

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 15 th November 2016	
Application ID: LA04/2015/1453/F	
Proposal: Refurbishment of community centre to comprise of the part demolition of the existing single storey building and replacement with a two storey structure and associated site works.	Location: Newhill Youth And Community Centre 261 Whiterock Road Belfast BT12 7FX.
Referral Route: Site is located on Belfast City Council Land	
Recommendation: Approval	
Applicant Name and Address: Newhill Youth Community Centre 261 Whiterock Road Belfast BT12 7FX	Agent Name and Address: Education Authority (Belfast Region) 40 Academy Street Belfast BT1 2NQ
Executive Summary: The application seeks permission for the refurbishment of Newhill Youth and Community centre involving the part demolition of the single storey building and replacement with a two storey structure, a new front entrance is proposed along with recladding of walls and roof. The main issues to be considered in the case are; <ul style="list-style-type: none">• Principle of development• Impact on residential amenity The proposal is an extension to an existing facility and is acceptable in principle. It is considered that the proposal will not have an adverse impact on residential amenity or the character of the area. The proposal has been assessed against relevant planning policy and the development plan and is considered compliant. Consultees offered no objections to the scheme, no objections were received. Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Add Info Requested
Statutory	Transport NI - Hydebank	Content
Non Statutory	NI Water - Strategic Applications	Substantive Response Received
Non Statutory	Env Health Belfast City Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Planning permission is sought for the refurbishment of the community centre to include part demolition of existing single storey building and replacement with new two storey structure. A new entrance is proposed to the front elevation with recladding of the walls and roof.</p>
2.0	<p>Description of Site The site is located at 261 Whiterock Road, Belfast and contains Newhill Youth and</p>

	<p>Community Centre. The centre is a single storey structure finished with a blue and yellow concrete render, windows and doors are uPVC and timber with roller shutter coverings. A small parking area is located to the front of the site with children's playground and recreational area to the rear. The site is encompassed by 2.4m high metal fencing. The playground area is bounded by a 1.8m high timber fence, the land to the rear of this contains rough grass and slopes downwards to the east towards the boundary of the site. A number of mature trees are located along the southern boundary with the properties at 259 and 257 Whiterock Road.</p> <p>The site is located within the development limits of Belfast and is bounded to the north by vacant land and to the south and east by residential properties and to the west by First Steps child care centre. The area is of mixed use but is predominantly characterised by two storey terraced and semi-detached dwellings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History No relevant history
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement (PPS) 3, Access, Movement and Parking
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – approval with conditions
6.2	Transport NI – No objection
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal seeks full planning permission for part demolition of single storey building and replacement with two storey. The demolition will be of an area measuring approximately 9.1m in width, 19.4m in length and will involve an increase in the ridge height from 3.5m at the lowest part to 10.4m. A new entrance is also proposed on the front elevation. This will measure 4.8m in width, 7m long and 4.3m to the ridge. The building will be reclad with mineral cladding panels with a colour coated finish.
9.2	The community building is located adjacent to a number of residential properties, the nearest being 257 and 259 Whiterock Road. The boundary with No.257 and part of

<p>9.3</p> <p>9.4</p> <p>9.5</p>	<p>boundary with No.259 contains a number of large mature trees which will provide a level of screening, primarily for No.257. Initially it was considered that there may be potential for overlooking from the first floor office into the rear of No.259. As such, drawings have been amended to include obscure glazing to the first floor windows on the front elevation and replace the office window on the side elevation with a high level window. Following these amendments, it is considered that the two storey extension will not result in unacceptable overlooking. In terms of potential overshadowing and loss of light, it is considered that the proposal will not have an unacceptable impact on residential amenity. There are a number of properties located to the rear of the site, these dwellings sit at a lower level with the rear elevations facing the site. There is a separation distance of approximately 35m to the nearest dwelling, it is considered this is sufficient distance to avoid detrimental impact on residential amenity by way of overshadowing/loss of light, dominance or loss of privacy.</p> <p>At present the roof at the highest point measures 7.8m, the roof of the proposed extension will finish at a height of 1.5m above this. It is considered that the two storey replacement structure will not dominate or cause overdevelopment of the site. Additionally there is another building located adjacent to the community centre which sits at a higher level, the two storey replacement will not extend above this and thus is in keeping with its surroundings.</p> <p>The application proposes recladding of the building with cladding panels with a grey and yellow colour coated finish. The building at present has a tired looking façade and the recladding will improve the overall appearance and tie in with the adjacent child care centre.</p> <p>Transport NI were consulted on the application and have no concerns. Environmental Health noted that the centre is adjacent to a historical landfill site and as such requested a Contaminated Land Risk Assessment. This information was submitted and it was considered that the site does not pose an unacceptable risk to human health, as such they are content subject to conditions.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p> <p>Following elevational amendments, the scheme as shown in the drawings is acceptable and it complies with planning policy. There will be no significant adverse impacts on residential amenity due to overlooking, loss of light or privacy. The site can comfortably accommodate the extension without overdevelopment. No objections or representations were received. After taking into account all relevant information, including current planning policy, previous history and the current drawings approval is recommended.</p>
<p>11.0</p>	<p>Conditions/Reasons for Refusal</p> <p>1. Time limit</p> <p>2. Prior to any development commencing, the applicant must submit a detailed Remediation Strategy outlining the measures to be undertaken to ensure that on-site land and water contamination does not pose a potential risk to human health and that all identified pollution linkages will be demonstrably broken. This Remediation Strategy must be submitted to Belfast City Council prior to any commencement of development for this site. This Remediation Strategy must:</p> <p>a. Be site and development-specific and be in accordance with the Model Procedures for the Management of Land Contamination (CLR11).</p>

