

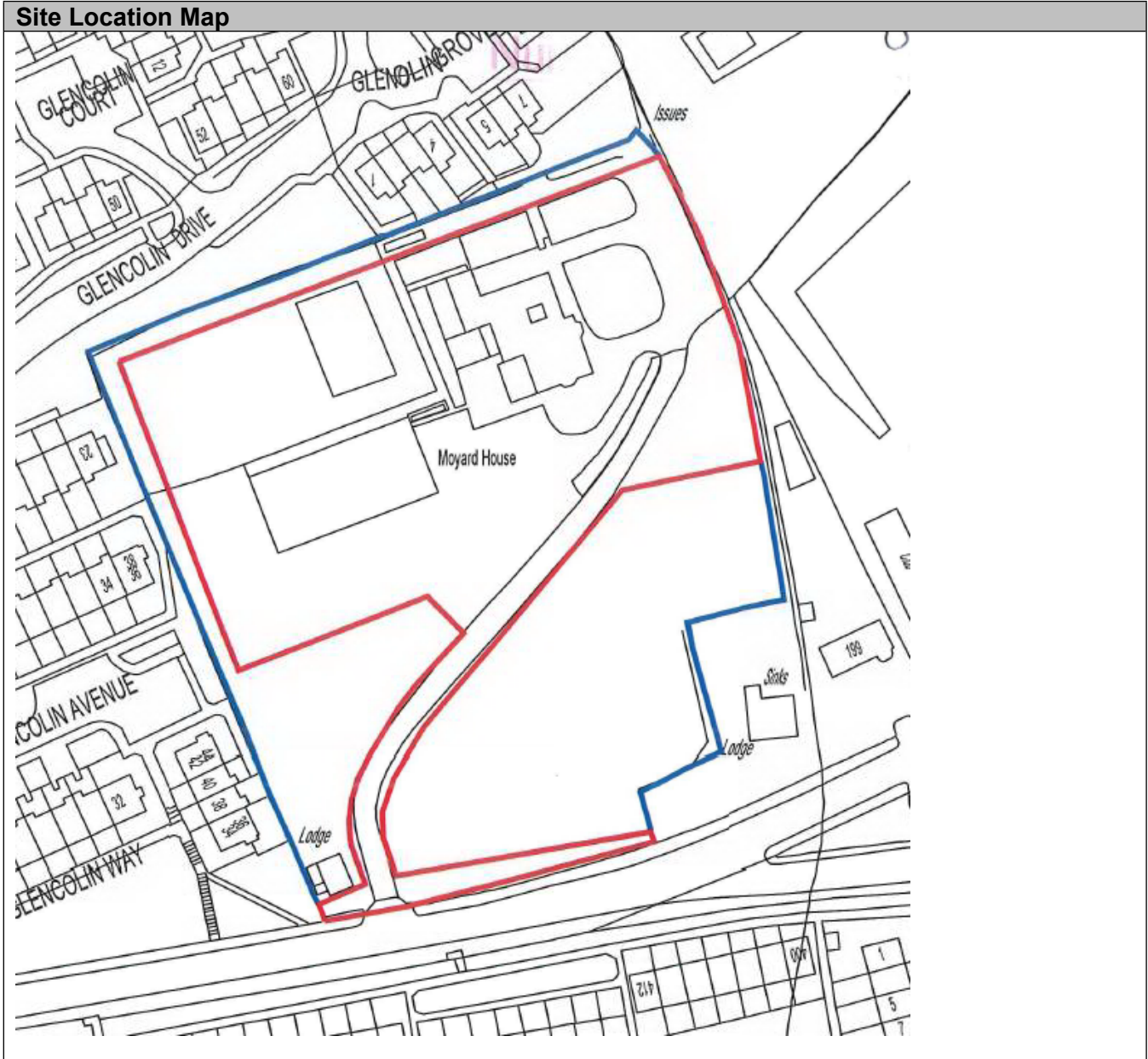
Committee Application

Development Management Report	
Application ID: LA04/2018/0280/F	Date of Committee: 12 June 2018
Proposal: Extension and alterations to Moyard House to provide larger museum, restaurant and balcony/smoking area; extension to car park, new access laneway within curtilage of site and associated site works	Location: Moyard House 203 Glen Road Belfast BT11 8BU
Referral Route: Belfast City Council Funding	
Recommendation:	Approval
Applicant Name and Address: The Roddy McCorley Historical Society Moyard House 203 Glen Road Belfast BT11 8BU	Agent Name and Address: McGurk Architects 33 King Street Magherafelt BT45 6AR
Executive Summary:	
<p>Full permission is sought for an extension and alterations to Moyard House to provide a larger museum, restaurant and balcony/smoking area; extension to car park, new access laneway within curtilage of site and associated site works</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, design and finishes; • Impact on residential amenity of neighbours; • Impact on loss of open space and trees; • Parking provision and access; • Other environmental factors. <p>The site is located within the settlement development limit for Belfast under both the Belfast Urban Area Plan 2001 and the Draft Belfast Metropolitan Area Plan 2015. The site is unzoned white land in the Belfast Urban Area Plan 2001 and remained unzoned white land under the draft Belfast Metropolitan Area Plan 2015.</p> <p>Therefore, as the development is compatible with existing and adjoining land uses and is compliant with relevant planning policy in principle it is acceptable. This application is essentially an extension of the existing use as a museum and social club use and it is considered the proposal will benefit the local community as well as visitors to the museum, therefore, there is no land use or policy conflict.</p> <p>No third party objections have been received.</p> <p>Environmental Health have no objection subject to conditions and Transport NI have raised no objection in principle to the proposal subject to technical drawings being submitted.</p>	

Belfast City Council Tree Officer recommends additional landscape and tree planting to ensure the setting is not impacted and have provided conditions.

Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions. It is recommended the final wording of the conditions is delegated to the Director of Planning and Building Control.



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for an extension and alterations to Moyard House to provide larger museum, restaurant and balcony/smoking area; extension to car park, new access laneway within curtilage of site and associated site works.</p>
2.0	<p>Description of Site</p> <p>The site is located at Moyard House, 203 Glen Road, Belfast. The site is a two storey building which is currently in use as a museum and social club for The Roddy McCorley Historical Society. The site rises from the glen road (south) to the north. A drive leads up to the site with parking provision provided to the east and to the west of the existing building. To the east of the driveway is an existing garden area which</p>

	does not form part of the proposal site and is to remain as existing within the curtilage of Moyard House. Within the site is areas of mature trees and lawn. Residential dwellings are located to the north and west of the site in the form of two storey terrace dwellings.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
