No. 02A, indicating the availability of parking on the site. The re-notification of neighbours was carried out on receipt of this, along with further consultation with DfI Roads. DfI Roads responded to advise that there were no issues of concern in relation to this arrangement. A recommended condition was provided with regards to the provision and marking of hard surfaced areas, however as the areas of hard surfacing are existing, the condition would not be necessary in this instance.
- 8.8 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 degree. Issues raised in objections with regards to impact on amenity as a result of the parking of cars are considered not to result in any unacceptable impacts over and above the existing arrangements.
- 8.9 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 residential character. The proposal complies with Policy HOU 4 of the NAP 2016.

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. The planning history of the surrounding area does not indicate any other HMOs in the immediate vicinity of the application site. 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. Issues raised in respect of any perceived impact on property values are not planning matters to be considered in the assessment of this proposal.

Character of the Surrounding Area

- 8.11 Objections received in relation to this proposal raised issues with regards to the character of the area and its existing residents. There are no changes proposed to the external appearance of the property and it is considered that the proposed change of use will not unduly affect the character of the area in terms of visual amenity. The use will remain residential in its nature, and as the proposal relates to a change of use of No. 8 only, it is considered that this would not result in an unacceptable detrimental impact to the character of the surrounding area.

Parking

- 8.12 The proposal is capable of providing parking within its curtilage which satisfies the requirements of Policy HOU 4. The amended site plan details these arrangements and consultation with DfI Roads did not raise any objections. Issues raised in objections refer to parking issues and the availability and arrangement of same. Drawing No. 02A indicates the existing in curtilage parking which can accommodate 5no. vehicles. In addition, there is a detached garage. As a 4 bed property, to accommodate 4no. persons, this would accommodate parking if each individual were to have a car. Visitors/deliveries to the property are unlikely to result in an unacceptable impact on neighbouring amenity or the character of the surrounding area over and above what is already existing, owing to the availability of parking at the property and the residential nature of the proposed use alongside the established residential character. On the day of the site visit there was no evidence of any parking issues within Granary Court.

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.

Site Location Plan



Location Plan for 8 Granary Court,
Coleraine



drawing no. 01.
scale 1:1250
Based on D.S. Map
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11th October 2023

Planning Office
RECEIVED
12 OCT 2023

Drawing Causeway Coast and
Glens Borough C