

October 10th, 2025

To Each Member of Committee

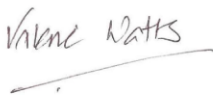
NOTICE OF MEETING

You are requested to attend a Meeting of the

Mid and East Antrim Planning Committee to be held on

Thursday, 16th October 2025 at 10:00 am in Council Chamber, The Braid, 1-29 Bridge Street,
Ballymena and via remote access.

Yours sincerely



Valerie Watts
Interim Chief Executive, Mid and East Antrim Borough Council

Agenda

1 NOTICE OF MEETING

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members and Officers are invited to declare any pecuniary and non-pecuniary interests, including gifts and hospitality, they may have in respect of items on this Agenda.

4 SCHEDULE OF PLANNING APPLICATIONS

4.1 Planning Application No. LA02/2025/0486/F Change of use from dwelling to house in multiple occupation (HMO), containing 8 Bedrooms @ 25 The Roddens, Town Parks, Larne.

RECOMMENDATION: Approve

Lead Officer: Gary McGuinness

 [LA02_2025_0486_F HMO Roddens.pdf](#)

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5 LOCAL DEVELOPMENT PLAN

5.1 LDP Progress Update - Verbal

6 PLANNING APPEALS UPDATE

6.1 New Appeals

LA02/2024/0841/F - 20 Bankhall Road, Drumnagreagh, Larne BT40 3JQ. Extension to agricultural building in a similar style to existing making use of existing structural walls from existing silage storage compound for extension

6.2 Appeal Decisions

No new appeal decisions.

7 CORRESPONDENCE

7.1 Co-ownership presentation

Committee Application

Development Management Officer Report	
Case Officer: Norma Alexander	
Application ID: LA02/2025/0486/F	Target Date:
Proposal: Change of use from dwelling to house in multiple occupation (HMO), containing 8 Bedrooms	Location: 25 The Roddens Town parks Larne BT40 1QX
Applicant Name and Address: Drumadoon Development Ltd c/o 55 - 59 Adelaide Street Belfast	Agent Name and Address: John Simpson 42 Semicock Road Ballymoney
Date of last Neighbour Notification:	4 July 2025
Date of Press Advertisement:	3 July 2025
ES Requested: No	
Consultations: Environmental Health – No objection. DfI Roads – No objection - Parking is substandard. NI Water – Refusal – Insufficient capacity at receiving wastewater treatment works.	
Representations: 75 objections have been received to date.	
Letters of Support	0.0
Letters of Objection	75
Petitions	0.0
Signatures	0.0
Number of Petitions of Objection and signatures	
Summary of Issues: - No need for HMO – no university/further education college in the area, - Will alter the character of the area, - Loss of community cohesion, - Loss of a large family home, - Insufficient parking/more demand on on-street parking, - Traffic congestion/road safety, - Overdevelopment of the site, - Overcrowding,	

- Precedent for further HMOs,
- Anti-social behaviour,
- Noise impact,
- Potential for accumulation of waste and rubbish,
- Intensification of site could lead to a fire safety,
- Increased pressure on water and sewage infrastructure,
- Devaluation of properties
- Some objectors have raised concerns regarding the future occupants of the proposed HMO.

Site Visit Report
Site Location Plan:

Date of Site Visit: 29th July 2025
Characteristics of the Site and Area The application site is No. 25 The Roddens, Larne. The existing property is a two and a half storey mid terrace dwelling with a 3-storey rear return. There is a shared service alley running behind the terrace and an enclosed outdoor amenity space located to the rear of the building. The site is located within the settlement limits of Larne, just beyond the Town Centre boundary, as defined in the Local Development Plan 2030 – Plan Strategy and the Larne Area Plan 2010. The surrounding area is predominantly residential in character, with the presence of two no. commercial premises – including a Solicitor Office at No. 29 and Dental Surgery at No. 11. The street is characterised by rows of 2/3 storey terraced houses, with similar sized rear amenity space and on street parking. A planning history check has not identified any other HMO's along this section of The Roddens.

