

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2023/3646/F	Committee Meeting Date: 13 February 2024
Proposal: Proposed outbuilding to provide ancillary office space and meeting room	Location: The Stableyard, Barnett's Demesne Malone Road, Belfast, BT9 5PB
Referral Route: Referral to the Planning Committee under Section 3.8.5. (d) of the Scheme of Delegation i.e. Council having an estate in the land.	
Recommendation: Approve with conditions	
Applicant Name and Address: Sylvia Watson The Stableyard, Barnetts Demesne Malone Road, Belfast BT9 5PB	Agent Name and Address: Sylvia Watson The Stableyard, Barnetts Demesne Malone Road, Belfast BT9 5PB
<p>Executive Summary: This application seeks Full planning permission for a Proposed outbuilding to provide ancillary office space and meeting room. The site is located at the Stableyard, within Barnetts Demesne and is accessed from Malone Road.</p> <p>The site is located to the rear of the existing Stableyard and is currently an area of hardstanding. The site is occupied by Belfast Activity Centre who are a charity that provide outdoor adventure and learning. The stableyard is located within the grounds of Barnetts Demesne, therefore is enclosed by a number of mature trees to the south and east of the site, and large open areas of green space to the north and west.</p> <p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> • Principle of development • Impact on Amenity • Impact on rural Character of the area and design • Lagan Valley Regional Park • Climate Change <p>The proposal is for unit to provide an ancillary office and meeting space of approx. 20sqm. The proposal is ancillary to an existing use on the site for Belfast Activity Centre. This is deemed a suitable use within a parkland and demesne area. HED were consulted on the potential impact on the Historic Park, Garden and Demesne. Their response is still outstanding.</p> <p>The proposal was neighbour notified and advertised. No letters of representation were received.</p> <p>Recommendation Having regard to the development plan and other material considerations the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided they are not substantive.</p>	

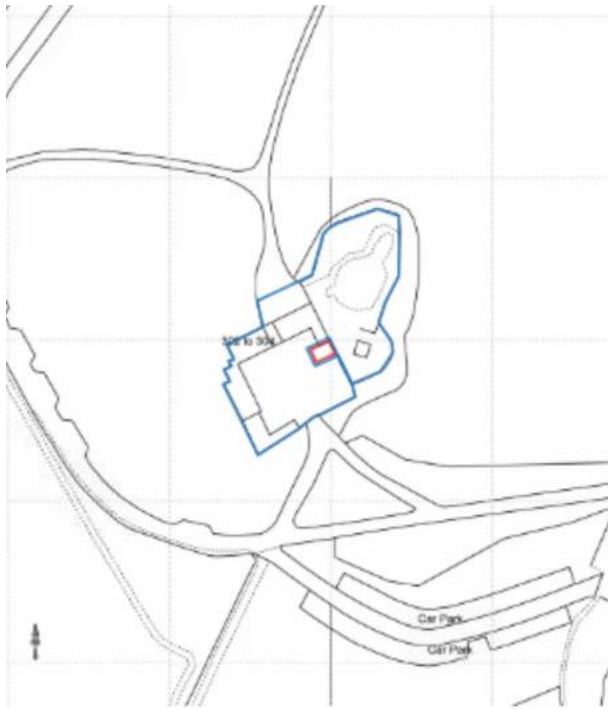
Officer Report

1.0

Drawings

1.1

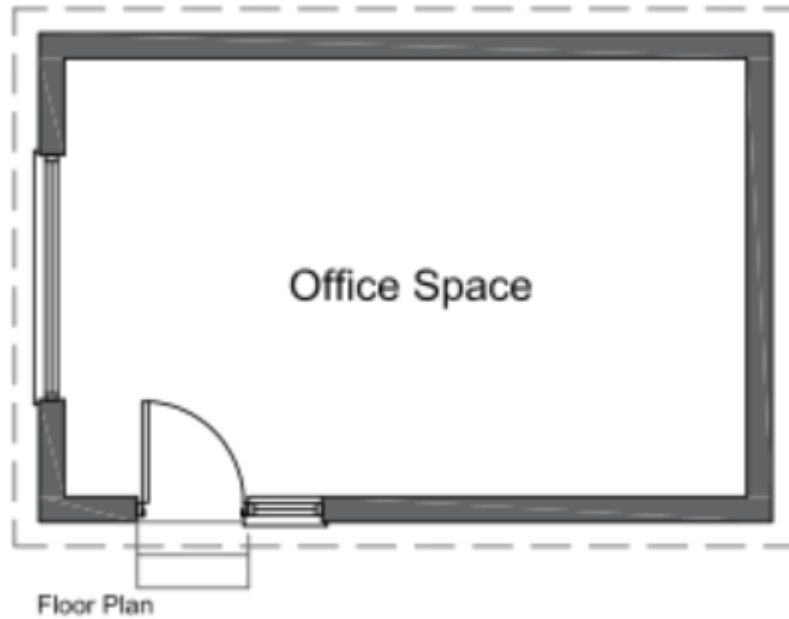
Site Location Map:



