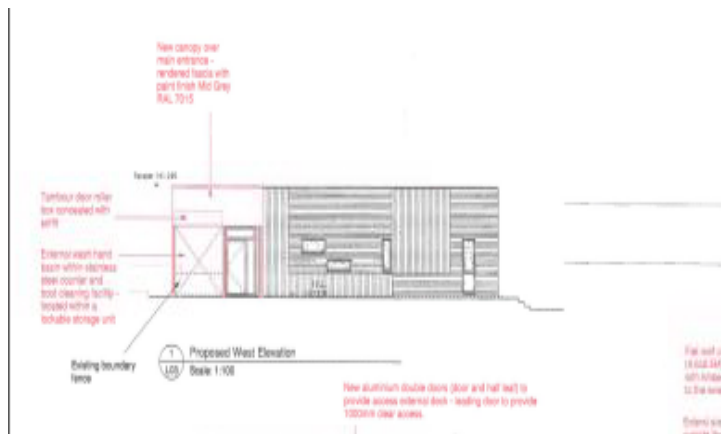
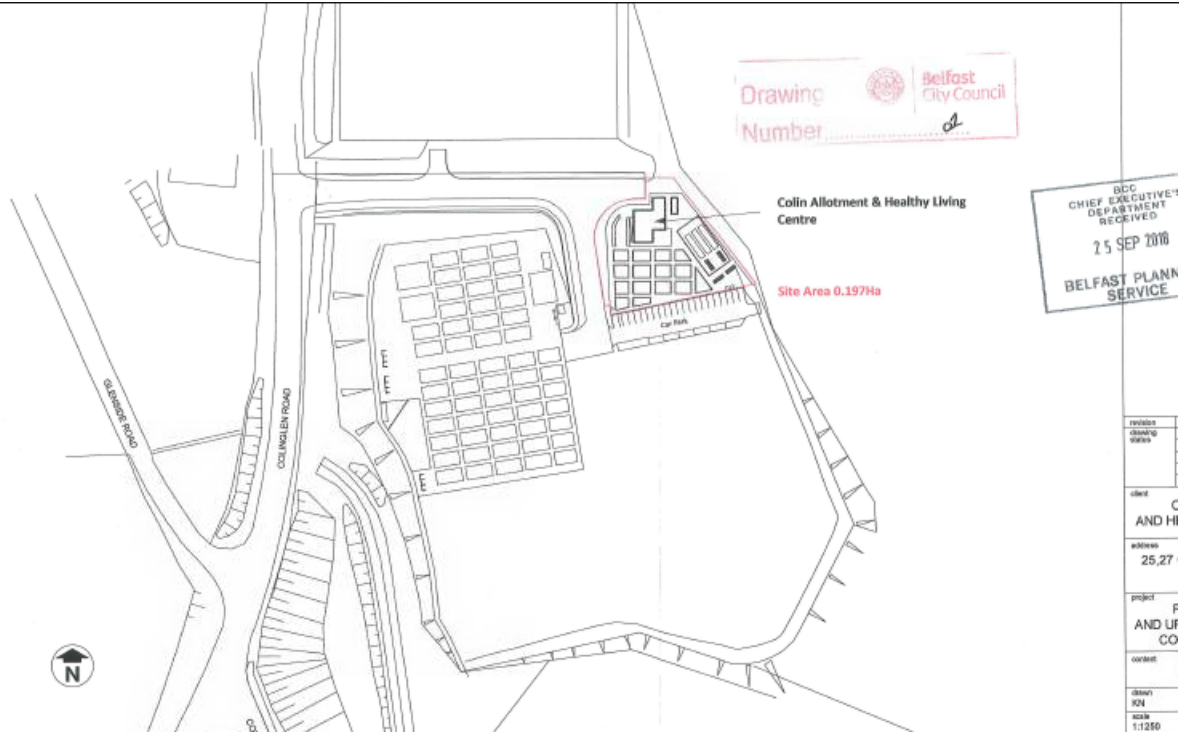


