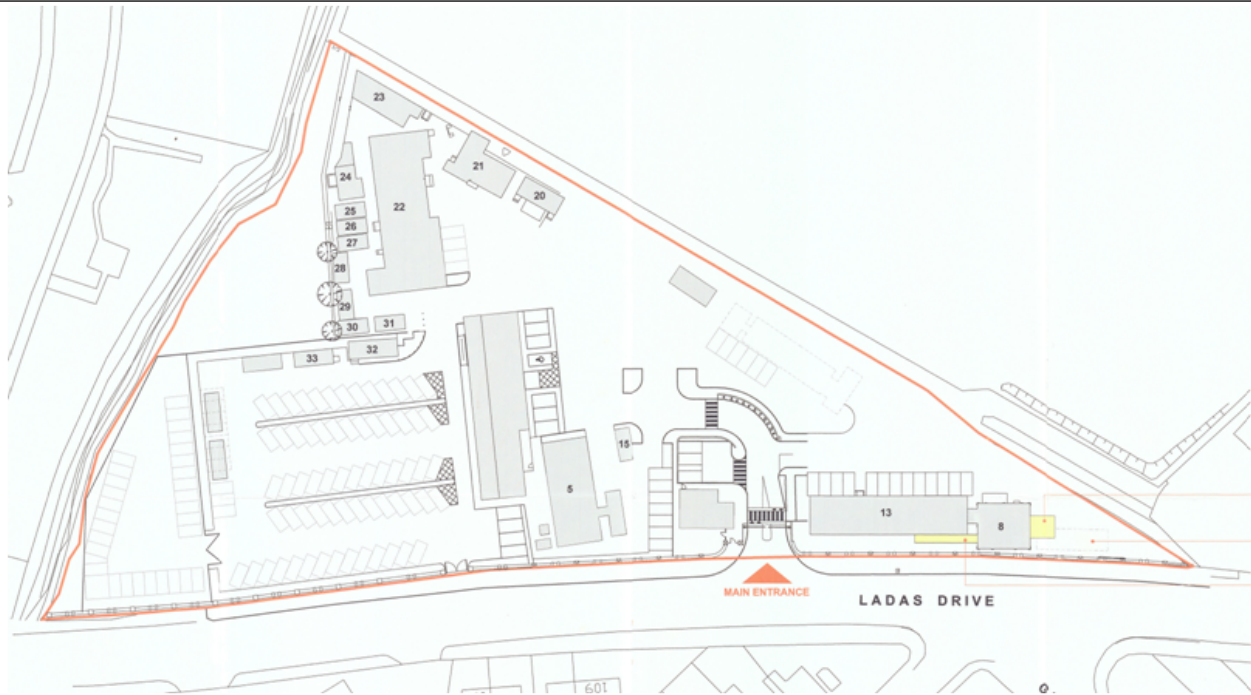


**Development Management Officer Report  
Committee Application**

Summary	
<b>Committee Meeting Date:</b>	<b>Item Number:</b>
<b>Application ID:</b> Y/2014/0405/F	<b>Target Date:</b>
<b>Proposal:</b> Provision of pitched roof, single storey store extension to side & single storey link corridor extension to rear of building	<b>Location:</b> Ladas Drive PSNI 86-94 Ladas Drive Belfast BT6 9FW
<b>Referral Route:</b> Major application – Site exceeds 1 Hectare	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> PSNI Estate Services Business Unit Knock Road Ballycloghan Belfast BT5 6LA	<b>Agent Name and Address:</b> JMPC Mallusk Enterprise Park Newtownabbey BT36 4GN
<p><b>Executive Summary:</b></p> <p>This application seeks full planning permission for a single storey store extension and a new link corridor between two buildings. The main issue to be considered in this case is the:</p> <p>Impact on residential amenity. Impact on Character of surrounding area.</p> <p>The site is located at Ladas Drive PSNI station and is not located within any BMAP designations. The proposal has been assessed against the SPSS.</p> <p>No representations have been received.</p> <p>Consultees</p> <p>Given the extension being removed and what is proposed is of a smaller scale it was not considered necessary to consult Transport NI or Rivers Agency.</p> <p>It is recommended that this application be approved with the attachment of conditions.</p>	
<b>Signature(s):</b>	

**Case Officer Report**

**Site Location Plan**



**Consultations:**

Consultation Type	Consultee	Response
	N/A	

**Representations:**

<b>Letters of Support</b>	None Received
<b>Letters of Objection</b>	None Received
<b>Number of Support Petitions and signatures</b>	No Petitions Received
<b>Number of Petitions of Objection and signatures</b>	No Petitions Received

**Characteristics of the Site and Area**

1.0	<p><b>Description of Proposed Development</b></p> <p>The proposal is for a single storey store extension and a new link corridor between two buildings. The proposed extension is to be 5.3m long, 4.5m wide and 4m in height from ground level. The extension is to be finished in brick to match the existing dwelling with an insulated metal profile roof cladding to match the existing. The new link corridor is to have new white PVC windows to match existing. An existing store on the site is also being demolished to facilitate this smaller extension and link corridor.</p>
2.0	<p><b>Description of Site</b></p> <p>Site is located at PSNI station, Ladas Drive, Belfast. The site is located within the grounds of the PSNI. Roadside boundary is currently in the form of a 3m wall and green metal fencing. There are glimpsing views into the site as one moves past, with the most noticeable buildings being the large green shed which appears to be</p>