Description of Proposal

Change of use from dwelling to house in multiple occupation (HMO), containing 8 Bedrooms

Planning Assessment of Policy and Other Material Considerations

This planning application is for a change of use of an existing 6 bed dwelling to an 8 bed House in Multiple Occupation.

The proposed works are internal and involve the conversion of the existing living room into a ground floor bedroom, as well as subdividing one of the larger first floor bedrooms into two sperate bedrooms.

The dining room will be repurposed as a living area, while the kitchen will remain unchanged.

No alterations are proposed to the external appearance of the building.

Planning History:

F/1992/0324/F – 25 Thorndale, The Roddens, Larne – Change of Use from Dwelling to Hostel for the homeless – Refused.

Constraints:

Application site is partially located within the buffer around a historical monument site.

Planning Assessment of Policy and Other Material Considerations

Regional Development Strategy (RDS)

Strategic Planning Policy Statement (SPPS)

Larne Area Plan 2010

Mid and East Antrim Borough Council Local Development Plan 2030 - Plan Strategy;

SGS1 – Spatial Growth Strategy

SGS2 – Settlement Hierarchy

Policy HOU 1 – Quality in New Residential Development in Settlements.

Policy HOU 2 – The Conversion or Change of Use of Existing Buildings to Flats or Apartments.

Policy TR5 – Active Travel

Policy TR 6 – Parking and Servicing

Policy GP1 – General Policy for All Development

- a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness
- b) Criteria relating to Safeguarding Residential Amenity
- c) Criteria relating to Access/Movement/Car Parking
- d) Criteria relating to Safety and the Safeguarding of Human Health/Wellbeing
- e) Criteria relating to Sustainable Development

Policy WWI1- Development Relying on Non-Mains Wastewater Infrastructure

Policy HE1 - Archaeological Remains and their Settings

Creating Places - Achieving Quality in Residential Environments

Development Control Advice Note 15 – Vehicle Access Standards

Parking Standards (2005)

Section 45(1) of the Planning Act (NI) 2011 (the Act) requires regard must be had to the Local Development Plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) of the Act states that where regard is to be had to the LDP, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Planning Act (NI) 2011 establishes a plan-led planning system which gives primacy to the plan in the determination of planning applications unless other material considerations indicate otherwise. Mid and East Antrim Borough Council adopted the Local Development Plan 2030 Plan Strategy on 16th October 2023. The Plan Strategy became effective from the date of adoption and is relevant to the consideration of this application.

The Council has yet to adopt its LPP, so in the interim, decisions fall to be made in light of current circumstances. The Planning (Local Development Plan) Regulations (Northern Ireland) 2015 (as amended) (Regulations) makes provision for the preparation of a LDP by a Council. Part 9 and the Schedule contain the arrangements for the transition from departmental development plans made under the Planning (Northern Ireland) Order 1972 or the Planning (Northern Ireland) Order 1991 to the new council local development plans. It also defines what constitutes an LDP during the transition period until the council has fully adopted its own LDP.

In line with the transitional arrangements set out in the Schedule to the Regulations, the LDP is currently a combination of the departmental development plan (DDP) and the Plan Strategy read together. Any conflict between a policy contained in the DDP and those of the Plan Strategy must be resolved in favour of the Plan Strategy.

The Larne Area Plan 2010 comprises the DDP for this proposal. The land use designations and zonings of the DDP remain relevant.

The Planning (Use Classes) Order (NI) 2015 includes Houses in Multiple Occupation as a sui generis use.

A house in multiple occupation is defined under the 'Houses in Multiple Occupation Act (Northern Ireland) 2016'.

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Strategic Policies pertaining to housing are detailed within the SPPS. The policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone.

A key strategic aim of both the SPPS and RDS is to achieve balanced communities and strengthen community cohesion. The provision of good quality housing offering a variety of house types, sizes and tenures to meet different needs, is fundamental to the building of more balanced communities.

The proposal will be considered in detail below under related LDP Policies under the MEABC Local Development Plan 2030 Plan Strategy.