	<p>b. Address the asbestos in shallow soil on site and the degraded perched groundwater.</p> <p>c. Detail how all remedial measures are to be verified and determined to be sufficient for the protection of human health.</p> <p>Reason: Protection of human health</p> <p>3. On completion of the development and prior to its occupation, the applicant shall provide to Planning Service, for approval, a Verification Report. This report must demonstrate that all remedial measures identified in pursuit of Condition 2 above have been implemented. This report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Commercial Use as a Youth and Community Centre). It must demonstrate that the identified pollutant linkages have been broken. The Verification Report must be in accordance with current best practice and guidance as outlined by the Environment Agency.</p> <p>Reason: Protection of human health</p> <p>4. In the event that unexpected contamination is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Planning Service for approval. The investigation, risk assessment and if necessary remediation work, must be undertaken and verified in accordance with current best practice.</p> <p>Reason: Protection of human health</p>
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Notification to Department (if relevant)	
N/A	
Representations from Elected members:	
N/A	

ANNEX	
Date Valid	23rd October 2015
Date First Advertised	4th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 22 New Barnsley Crescent, Ballymurphy, Belfast, Antrim, BT12 7HT, 24 New Barnsley Crescent, Ballymurphy, Belfast, Antrim, BT12 7HT, 245 - 259 Whiterock Road, Ballymurphy, Belfast, Antrim, BT12 7FX, 26 – 36 New Barnsley Crescent, Ballymurphy, Belfast, Antrim, BT12 7HT,	
Date of Last Neighbour Notification	1st December 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Ref ID: Z/1981/0205 Proposal: ERECTION OF SOCIAL CLUB Address: ADJ TO NEW BARNLSLEY CRESCENT, SPRINGFIELD ROAD, BELFAST 12 Decision: Decision Date:</p>	
<p>Ref ID: Z/1997/2580 Proposal: Erection of temporary building to provide additional Office accommodation ancillary to existing community facility Address: OLD WHITEROCK ROAD BELFAST BT12 7FX Decision: Decision Date:</p>	
<p>Ref ID: Z/1997/2275 Proposal: Erection of 17 dwellings Address: VACANT SITE ADJACENT TO 227 WHITEROCK ROAD, BELFAST BT12 Decision: Decision Date:</p>	
<p>Ref ID: Z/2000/0835/F Proposal: Office space/storage Address: 261 Old Whiterock Road, Belfast, BT12 7FX Decision: Decision Date: 22.06.2000</p>	

Ref ID: Z/1988/2090

Proposal: Erection of dwellings

Address: WHITEROCK ROAD(TO THE NORTH OF NEW BARNESLEY PARK AND CRESCENT)
BT11

Decision:

Decision Date:

Ref ID: Z/1991/2906

Proposal: Public sector housing development

Address: WHITEROCK ROAD (TO THE REAR OF NEW BARNESLEY PARK AND CRESCENT)
BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/1993/6037

Proposal: HOUSING DERMOTT ROAD & WHITEROCK HILL

Address: DERMOTT ROAD & WHITEROCK HILL

Decision:

Decision Date:

Ref ID: Z/1994/2913

Proposal: Erection of new prefabricated community building and
palisade fencing

Address: NEWHILL YOUTH & COMMUNITY CENTRE UPPER WHITEROCK ROAD BELFAST
BT12

Decision:

Decision Date:

Ref ID: Z/1990/2005

Proposal: Renovation and upgrading of community centre

Address: NEWHILL COMMUNITY CENTRE, OLD WHITEROCK ROAD BELFAST BT12

Decision:

Decision Date:

Ref ID: Z/2004/1449/F

Proposal: Proposed single storey day care centre

Address: Land currently owned by Belfast City Council adjacent to existing Newhill Community
Centre, Whiterock Road, Belfast, BT12 7FX

Decision:

Decision Date: 09.12.2004

Ref ID: Z/1999/2513

Proposal: Residential development (Outline Permission)

Address: Land north of Whiterock Road and west of New Barnsley Crescent, Belfast BT12

Decision:

Decision Date: 14.12.2000

Ref ID: Z/1975/0174
Proposal: HOUSING DEVELOPMENT
Address: WHITEROCK, BELFAST
Decision:
Decision Date:

Drawing Numbers and Title

- 01 – Site Location
- 02 – Existing Site Plan
- 03 – Levels
- 04 – Existing plans
- 05 – Existing elevations
- 06 – Existing elevations
- 07 – Proposed sections
- 08(a) – Proposed elevations
- 09(a) – Proposed elevations
- 10 – Proposed details
- 11 – Proposed details
- 12 – Existing and proposed sections