

Development Management Officer Report Committee Application

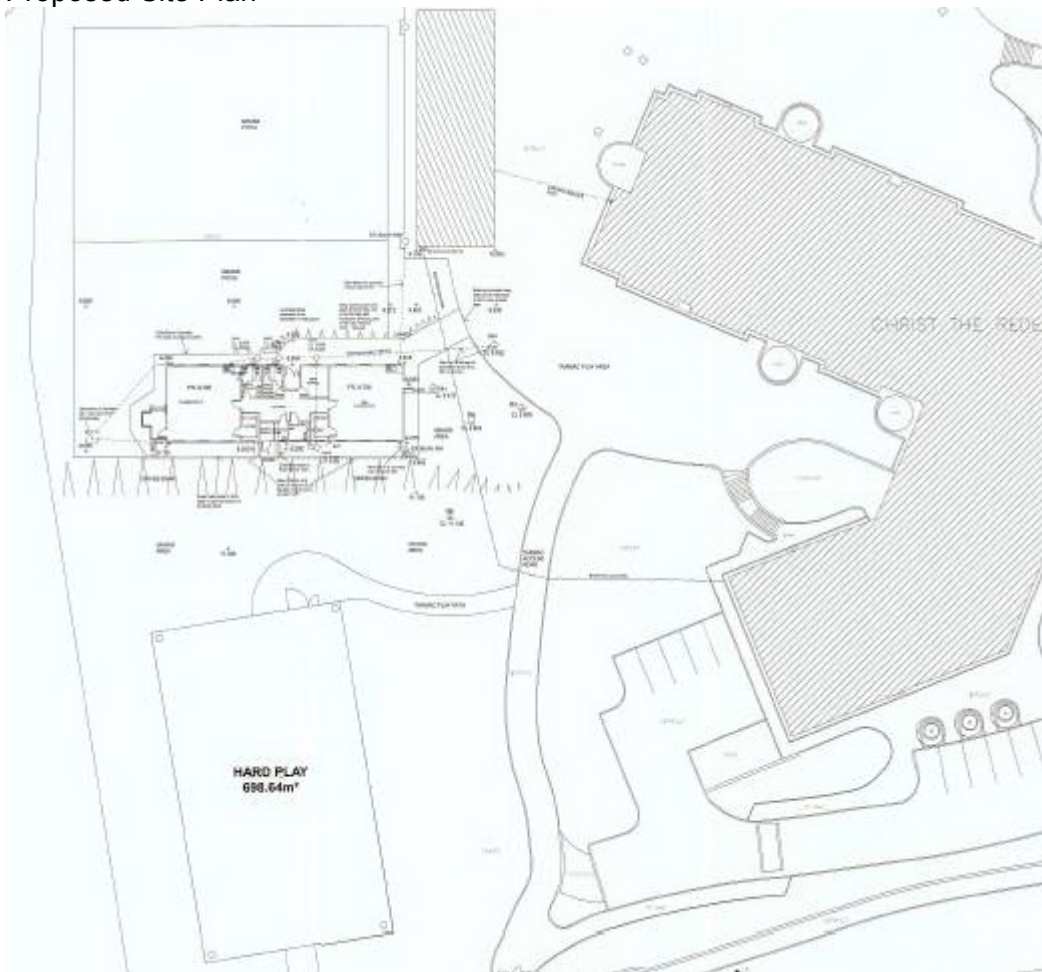
Summary	
Committee Meeting Date: 17 January 2017	
Application ID:	LA04/2016/2372/F
Proposal: Proposed prefabricated double classroom unit and associated site works	Location: Christ The Redeemer Primary School Lagmore Drive Dunmurry Belfast BT17 0TG
Referral Route: Belfast City Council Interest in facilitating scheme	
Recommendation:	Approval
Applicant Name and Address: Christ the Redeemer Primary School Lagmore Drive Belfast BT17 0TG	Agent Name and Address: Education Authority SER Grahamsbridge Road Dundonald Belfast BT16 2HS
<p>Executive Summary: The application seeks permission for a prefabricated double classroom unit and associated site works.</p> <p>Area Plan The Development Plan identified the site as being within the Development Limits of Belfast as per Belfast Metropolitan Area Plan 2015 on unzoned white land. The site is located at Lagmore Drive, within the grounds of Christ the Redeemer Primary School</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • Principle of a community building on the site, • Road safety, • The impact on neighbouring amenity. <p>The proposal conforms to the area plan zoning and planning policy. The prefabricated double classroom unit is considered acceptable and will not adversely impact on the character of the area.</p> <p>Consultees have no objections One objection was received.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