Larne Area Plan 2010

Policy H1 states that 145.2 Ha of land within the development limit has been zoned for Larne Town. The application site is located within Larne Town.

This policy advises that housing need varies by dwelling size, type and tenure according to family needs, housing unfitness, household size, age, health, personal preference and financial circumstances. Of particular importance are the specialist needs of certain groups in society. The most significant of these are those in low incomes, the elderly and those suffering from mental and physical disabilities.

This proposal for increased tenancy is considered to be in general compliance with policy which promotes housing to meet varying needs.

Local Development Plan 2030 – Plan Strategy

SGS1 – Spatial Growth Strategy

The Spatial Growth Strategy seeks to manage growth to secure sustainable patterns of development across Mid and East Antrim. Major population growth and economic development is focused in the three main towns of Ballymena, Carrickfergus and Larne, strengthening their roles as the prime locations for business, retail, housing, administration, leisure and cultural facilities within the borough.

In line with strategic policy this proposal is located within the existing urban fabric and on developed land and will provide a sustainable form of development.

SGS2 – Settlement Hierarchy

The application site is located within the Main Town of Larne. Designated as such for the range of services on offer, including transportation links within and beyond the borough and its strength of economic base. All of these considerations underlie the regional status of Larne, as set out in the RDS. As highlighted in the Spatial Growth Strategy, Larne will be the focus for major population growth and economic development together with Ballymena and Carrickfergus.

The proposal accords with this strategic policy

Policy HOU 1 – Quality in New Residential Development in Settlements

Although it has been set out that a HMO is a sui generis use class, it is practical to consider such proposals under the policy context associated with Housing due to comparable implications.

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a high quality, sustainable and safe residential environment. All proposals for residential development will be expected to meet the General Policy and accord with other provisions of the LDP.

In established residential areas, planning permission will only be granted for the redevelopment of existing buildings to accommodate new housing where the proposed density is not significantly higher than that found in the established residential area and the pattern of development is in keeping with the overall character and environmental quality of the established residential area.

The guidance in Appendix D will be taken into account when assessing proposals. Not all elements will be applicable to this proposal. The assessment will reflect those elements that are relevant having regard to the scale and nature of the proposal.

Appendix D

Site context:

The proposal does not seek any alterations to the external appearance of the existing dwelling. The proposal would result in a what is essentially a residential end use which is compatible with the area. The neighbouring dwellings are of a similar style and the character and design of the existing dwelling will be maintained.

Density:

The addition of two bedrooms to the existing 6 bed dwelling is not considered a significant increase in density and as such the proposal would remain consistent with the overall established residential character of the area.

Privacy:

The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment.

As the proposed changes are internal and no new windows are proposed, it is unlikely that the development would have any additional impact on the privacy of nearby residents compared to the current situation.

The existing living room, which has a windows facing onto the street, will be converted to a bedroom. The privacy of this proposed bedroom would be protected due to the set back from the road and the presence of the low boundary wall providing a degree of enclosure.

Movement and Parking:

As the proposal is for a change of use of an existing residential property, the parking arrangements are already in place. No additional parking is proposed. This is considered to be a sustainable location and will help reduce the dependency upon the private car.

Private Open Space:

There are no changes to the current level of amenity space. The rear yard, which is approx. 55m² will be retained.

The dwelling in question currently has 6 double bedrooms and in theory could accommodate a family of 12 without restriction. The creation of an additional 2 bedrooms does not necessitate the provision of additional amenity space in this urban context and potentially only creates accommodation for an additional 4 people.

The site benefits from proximity to areas of public open space which will provide opportunity for outdoor amenity; Smiley Park is located approximately 380m away and Dixon Park is approximately 250m away.

On balance, the level of private amenity space is considered acceptable.

It is considered that the proposal complies with Policy HOU1.