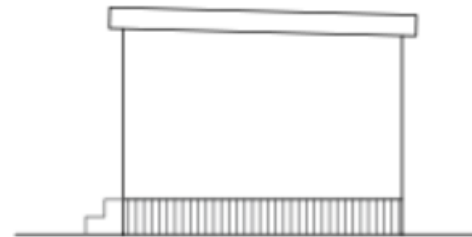
Proposed Site Plan



Proposed Plans and Elevations



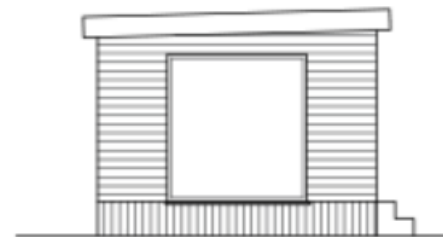
Rear Elevation - North



Side Elevation - East



Front Elevation - South



Side Elevation - West

FINISHES:
 Roof - Tracel Membrane
 Walls - White Render / Cedar cladding board
 Windows/doors - UPVC
 Rain water goods - to match existing

2.0 Characteristics of the Site and Area

2.1 The application site is located within Barnetts Demesne, Belfast. The site is located to the rear of the Stableyard on an area of existing hardstanding. The site is currently operated by a charity called Belfast Activity Centre. The site is enclosed by mature trees to the east and south and is surrounded by open green space to the north. Further south of the site is Malone House.

2.2	A number of activities take place at the Stableyard with facilities for climbing and abseiling on site. Within the wider context of the area Barnetts Demesne is a public park with areas of parkland and woodland with a number of walking paths throughout. Malone House is also situated within the grounds of Barnetts Demesne.
3.0	Description of Proposal
3.1	This application seeks Full planning permission, for an outbuilding to provide ancillary office space and meeting room. The site is located at the Stableyard, within Barnetts Demesne and is accessed from Malone Road.
3.2	The proposal is comprised of a single detached unit measuring approx. 20sqm. The overall height of the proposed outbuilding is 3.2m. The outbuilding will be finished with a mixture of white render and boarded cladding, with the roof consisting of trocal membrane.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies
4.2	Belfast Local Development Plan, Plan Strategy 2035 <ul style="list-style-type: none"> • Policy DES1 • Policy LC2 • Policy HC1 • Policy BH6 • Policy DC1 • Policy DC13 • Policy ENV1 • Policy ENV2 • PolicyENV3 • PolicyENV4 • PolicyENV5
4.3	Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.4	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.5	Relevant Planning History No relevant planning history
5.0	Consultations and Representations
5.1	Statutory Consultations HED – currently outstanding. Non-Statutory Consultations None
5.2	Representations The application has been advertised and neighbour notified, no letters of representation were received.

6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.3	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.4	The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.6	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
	Key issues
6.7	The main issues relevant to consideration of the application are set out below. <ul style="list-style-type: none"> • Principle of development • Impact on Amenity • Impact on rural Character of the area and design • Climate Change • Lagan Valley Regional Park • Access and parking
	Principle of development
6.8	The site is located outside the development limit in the Belfast Urban Area Plan 2001 and both versions of the draft Belfast Metropolitan Area Plan 2015 (v2004 and v2014). The site is also located within Lagan Valley Regional Park.
6.9	The proposed outbuilding to provide an ancillary office and meeting space is on an area of existing hardstanding located to the rear of the existing stableyard. The proposal is ancillary to an established use on the site. The existing use of Belfast Activity Centre is considered suitable to the Parkland surroundings. Due to the scale and location of the proposal it does not have a significant adverse effect on, the character of the park, natural and built heritage, biodiversity, existing settlement, townscape character, landscape quality and visual amenity. This is compliant with criterion a of Policy LC2 of the Plan Strategy.