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2018/2280/F	
Proposal: New canopy at front entrance with boot cleaning facility. New double doors from training kitchen to access existing external terrace. Internal refurbishments to create 2nr additional WC's and additional storage within the kitchen.	Location: 25-27 Colin Glen Road Dunmurry Belfast.
Referral Route: Belfast City Council is the applicant.	
Recommendation: Approve subject to conditions	
Applicant Name and Address: Colin Neighbourhood Partnership with Belfast City Council 25 - 27 Colin glen Road Dunmurry BT17 0LR	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 6AB
Executive Summary: The key issues to be considered are: <ul style="list-style-type: none"> •Principle of Development •Design of the proposal •Impact on amenity <p>The application proposes upgrades to an existing community facility building which serves the allotments. External alterations to the existing elevations are proposed to provide new double doors on to an external teaching terrace and a new storage area with canopy is proposed adjacent to the lobby which will provide a clean down area.</p> <p>The principle of development and the use as a community building for the allotments is existing and the proposal will enhance the existing facility for the allotment users.</p> <p>The proposals are minor in nature and utilise materials that are sympathetic to the existing building. It is considered to be in compliance with the development plan and good design paragraphs within the Strategic Planning Policy Statement (SPPS). The scale and design of the proposals respect the host building and the surrounding area. The proposals will not impact on the amenity of the area and will provide enhanced facilities for the allotment users and protection at the front entrance to the building allowing boots to be cleaned and stored.</p> <p>No representations have been received in relation to the application.</p> <p>Recommendation Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.</p>	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
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</p> <p>A new canopy over the main entrance to Colin Allotment & Healthy living Centre is proposed. It will be a rendered fascia finished in a mid-grey paint finish. It will be a flat roof timber structure measuring 4.6m x 2.5m.</p> <p>An external wash hand basin with stainless steel counter and boot cleaning facility contained within a lockable storage unit is proposed. This will be sited under the proposed canopy.</p> <p>The description of the proposal includes new double doors from training kitchen to access existing terrace; and internal refurbishments to create 2 no. additional wc's and additional storage within the kitchen. These internal works do not require planning permission.</p>
2.0	<p>Description of Site</p> <p>Colin Neighbourhood Partnership run the Colin Allotment and Healthy Living Centre at 25-27 Colin Glen Road. The site is occupied by a community building with training café, which is linked to the allotments. There are 54 plots on site. The site has an area of 0.197ha.</p> <p>The allotments and community facility are located adjacent to Colin Glen Forest Park, a wooded glen at the foot of the Belfast Hills.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>S/2013/0449/F Community building for delivery of development of social economy and education courses at Colin Allotments, Colin glen Road, Belfast. Permission granted 10.02.2014</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, Draft BMAP remains a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker in each particular case.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland 2015
5.0	Statutory Consultees Responses
	None
6.0	Non Statutory Consultees Responses
	None

7.0	Representations
7.1	The application has been advertised in the local press. No representations have been made.
8.0	Other Material Considerations
8.1	None
9.0	Any other supplementary guidance
9.1	None
10.0	Assessment
10.1	The site is located in an 'existing employment zone' designated in the quashed BMAP. It is whiteland in the draft BMAP. The site is in use as allotments and the proposals comprise minor changes to the existing community building which serves those allotments. The proposal is considered to be in compliance with the development plan.
10.2	The proposal is in keeping with the core planning principles set out in SPPS and supports good design and positive place making as stipulated in the SPPS.
10.3	<p>The application proposes upgrades to an existing community facility building which serves the allotments. External alterations to the existing elevations are proposed to provide new double doors on to an external teaching terrace and a new storage area with canopy is proposed adjacent to the lobby which will provide a clean down area.</p> <p>The principle of development and the use as a community building for the allotments is existing and the proposal will enhance the existing facility for the allotment users.</p> <p>The proposals are minor in nature and utilise materials that are sympathetic to the existing building. The scale and design of the proposals respect the host building and the surrounding area. The proposals will not impact on the amenity of the area and will provide enhanced facilities for the allotment users and protection at the front entrance to the building allowing boots to be cleaned and stored.</p> <p>The proposal improves amenity for those using the centre. It will have a positive impact on the centre and be of benefit to all who use it.</p>
11.0	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
12.0	Summary of Recommendation: Approval
13.0	<p>Conditions</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>

ANNEX	
Date Valid	4th September 2018
Date First Advertised	2nd November 2018
Date Last Advertised	2 nd November 2018
Drawing Numbers and Title	
Drawing No. 01 Type: Location Plan	
Drawing No. 02 Type: Existing Drawings	
Drawing No. 03 Type: Proposed Drawings	