Policy HOU2 - The Conversion or Change of Use of Existing Buildings to Flats or Apartments

The conversion or change of use of existing buildings to flats or apartments (including those for multiple occupancy) will be permitted where Policy HOU1 Quality in New Residential Development in Settlements, and all the additional criteria set out below are met:

a) the proposal maintains or enhances the form, character and architectural features, design and setting of the existing building;

No changes are proposed to the external appearance of the dwelling and therefore it is considered that the proposal maintains the existing form, character and architectural features of the existing building. This criterion has been met.

b) the original property is greater than 150 square metres gross internal floorspace in the case of sub-division of an existing dwelling;

The original property has an internal floor area of approx. 215m² so would meet this criterion.

c) all flats or apartments are self contained (i.e. having separate bathroom, w.c. and kitchen available for use only by the occupiers);

The proposal will provide a communal living and kitchen area and the existing bathrooms on the first and second floor will remain.

d) the development does not contain any flat or apartment which is wholly in the rear of the property and without access to the public street;
This criterion is not applicable.

e) adequate refuse storage space (large enough to allow for the separation of recyclable waste) is provided; and
There is a sufficiently sized enclosed yard which provides ample space to accommodate refuse and recycling storage while retaining adequate space for amenity use. Being enclosed, the yard will ensure that waste storage will be screened from public view, thereby avoiding any adverse visual impact. This criterion has been met.

f) proposals above shops and other business premises do not prejudice the operations of any commercial business below. – N/A

The proposal complies with all the relevant criteria of Policy HOU2.

Policy GP1 – General Policy for all Development

All development proposals requiring planning permission with the exception of minor proposals, will be assessed against the following general policy criteria a) - e)

a) Criteria relating to Design Quality and Respecting Local Character and Distinctiveness.

The proposal will result in, what is essentially, a residential end use and is considered compatible with surrounding area. As mentioned above, no changes are proposed to the external appearance of the building and will therefore not detract from the character of the area.

Development falls within the consultation zone of ANT040:035 - ECCLESIASTICAL SITE

Although it is noted that the site falls with the consultation zone, statutory consultation with Historic Environment Division was not felt necessary as all proposed works are internal with no anticipated impact on any site designated for their historic interest.

The proposal is in general compliance with the relevant criteria of Part a).

b) Criteria relating to Safeguarding Residential Amenity

Local residents have raised concerns in relation to noise and general disturbance. An HMO licence obliges landlords or their managing agents to have policies and

procedures in place to effectively address any noise and disturbance that may arise. A breach in compliance could result in the licence being revoked.

MEABC Environmental Health have been consulted and have not raised any objection to the proposed development.

Based on the response from the above consultee it is not anticipated that the proposal will result in an unacceptable adverse impact upon the amenity of existing residents.

c) Criteria relating to Access/Movement/Car Parking

As the proposal is for a change of use of an existing residential property, the parking arrangements are already in place. No additional parking is proposed. This is considered to be a sustainable location and will help reduce the dependency upon the private car. Movement and carparking is considered in more detail under the Transport Policies.

d) Criteria relating to Safety and Safeguarding of Human Health/Wellbeing

The proposal is for residential use compatible with existing residential properties in the area. Through the HMO Licencing process it will be the Landlord's responsibility to ensure that the property is fit for human habitation and all safety certificates are in place.

The discharge of sewage arising from the development will be regulated by NI Water.

The site is not at risk from flooding and as there is no change to the footprint of the building or area of hardstanding, it will not cause or exacerbate flooding elsewhere.

The site is not within an area of known instability or contamination.

The proposal is in general compliance with the relevant criteria of part d)

e) Criteria relating to Sustainable Development

As this proposal relates to a change of use, the essential infrastructure and services are already in place.

Given the urban location, the proposed development is not expected to have any unacceptable impact on the quality or integrity of the surrounding environment.

There is a sufficiently sized enclosed yard which provides ample space to accommodate refuse and recycling storage.

NI Water have advised that there is no capacity at the receiving WWTW. With this in mind a pre-commencement condition has been added.

The proposal is in general compliance with the relevant criteria of Policy GP1.

Policy TR5 – Active Travel

A new development proposal within an urban area should ensure the needs of pedestrians and cyclists are taken into account. Translink Bus Stop is directly opposite the proposed site with links to the local and wider area.

