



**NICHOLAS**  
RESIDENTIAL



## 198-200 Albertbridge Road Belfast BT5 4GU Offers over £155,000

Cash Buyers Only!

Nicholas Residential are delighted to bring to the market this mixed-use investment opportunity located on the busy Albertbridge Road in East Belfast. Benefiting from full planning permission for the conversion of the upper floors into a 4-bedroom HMO while retaining the existing ground floor commercial unit, the property offers excellent development and investment potential in a highly accessible location close to Belfast City Centre.

Planning permission has been granted under application reference LA04/2024/1828/F for the change of use of the upper floors to provide a 4-bedroom / 4-person HMO together with a rear dormer extension, separate residential access and associated elevation alterations.

The approved accommodation extends across the first and second floors and comprises four bedrooms, an open-plan kitchen/living/dining area, bathroom and shower room facilities, together with storage and laundry space. The ground floor commercial premises are to remain, creating an attractive mixed-use asset with strong future rental potential.

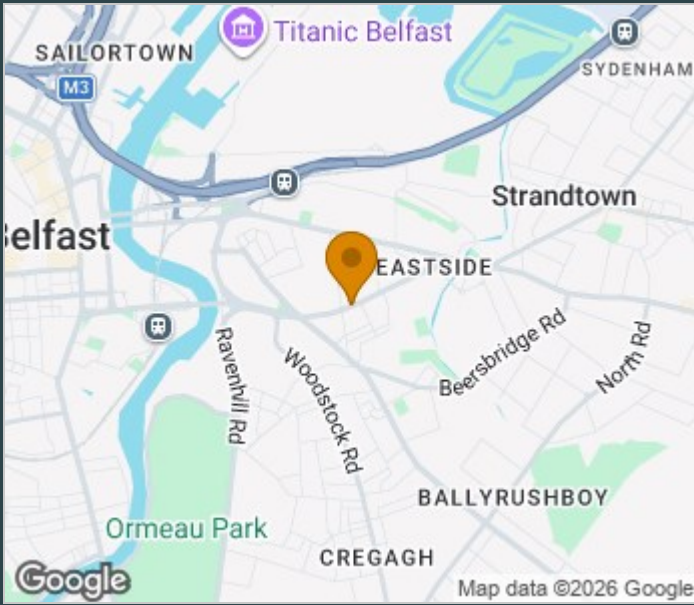
The planning approval confirms the proposal falls within accepted HMO concentration limits and was considered acceptable in terms of design, amenity and overall impact on the surrounding area.

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Mixed-use investment opportunity in East Belfast
- Full planning permission granted for 4-bedroom HMO
- Planning reference: LA04/2024/1828/F
- Ground floor commercial unit retained
- Approved rear dormer extension and separate access
- Proposed accommodation across first and second floors
- Strong future rental and investment potential
- Prominent position on busy Albertbridge Road
- Close to Belfast City Centre and local transport links
- Cash buyers only — Offers Over £155,000

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland

EU Directive  
2002/91/EC



Application No. L24/142424/2024  
Date of Application: 14 October 2024

Site of Proposed Development: 198-200 Albertbridge Road, Ballymacarret, Belfast, BT5 4GU

Description of Proposal: Change of use of first floor flat to provide 4-bed/4-person HMO accommodation, proposed rear dormer and elevational changes to the front.

Applicant: [Redacted] Agent: Hadleigh Jess  
Address: [Redacted] Address: HR Jess Ltd  
BELFAST 1 Jordanstown Road  
[Redacted] Newtownabbey  
BT37 0QD

Drawing Ref: 01, 02b, 05b, 06a

The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS PLANNING PERMISSION**

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

- 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.

4. All external facing and roofing materials shall be carried out as specified on the approved plans.  
Reason: In the interests of the character and appearance of the area.

**Informatives**

1. Reason for Approval

The application site is located at 198-200 Albertbridge Road, East Belfast. The site consists of a two storey, mid terrace property, which faces onto Albertbridge Road. The property consists of a retail unit at ground floor and a vacant unit at first floor with the last known use to be residential. This part of Albertbridge road is within a tight urban context characterised by uniform adjacent neighbouring plots.

The site is located within the settlement development limit of Belfast as designated in the BUAP and both versions of draft BMAP (2004 & 2014). The site falls within the draft Templemore Avenue, Area of Townscape Character (BT 074) under both versions of BMAP.

Planning History  
A/2007/1553/A □ New Shop Signage - 192-200 Albertbridge Road, Ballymacarret, Belfast, BT05 4GU □ Consent granted 09/10/2007.

Description of Development

The planning application is seeking permission for the change of use of the first floor flat to a 4 bed HMO. Development works to the external building which include elevational changes and a rear dormer. The ground floor shop unit is to remain.

Principle

Housing Management Areas (HMAs) will be designated under the local policies plan, based on evidence available relating to concentrations for HMOs and flat conversions in various parts of the local authority area. This is to ensure that the

of house SSA online viewer and relevant planning history) there are currently 2 HMOs within the area. Therefore, this proposal would be acceptable under the 10% threshold and complies with Policy HOU10 of the Belfast LDP. The proposal is therefore acceptable in principle.

Design & Amenity

The proposal seeks to change the uses of the first and second floor apartment to a 4bed/4erson Hmo. During the site inspection, it appeared the site is currently vacant.

The use of the property falls outside a permanent residential use, however Policy HOU10 of the LDP does allow for an HMO to be assessed in line with the wider policy requirements for residential development. The application before the council is to provide alterations/works to the property while establishing the change of use. Paragraph 7.1.69 of the LDP 2023 factors in the importance of local character, environmental quality and residential amenity, privacy of existing residents and scale and massing will continue to be important considerations for the council. Therefore, with the guidance above considered, policy RD1, RD2, RD3, & DES1 and residential supplementary planning guidance are all engaged.

Policy RD2 and Supplementary Planning Guidance advises planning permission will be granted where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area.

Policy DES1 paragraph 7.2.7 supports Policy RD2, the justification and amplification advises the council will refuse schemes where design is considered to be poor. Policy DES1 is not to be utilised as minimum standards and should encourage innovative design.

External alterations are proposed as part of the application. A rear dormer is to be added to the property. The dormer is minimally set down by 0.2m and set back by 0.3m from the ridge of the roof. The dormer measures 3.3m (maximum length), at its widest point the dormer measures 4m and a height of 1.7m.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.