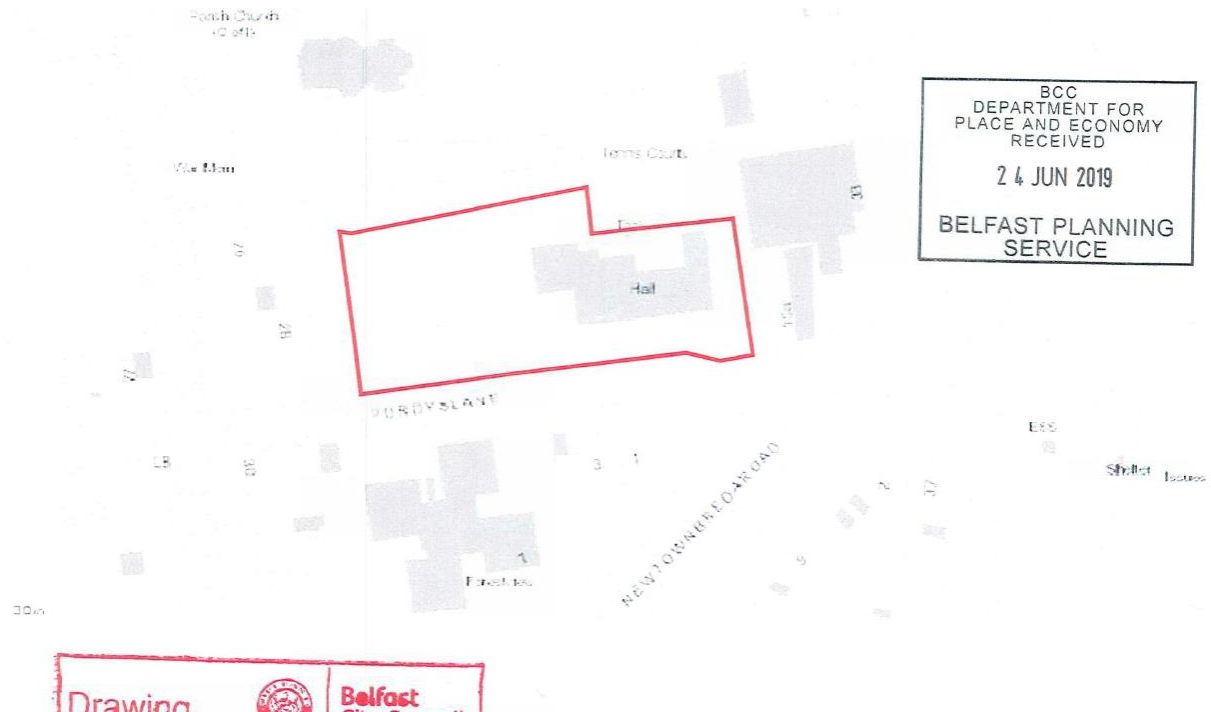


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 10 December 2019	
Application ID: LA04/2019/1533/F	
Proposal: Demolition of existing ramped access, single storey extension of existing office and toilets on south elevation and single storey extension to kitchen on north elevation; external alterations on west elevation to existing toilets and office block	Location: Knockbreda Parish Church Hall & Office Purdy's Lane Belfast BT8 7AR.
Referral Route: Planning Committee – BCC Funding / Management	
Recommendation:	Approval
Applicant Name and Address: Knockbreda Parish Church Purdy's Lane Belfast BT8 7AR	Agent Name and Address: McCartan Muldoon Architects 22A Lisburn Street Hillsborough BT26 6AB
<p>Executive Summary: The proposal is for full planning permission for front and rear extensions to the existing building with new ramp access.</p> <p>No third party comments have been received following press advertisements and fifteen neighbour notifications</p> <p>The key issues in the assessment of this proposed development include:</p> <ul style="list-style-type: none"> - Principle of development - Impact on listed building/Monument setting - Impact on neighbouring amenity - Traffic and Parking <p>Consultees: BCC Environmental Health – no objection to proposal DfI Roads Service – no objection to proposal Historic Environment Division – no objection</p> <p>It is considered that the proposal is an acceptable form of development within the existing developments limits. The proposal will not impact on the setting of the adjacent listed building or monuments. The proposal will also not impact on neighbouring amenity or result in additional parking or traffic issues</p> <p>Approval is recommended for the proposal.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- | | |
|-----|--|
| 1.0 | <p>Description of Proposed Development
Demolition of existing ramped access, single storey extension of existing office + toilets on south elevation and single storey extension to kitchen on north elevation; external alterations on west elevation to existing toilets + office block</p> |
| 2.0 | <p>Description of Site.
The site is a Church hall which has a number of elements to the design that includes single storey and two elements. The building is finished in a silica brick and concrete roof tiles, it is detached and has a substantial area of tarmac hard-standing surrounding enclosed by timber ranch style fencing. The character of the surrounding area is mixed with a number of residential dwellings, an office block, retail units and a Church and grave yard. The road on which the site is located is a small link road between Church Road and the Newtownbreda Carriageway.</p> |