	3.1 Z/2007/1917/F - Erection of entrance porch and single-storey extension to front of building – Granted
	3.2 Z/2001/3045/F - Proposed new toilet block – Granted
	3.3 Z/1999/2332 - Extension to existing social club to provide new function room, also alterations to main entrance – Granted
	3.4 Z/1992/2376 - Extension to existing social club – Granted
	3.5 Z/1984/1538 – Extension to Recreation Club – Granted
	3.6 Z/1983/0456 – Change of use from residential to recreation club - Granted
4.0	Policy Framework
4.1	Draft Belfast Metropolitan Area Plan 2015
4.2	4.2.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.2.2 Planning Policy Statement 3: Access, Movement and Parking 4.2.3 Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets
5.0	Statutory Consultees Responses
5.1	DRD Transport NI – No objection in principle – detailed specification required.
6.0	Non Statutory Consultees Responses
6.1	BCC Environmental Health – No objection subject to conditions.
6.5	BCC Tree Offices – no objection subject to condition
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No representations / comments have been received.
8.0	Other Material Considerations
8.1	
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use;

	<ul style="list-style-type: none"> • Height, scale, massing, design and finishes; • Impact on residential amenity of neighbours; • Impact on loss of open space; • Parking provision and access; • Other environmental factors.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	The site is located within the settlement development limit for both Belfast under the Belfast Urban Area Plan 2001 and the Draft Belfast Metropolitan Area Plan 2015. The site is unzoned white land in the Belfast Urban Area Plan 2001 and remained as unzoned white land under the draft Belfast Metropolitan Area Plan 2015.
9.5	Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.6	<p><u>Principle of development and use</u></p> <p>The site is unzoned and the proposal is compatible with existing and adjoining land uses and is compliant with relevant planning policy therefore, in principle it is acceptable. This application is essentially an extension of an existing use as a museum and social club use and it is considered the proposal will benefit the local community as well as visitors to the museum, there is no land use or policy conflict.</p>
9.7	<p><u>Height, scale, massing, design and finishes</u></p> <p>The proposed extension is to be a two storey wrap around extension along the front and side elevation, with a balcony at first floor level along the front elevation. The ground floor of the extension will accommodate the additional museum space and entrance foyer, with the first floor providing the proposed restaurant accommodation and balcony for a smoking area. The extension is to be 8m in height from ground level, extend 24.4m along the frontage, and 21.6m along the side elevation. The proposed extension is sizable but will be subordinate to the existing building and is considered to be of an acceptable scale. The proposed design is contemporary with a flat roof and a cube like appearance providing a contrast to the existing building. The proposed finishes include glazed brick finish at ground floor level and fibre cement cladding at first floor level. All windows and doors are to be aluminium and the balcony a metal balustrade. The proposed finishes are in keeping with the contemporary design and also provides contrast to the existing finishes of the building.</p>
9.8	<u>Impact on residential amenity of neighbours</u>

