

## Development anagement Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15th November 2016	
<b>Application ID:</b> LA04/2016/0842/F	
<b>Proposal:</b> Change of use from commercial (kitchen fitters), to a Boxing Club. Works include new boxing facilities fit out, new unisex accessible changing room and a new shop front.	<b>Location:</b> Unit 4, 11 Riverdale Park East Belfast BT11 9DA
<b>Referral Route:</b> Partially funded by Belfast City Council	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> St. Pauls ABC 4 Riverdale Park Drive Andersonstown Road Belfast BT11 9AD	<b>Agent Name and Address:</b> McGurk Architects 33 King Street Magherafelt BT45 6AR
<p><b>Executive Summary:</b> The application seeks permission for a change of use from kitchen fitters to a boxing club with elevational amendments at unit 4, 11 Riverdale Park East. The main issues to be considered in the case are;</p> <ul style="list-style-type: none"> <li>• Principle of development</li> <li>• Residential amenity</li> <li>• Loss of retail space</li> </ul> <p>The site is located within an existing commercial area/shopping area as designated in BMAP 2015 and consists of a number of retail units and restaurants which front onto Andersonstown Road.</p> <p>The proposal has been assessed against relevant Planning Policy and development plan and is considered compliant. It is considered that there will be no adverse impact on the character of the area or residential amenity.</p> <p>Consultees offered no objections to the scheme, no objections were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

## Case Officer Report

### Site Location Plan



### Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	Transport NI - Hydebank	Substantive Response Received
Non Statutory	Transport NI - Hydebank	

### 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

<b>1.0</b>	<b>Description of Proposed Development</b> Planning permission is sought for a change of use from commercial unit to a boxing club.
<b>2.0</b>	<b>Description of Site</b> The site is located at Unit 4, No.11 Riverdale Park East, Belfast and consists of a two storey commercial unit finished with red roller shutters at ground floor and brown

	<p>brick/render on the upper floor. It is currently vacant with the last known use being a kitchen fitters. It is accessed via a gated entry adjacent to No.15 Riverdale Park East.</p> <p>The site is located within the development limits of Belfast and is designated as an existing commercial/shopping area and an arterial route as outlined in BMAP.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b> LA04/2016/0179/F - Change of use from commercial to boxing club with internal operations and new shop front. Withdrawn
<b>4.0</b>	<b>Policy Framework</b>
4.1	Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 – Parking, Access and Movement
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	BCC Environmental Health – No objection
6.2	Transport NI – No objection
<b>7.0</b>	<b>Representations</b>
7.1	None
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	None
<b>9.0</b>	<b>Assessment</b>
9.1	<p>Planning permission is sought for a change of use from a kitchen fitters to a boxing club. The works will include new boxing fit out, changing rooms and new shop front at ground floor. The existing shop front will be removed and replaced with new windows and doors.</p> <p>The site is located within an existing commercial area/shopping area as designated in BMAP and consists of a number of retail units and restaurants which front onto Andersonstown Road. The application unit is located to the rear on lower ground level with no frontage onto the main road and has a floor space of approximately 180sqm. It is considered that whilst the proposed use is not in conformity with the commercial/shopping designation it does not represent a significant loss of retail space nor will it alter the role or function of the commercial area. Additionally it does not front onto Andersonstown Road and will therefore it will not cause a loss of prime commercial frontage and thus not affect the vitality and viability of the area, the character of the</p>

	<p>shopping area will be maintained.</p> <p>The unit is adjacent to several residential properties located along Riverdale Park East, however there is a separation distance of approximately 20m to the nearest dwelling (No.15). It is considered that the proposal is unlikely to have a detrimental impact on the amenity of the neighbouring property. A newsagents and coffee shop are located on the upper floor, they will be located over the proposed changing rooms and bag area, which will have less associated noise than the training areas. Environmental Health were consulted on the application and have considered it in terms of noise, air pollution, amenity and contaminated land and have no objections.</p> <p>Transport NI were consulted on the application and have no objection to the proposal, parking is available outside the units and also in the surrounding area.</p>
<b>10.0</b>	<p><b>Summary of Recommendation: Approval</b></p> <p>The scheme as shown in the drawings is acceptable and it complies with planning policy. The proposed development is in keeping with the surrounding area and conforms with the local character and design, there will be no significant adverse impacts on residential amenity. 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>
<b>11.0</b>	<p><b>Conditions/Reasons for Refusal</b></p> <p>1. Time limit</p>
<p><b>Notification to Department (if relevant)</b></p> <p>N/A</p>	
<p><b>Representations from Elected members:</b></p> <p>N/A</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	22nd March 2016
<b>Date First Advertised</b>	13th May 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 168 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 170-172, Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 172 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 174 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 216 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 220 Andersonstown Road, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9BZ, The Owner/Occupier, 15 Riverdale Park East, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9DA, Unit 5, 11 Riverdale Park East, Ballydownfine, Andersonstown, Belfast, Antrim, BT11 9DA,	
<b>Date of Last Neighbour Notification</b>	25th May 2016
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b> 01 – Site location Plan 02 – Site Layout 03 – Existing plans 04 – Proposed plans	
<b>Notification to Department (if relevant) N/A</b>  Date of Notification to Department: Response of Department:	