6.10	Therefore, principle of a small outbuilding to facilitate this use and provide an additional meeting room and office is considered acceptable subject to other material considerations considered below.
6.11	The SPPS requires development to cause no demonstrable harm to interests of acknowledged importance. Interests of acknowledged importance in this case are the surrounding rural character of the area; neighbouring amenity, climate change access and parking and the Lagan Valley Regional Park.
6.12	<p>Rural Character of the area and design</p> <p>This application seeks Full planning permission for a proposed outbuilding to provide ancillary office space and meeting room. The site is located outside of the development limits and within Lagan Valley Regional Park as per draft BMAP 2015. The proposed development, by reason of its form, scale, layout, design and materials, is in keeping with the site and its surrounding area. The outbuilding is approx. 4m in width and has a depth of 6m. The overall height of the dwelling is 3.3m. This is considered an appropriate scale that will not be out of keeping with the surrounding area.</p>
6.13	The location of the building to the rear of the existing Stableyard will ensure it is not readily visible from key vantage points within Barnetts Demesne Park. This ensures the overall quality and setting of the demesne will be maintained and will not impact the local landscape character. The rural and historic character of the Stableyards and surrounding area will be maintained.
6.14	The building is located on an area of hardstanding to the rear of the Stableyard therefore will not adversely impact the open green space within the park.
6.15	The character and appearance of the area would be preserved by way of the siting, scale, and design of the building. The dwelling is to be finished predominantly in white render and cladding this would be in keeping with the character and appearance of the surrounding area. The flat roof will also ensure the building is of an appropriate scale with an overall height of only 3.3m. This is not considered a dominant scale that will impact the character of the area.
6.16	All existing open and green space will be retained. The proposal will facilitate the existing use of an outdoor activity centre which is considered an appropriate use for the surrounding parkland setting.
6.17	The proposal is therefore compliant with Policy LC2, BH6 and DC1 of the Plan Strategy.
6.18	<p>Impact on amenity</p> <p>The proposal is compatible with adjacent land-uses due to the scale and nature of the development. It would not harm the amenity of adjacent and nearby properties. The proposal is sited more than 150m from Malone house and is enclosed by a significant landscape buffer of mature trees to the south therefore is not considered to impact on the amenity or historic views of Malone House.</p>
6.19	<p>Climate Change</p> <p>Opportunities to adapt to environmental change and provide SuDs measures are constrained by the nature and scale of the development and in this case not considered appropriate, it is not therefore deemed necessary the proposal complies with policy ENV 5.</p>

6.20	<p>Transport</p> <p>The means of access to the development would be safe. There is sufficient parking available having regard to the location and sustainability of the site.</p>
6.21	<p>Lagan Valley Regional Park</p> <p>The site is located outside of the development limits and within Lagan Valley Regional Park therefore criteria a, b and c of Policy LC2 is applicable. The criteria state planning permission will only be granted for proposals when;</p>
6.22	<p>a. They are for a use appropriate to the character of the park and to the locality;</p> <p>b. They conserve or enhance the landscape quality and features of the LVRP; and</p> <p>c. They are of a scale & design that integrates with the sensitive landscape of the Park.</p>
6.23	<p>The proposal has been assessed against the context of each of these criteria above within the 'rural character of the area and design' section of the report and is deemed compliant.</p>
6.24	<p>Other issues</p> <p>Due to the scale of the proposal and the figure submitted on the application form showing no increase in the number of visitors to the site no consultation was deemed necessary with DFI Roads.</p>
6.25	<p>Due to the nature of the use of the building no consultation was deemed necessary with Environmental Health</p> <p>.</p>
7.0	Recommendation
7.1	<p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Full planning permission is granted subject to conditions.</p>
7.2	<p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 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. The outbuilding hereby approved shall only be used as an office space or meeting room ancillary to the existing main use on the site of Belfast Activity Centre. Reason: To ensure the continued viability of the City Centre Office Provision. 	

ANNEX	
Date Valid	14/07/2023
Neighbour Notified	24/07/2023
Date First Advertised	04/08/2023
Date Last Advertised	04/08/2023

Details of Neighbour Notification (all addresses)

Malone House, 300 Malone Road

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