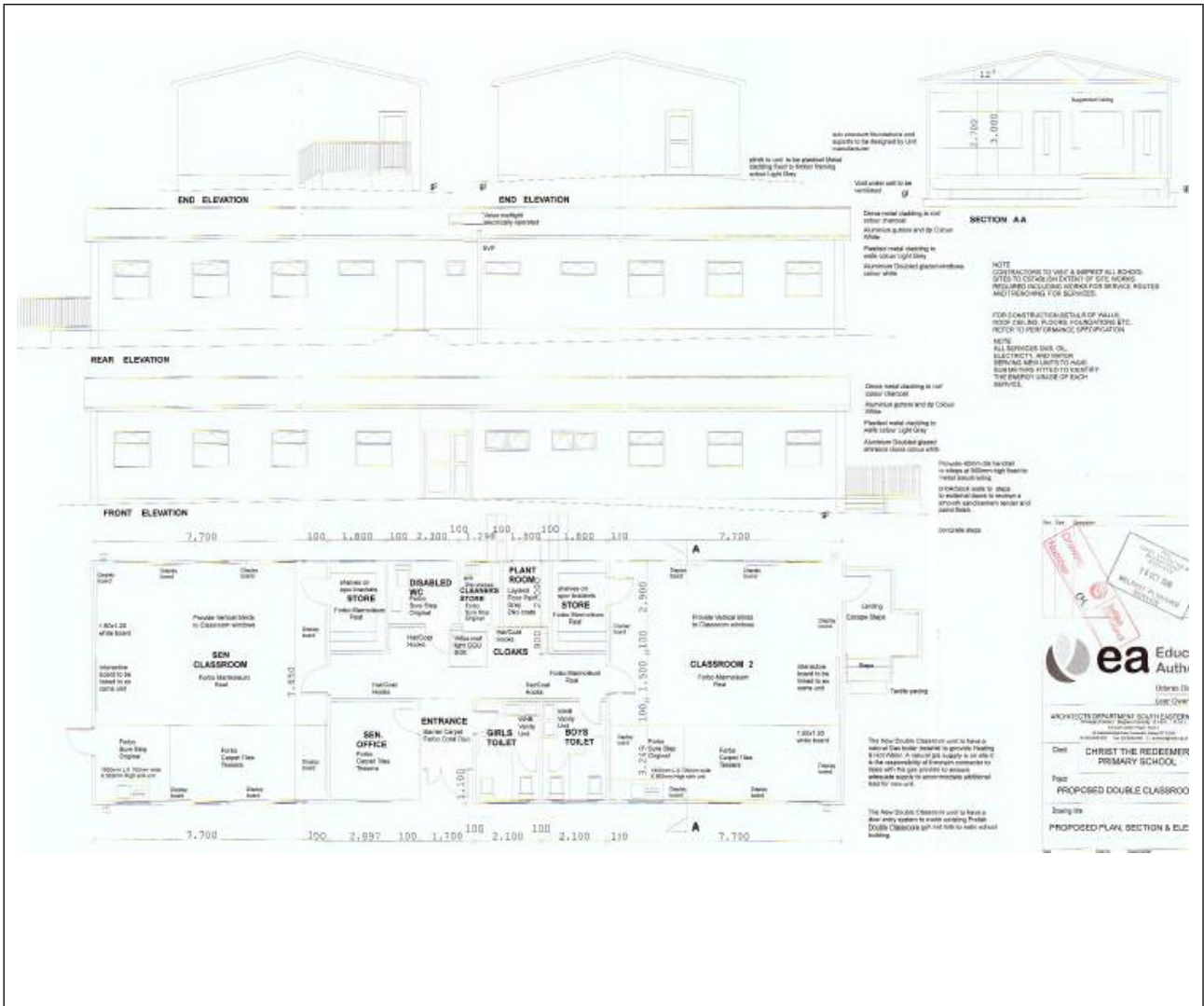
Site Location Plan



Proposed Site Plan



Proposed Floor Plan



1.0	<p>Description of Proposed Development</p> <p>The proposal is for a prefabricated double classroom unit and associated site works.</p>
2.0	<p>Description of Site</p> <p>The site is located at Christ The Redeemer Primary School, Belfast. Belfast Metropolitan Area Plan 2015 defines the site as white land therefore unzoned. The school is located on the left of Lagmore Drive, travelling North. The site is a portion of a grassed field and play pitch It is set amongst a densely populated residential area of Lagmore.</p>

Planning Assessment of Policy and other Material Considerations

3.0 3.1	<p>Site History</p> <p>S/2014/0825/F- Christ The Redeemer Primary School- Prefabricated double classroom. Permission Granted 10/06/2015</p>
4.0	<p>Policy Framework</p>
4.1	<p>Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 8 (PPS8) - Open Space, Sport and Outdoor</p>

	Planning Policy Statement 3 - Access, Movement and Parking
5.0	Statutory Consultees
5.1	None
6.0	Non-Statutory Consultees
6.1	Transport NI – No objection
6.2	Environmental Health- No Objection
7.0	Representations
7.1	1 objection
8.0	Other Material Considerations
8.1	None

Assessment

Principle of Development

The proposal seeks permission for a prefabricated double classroom unit and associated site works on an existing school site.