Planning Assessment of Policy and other Material Considerations

- | | |
|-----|---|
| 3.0 | <p>Planning History
No relevant planning history on site</p> |
| 4.0 | <p>Policy Framework</p> |
| 4.1 | <p>BUAP
Draft BMAP 2015</p> |

	(Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.) SPPS Planning Policy Statement 6: Planning, Archaeology and Built Heritage
5.0	Statutory Consultee Responses
	DfI Roads Service (DfI) – no objection Historic Environment Division (HED) – no objection
6.0	Non Statutory Consultees Responses
	BCC Environmental Health Service (EHS) – no objection
7.0	Representations
7.1	None received
8.0	Other Material Considerations
	None relevant
9.0	Assessment
9.1	Principle of Development: The site is shown to be within the existing development limits for the city within both the BUAP and dBMAP with no other land use designations. The SPPS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance.
9.2	Consideration: The proposal calls for the erection of an extension to the front and rear of an existing church hall. The front extension will create additional floor space to provide extended office and toilet facilities and create a general purpose room; also included in the works is the provision of a new ramp access into the hall. The front extension is mainly constructed in glazing panels built upon a low level wall and topped with a flat roof. The brick material is designed to match the existing hall. To the side elevation of the front extension the materials to be employed in the construction includes an area of slate roof covering designed to match that which is already existing and also includes matching brick work and painted render.
9.3	The rear extension, to provide additional kitchen space is to be constructed and finished with a painted render and topped with a flat roof.
9.4	The church hall is a building of little architectural merit being utilitarian in design. The additions to the hall will therefore not detract from the styling of the building nor will it detract from the surrounding character, the area having no uniformity in design.
9.5	Consultees Comments: DfI offer no objection to the proposal, EHO stated it was not necessary to comment on the proposal. HED Listed Buildings stated there was sufficient distance between site and Listed Buildings therefore no impacts; HED Historic Monuments stated they are content that the proposal complies with the SPPS and PPS 6 archaeological policies.
9.6	Conclusion: The proposal will bring benefits to the facilities of the existing church hall, the site is within the development limits with no restrictions on the type of development. The proposal is considered not to have any negative impacts on either surrounding land uses or character. Consultees have offered no objection to the scheme and no third party comments have

	been received. It is considered, on balance, that the proposal is an acceptable form of development that will bring benefit to the community.
10.0	Summary of Recommendation: Approval
11.0	Conditions and Informatives
	<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	30th July 2019
Date First Advertised	16th August 2019
Date Last Advertised	16th August 2019
Details of Neighbour Notification (all addresses)	
<p>26 Church Road, Newtownbreda, Castlereagh, Down, BT8 7AQ 33 Saintfield Road, Belfast, Down, BT8 6AF Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR</p> <p>Knockbreda Parish Church (C Of I), Church Road, Newtownbreda, Castlereagh, Down, BT8 7AP Oakleigh, Newtownbreda Road, Belfast, Down, BT8 6AT</p> <p>Rathmore, Newtownbreda Road, Belfast, Down, BT8 6AT</p> <p>Units A -L, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR</p>	
Date of Last Neighbour Notification	14th August 2019
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	

Drawing No. 01 Site Location Plan

Drawing No. 02 Existing Site Plan

Drawing No. 03 Existing Plan, Section & Elevations

Drawing No. 04 Proposed Floor Plan

Drawing No. 05 Proposed South Elevation & Section AA

Drawing No. 06 Proposed North and West Elevations

Drawing No. 07 Proposed Site Plan

Notification to Department (if relevant) N/A

Date of Notification to Department:

Response of Department:

Representations from Elected members:

No representation has been received from elected members