	<p>approximately 8-9m in height just inside the boundary and the rooftops of temporary and permanent office buildings within the grounds. There is a significant backdrop of mature trees to the rear of the site at a height of approximately 9-11m, and a river along/adjacent to the eastern site boundary.</p> <p>The site is located within the settlement limit of Belfast. The main road, Ladas Drive, runs along the front of the site. Uses along Ladas Drive comprise a number of residential properties, a filling station to the North, and an area of industry and other business to the East.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p><b>Site History</b></p> <p>3.1 Y/2012/0237/F - Provision of new section of low level brickwork wall with 3m high piers &amp; infill panels to front boundary - Granted</p> <p>3.2 Y/2012/0329/F - Provision of new two storey office building – Granted</p> <p>3.3 Y/2012/0330/F - Provision of new section of boundary wall and cover from view fence and provision of new asphalt surface to existing hard standing to create additional car parking - Granted</p>
4.0	<b>Policy Framework</b>
4.1	Belfast Metropolitan Area Plan 2015 The site is on 'white land' (not zoned for any specific land use).
4.2	Strategic Planning Policy Statement for Northern Ireland:
5.0	<b>Assessment</b>
5.1	The proposal is considered to be in compliance with the development plan and SPPS .
5.2	<p>5.2.1 The SPPS highlights that consideration be given to whether a proposal would unacceptably affect amenities of neighbouring properties and the existing use of land and buildings that ought to be protected in the public interest. The SPPS further states that good neighbourliness and fairness are among the yardsticks against which development proposal will be measured. The existing use of land has been considered above and the principle of the development on the site is accepted. Amenity considerations are considered below.</p> <p>5.2.2 The SPPS highlights that good design is an important material consideration and that particular weight should be given to the impact of development on existing building. The design of the building and the impact on the neighbouring land uses and character of the area is considered below.</p> <p>5.2.3 The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing building and will not detract from the appearance and character of the surrounding area.</p> <p>5.2.4 The scale of the development and its relationship with the existing buildings and that of the neighbouring properties are considered acceptable. It is considered that the proposal will not be overbearing or unduly affect the privacy of neighbouring residents due to the separation distance from neighbouring</p>

	<p>properties, the orientation of the proposed single storey store extension and the existing boundary treatments of the site</p> <p>5.2.5 Given the extension being removed and what is proposed is of a smaller scale it was not considered necessary to consult Transport NI or Rivers Agency.</p> <p>5.2.6 The proposal will not result in the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to the local environmental quality.</p> <p>5.2.7 Taking all factors into consideration on balance, the proposal is considered acceptable and planning permission is recommended.</p>
5.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
6.0	<b>Summary of Recommendation:</b> Approval
7.0	<p><b>Conditions</b></p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><b>Informatives</b></p> <p>1. 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.</p> <p>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.</p>
8.0	<b>Notification to Department (if relevant):</b> N/A
9.0	<b>Representations from Elected members:</b> None

<b>ANNEX</b>	
<b>Date Valid</b>	22nd December 2014
<b>Date First Advertised</b>	13th February 2015
<b>Date Last Advertised</b>	12th August 2016
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 1 Graham Gardens,Ballymaconaghy,Belfast,Down,BT6 9FB, The Owner/Occupier, 100 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 101 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 102A Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 103 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 105 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 107 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 109 Ladas Drive,Ballymaconaghy,Belfast,Down,BT6 9FH, The Owner/Occupier, 2A Graham Gardens,Ballymaconaghy,Belfast,Down,BT6 9FB, The Owner/Occupier, 3 Graham Gardens,Ballymaconaghy,Belfast,Down,BT6 9FB, The Owner/Occupier, 83 Ladas Drive,Lisnasharragh,Belfast,Down,BT6 9FR, The Owner/Occupier, Cregagh Congregational Church,Graham Gardens,Ballymaconaghy,Belfast,Down,BT6 9FB, The Owner/Occupier, Ladas Drive,Ballymaconaghy,Belfast,Down,, The Owner/Occupier, Montgomery Road,Ballymaconaghy,Belfast,Down,BT6 9UP,</p>	
<b>Date of Last Neighbour Notification</b>	10th August 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

**Planning History**

Ref ID: Y/2012/0237/F

Proposal: Provision of new section of low level brickwork wall with 3m high piers &amp; infill panels to front boundary

Address: Ladas Drive PSNI, 86-94 Ladas Drive, Belfast, BT6 9FW,

Decision: Granted

Decision Date: 25.01.2013

Ref ID: Y/2012/0330/F

Proposal: Provision of new section of boundary wall and cover from view fence and provision of new asphalt surface to existing hardstanding to create additional car parking

Address: Ladas Drive PSNI, 86-94 Ladas Drive, Belfast, BT6 9FW,

Decision: Granted

Decision Date: 16.04.2013

**Summary of Consultee Responses**

N/A

**Drawing Numbers and Title**

Drawing No. 01

Type: Site Location Plan

Drawing No. 02

Type: Existing Floor Plans and Elevations

Drawing No. 03

Type: Proposed Site Plan

Drawing No. 04

Type: Proposed Floor Plans and Elevations

**Neighbour Notification Checked:** Yes