The development is in keeping with the Strategic Planning Policy Statement for Northern Ireland in that, it will not cause demonstrable harm to interests of acknowledge importance. It is compatible with its surroundings and does not unacceptably affect the existing land use or main school buildings.

Policy OS 1 of PPS 8 - Protection of Open Space operates a presumption against the loss of open space. An exception will be permitted where it is shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of open space. An exception will also be permitted where it is demonstrated that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of an area.

The proposed prefabricated classroom unit is to be located on existing grass pitches located within the school grounds. Whilst it is noted that existing open space is to be lost with the proposal, there is still an adequate amount of space remaining. The development is to benefit the needs of the school which will bring substantial community benefits that outweigh the loss of open space. Therefore the proposal is considered acceptable.

Policy AMP 1 of PPS3

DRD Transport NI are the authoritative body on road safety and transport issues. They stated no objections to the proposal

Design

A prefabricated classroom unit is proposed within the school grounds of Christ the Redeemer Primary School. The proposal is to be located on site currently used as a grass pitch to the side of the school. Existing concrete road kerbs are to be removed and new access path formed. A new access path is to be formed around the new unit. The unit is single storey in height and is proposed to serve two classrooms with ancillary toilets, store room and office. Windows and doors are proposed on the rear and front elevation.

The proposal maintains and does not detract from the overall character and appearance of the surrounding area.

Publicity

The application has been neighbour notified and advertised in the local press. One objection has been received regarding this proposal and raised the following issues:

- Invasion of privacy
- Adverse effect on wildlife in the area
- Impact of school traffic on Lagmore Drive.

Given the separation distance of 17m from the proposal and the existing dwelling at No 166 Lagmore Dale, overlooking will not be an issue and no unacceptable damage to residential amenity will result. There are no windows on the end elevation of the classroom. Existing boundary treatments of mature trees and railings screen the proposed classroom.

Transport NI are satisfied with the proposal therefore concerns raised regarding impact on school traffic cannot be sustained.

No details of wildlife have been provided and at present the site is a grassed area. It is considered that given the existing characteristics of the site there will be no detrimental impact on wildlife. Sufficient open space remains within the site to accommodate any wildlife using the site.

Consultations

Transport NI and Environmental Health were consulted and offered no objection to the proposal

Conclusion

The proposal is considered to be in compliance with the development plan. It is also compliant with SPPS in that the development is in keeping with SPPS. There are no objections from consultees. The design of the unit is such that it does not look out of place in a school environment.

10.0	Summary of Recommendation: Having regard to the policy context and all other material consideration the proposal is considered acceptable and planning permission is recommended subject to conditions.
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11.0 Neighbour Notification Checked: Yes

12.0 Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

13.0	Notification to Department (if relevant)
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N/A

14.0	Representation from elected member:
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N/A

ANNEX	
Date Valid	26th October 2016
Date First Advertised	18th November 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 164 Lagmore Dale,Lagmore,Dunmurry,Dunmurry,Antrim,BT17 0TQ, The Owner/Occupier, 166 Lagmore Dale,Lagmore,Dunmurry,Dunmurry,Antrim,BT17 0TQ, Anne Kane166, Lagmore Dale, Dunmurry, Dunmurry, Antrim, Northern Ireland, BT17 0TQ The Owner/Occupier, 168 Lagmore Dale,Lagmore,Dunmurry,Dunmurry,Antrim,BT17 0TQ, The Owner/Occupier, 3 Lagmore Glen,Lagmore,Dunmurry,Antrim,BT17 0UZ,	
Date of Last Neighbour Notification	8th November 2016
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: S/2014/0825/F Proposal: Proposed prefabricated double classroom unit and associated site works. Address: Christ The Redeemer Primary School, Lagmore Drive, Dunmurry, Belfast, BT17 0TG., Decision: PG Decision Date: 10.06.2015 Ref ID: S/2009/0906/F Proposal: Proposed new replacement church and associated car parking, 134 spaces in church grounds & 50 spaces at primary school adjoining church site, to replace existing church & removal of temporary buildings on completion. Address: Lagmore Drive Belfast BT17 0TG. Decision: Decision Date: 26.03.2010	
Summary of Consultee Responses TNI – No objections Environmental Health – No objections	
Drawing No. 01 - 04	
Notification to Department (if relevant) N/A	