Footpaths are in place to encourage active travel and the site is in close proximity to the Town Centre. It is considered that the location will help promote active travel and the proposal is in general compliance with Policy TR5.

Policy TR6 – Parking and Servicing

A development proposal will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department's published standards.

'Creating Places – Achieving Quality in Residential Developments', and Annex A of the Parking Standards sets out the requirements for the total number of parking spaces to be provided within a development scheme. Based on the parking standards in Table 7 of Creating Places it is anticipated that an 8 bed dwelling/HMO would require 3 no. parking spaces. The existing 6 bed dwelling would require 2.5 spaces (rounded up to 3 spaces). Therefore there is no increase in the level of parking required.

DfI Roads have advised that they could accept the proposal if the Planning Authority are minded to approve this application with sub-standard parking.

Parking for the existing dwelling is accommodated on- street, consistent with the established pattern of parking along this side of The Roddens. Reliance on on-street parking is the norm in this area and the proposed change of use would not significantly alter the existing parking arrangements or create a precedent beyond what already exists in the area.

A reduced level of car parking may be acceptable where the development is in a highly accessible location well served by public transport. The site benefits from a location close to the town centre with a high level of pedestrian accessibility to local services and facilities. The site is within walking distance (approx.800m) to the train station, and local bus services are available in the area, including a bus stop directly opposite the site.

Given these factors the reliance on the private car is reduced and car ownership is less necessary. It is therefore considered there is no requirement to provide additional parking in this case as the proposal offers, insofar as possible, adequate and convenient access to public transport.

The proposal is in general compliance with Policy TR6.

Policy HE1 – Archaeological Remains and their Settings

The site falls within the buffer zone around an ecclesiastical site ANT040:035 -

Given that this proposal relates the change of use of an existing building and no significant ground works are proposed, it is not anticipated to have an impact on any archaeological features.

Therefore in this case a statutory consultation with Historic Environment Division was not felt necessary.

The proposal is in general compliance with Policy HE1.

Consideration of Representations:

The Council consider that the proposed HMO which includes the provision of 2 additional bedrooms does not significantly alter the density of the site nor will it alter the overall residential character of the area.

Policy does not require there to be a need for an HMO in a particular area and each application will be assessed on its individual merits, taking account of the specific context and relevant planning policies. As such, the approval of one proposal does not set a precedent for other applications in the area.

A significant increase in demand on water supply of sewage infrastructure is not anticipated. Any necessary connections or capacity matters will be managed by NI Water.

There is a sufficiently sized enclosed yard which provides ample space to accommodate refuse and recycling storage.

The impact on traffic and parking concerns have been considered under the Transport Policies and have been found to be acceptable.

Through the HMO Licencing process it will be the Landlord's responsibility to ensure that all safety certificates are in place, which are excepted to reduce the risk of fire hazards.

HMO licencing regime will specify and control the number of occupants that the property can accommodate and requires a plan to be in place to deal with anti-social behaviour linked to the premises. Breaches of HMO licencing conditions could result in the licence being withdrawn.

The identity or personal characteristics of proposed occupants are not material planning considerations and cannot be taken into account in the assessment of this proposal.

No evidence has been presented to demonstrate that a loss of community and devaluation of properties would occur as a direct result of the development

Neighbour Notification Checked

Yes

Summary of Recommendation

Approve

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.

2. No development shall take place on site until the method of sewage disposal has been agreed in writing with Council or a consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure protection to the aquatic environment.

3. The development hereby approved is solely for a House in Multiple Occupancy (Sui Generis Use) and shall be used solely for that purpose.

Reason: To prohibit a change to an unacceptable use at this location.

4. The development hereby approved shall be developed in accordance with the plans referenced at the beginning of this decision notice.

Reason: To ensure that the development is developed in accordance with the approved plans.

Case Officer Signature:

Date: 7 October 2025

Appointed Officer Signature:

Date: 7 October 2025

Development Management Consideration

Details of Discussion:

As per CO report

Letter(s) of objection/support considered: Yes

Group decision:

Approve as per CO report

D.M. Group Signatures

Date 7 October 2025