	<p>The use as a museum and social club is established and acceptable at this location. The proposed extension to the car park is considered acceptable. There is sufficient separation distance from the proposed extension and therefore overshadowing to residential properties is not a concern. The proposed balcony at first floor outlooks on to the driveway of the site and landscaped area and will not result in overlooking to nearby neighbours. The proposed extension to the car park on the west side of the site will extend to the north and is considered acceptable as sufficient separation distance between the car park and those residential properties will remain.</p> <p>No representations from neighbours have been received.</p> <p>9.9 In respect of the restaurant element of the proposal, environmental Health has considered the proposal and has no objections subject to the attachment of a condition in relation to an odour abatement system. The proposal is considered acceptable and accords with advice set out in Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets and will provide a use in keeping with the existing social club and museum. A condition is proposed for an odour abatement system which will ensure nearby residents are not adversely affected by odour or cooking smells from the proposed restaurant.</p> <p>9.10 <u>Impact on loss of open space & Trees</u> To the front of the existing building the land adjacent to the west of the drive is open space. The proposal includes a new drive to intersect this to provide access to the existing car park which is also proposed to be extended. However, this is not considered to result in a significant loss of open space and the remainder of this area will remain as open space. It is considered the improvement of the site will potentially bring more visitors and therefore greater public benefit to the facility and its open space setting. The area for the proposed extension is currently within the curtilage of the building and is in hardstanding and will not impact on the setting of the site.</p> <p>9.11 Belfast City Council Tree Officer was consulted and recommended that a detailed landscape scheme should be submitted for implementation to mitigate the impact of the changes on site and that existing trees should be protected during construction.</p> <p>9.12 <u>Parking provision and access</u> Transport NI were consulted and have no objection in principle to the proposal, subject to the submission of further technical details.</p> <p>9:13 <u>Other Matters</u> As a result of the proposed extension an existing unlisted monument on the site is to be relocated from the east side of the existing building to the south east of the proposed extension.</p>
	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
10.0	Summary of Recommendation: Approval

<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 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. 2. No development shall commence on site until a soft 'Landscaping Scheme' has been submitted to and approved in writing by the Council. The scheme shall include trees, hedgerows and other planting; a planting specification to include [species, size, position and method of planting of all new trees, hedgerows and shrubs]; and a programme of implementation. The Landscaping Scheme shall be implemented as approved within the first available planting season or as agreed in writing with the Council. Reason: In the interests of the character and appearance of the area. 3. All trees and planting within the site shall be retained unless shown on the approved drawings 02B bearing the Belfast Planning Service date stamp 1st June 2018, as being removed. Any retained or proposed trees or planting as part of the 'Landscaping Scheme' which, within a period of five years from the date of occupation of the development hereby approved, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next available planting season (October to March inclusive) with other trees or plants in a location, of a species and size as exists or is approved in writing by the Council. Reason: In the interests of visual amenity. 4. Prior to any work commencing, all protective barriers (fencing) and ground protection is to be erected or installed as specified in British Standard 5837: 2012 (section 6.2) on any trees to be retained within the site, and must be in place before any materials or machinery are brought onto site for demolition, development or soil stripping. Protective fencing must remain in place until all work is completed and all associated materials and equipment are removed from site. There shall be no storage of materials, parking of vehicles or plant, temporary buildings, sheds, offices or fires within the Root Protection Areas (RPAs) of trees within the site and adjacent lands during the construction period. Reason: To ensure the protection of, and to ensure the continuity of amenity afforded by any existing trees to be retained within the site and on adjacent lands.
<p>Notification to Department (if relevant)</p>	<p>N/A</p>
<p>Representations from Elected members:</p>	<p>N/A</p>