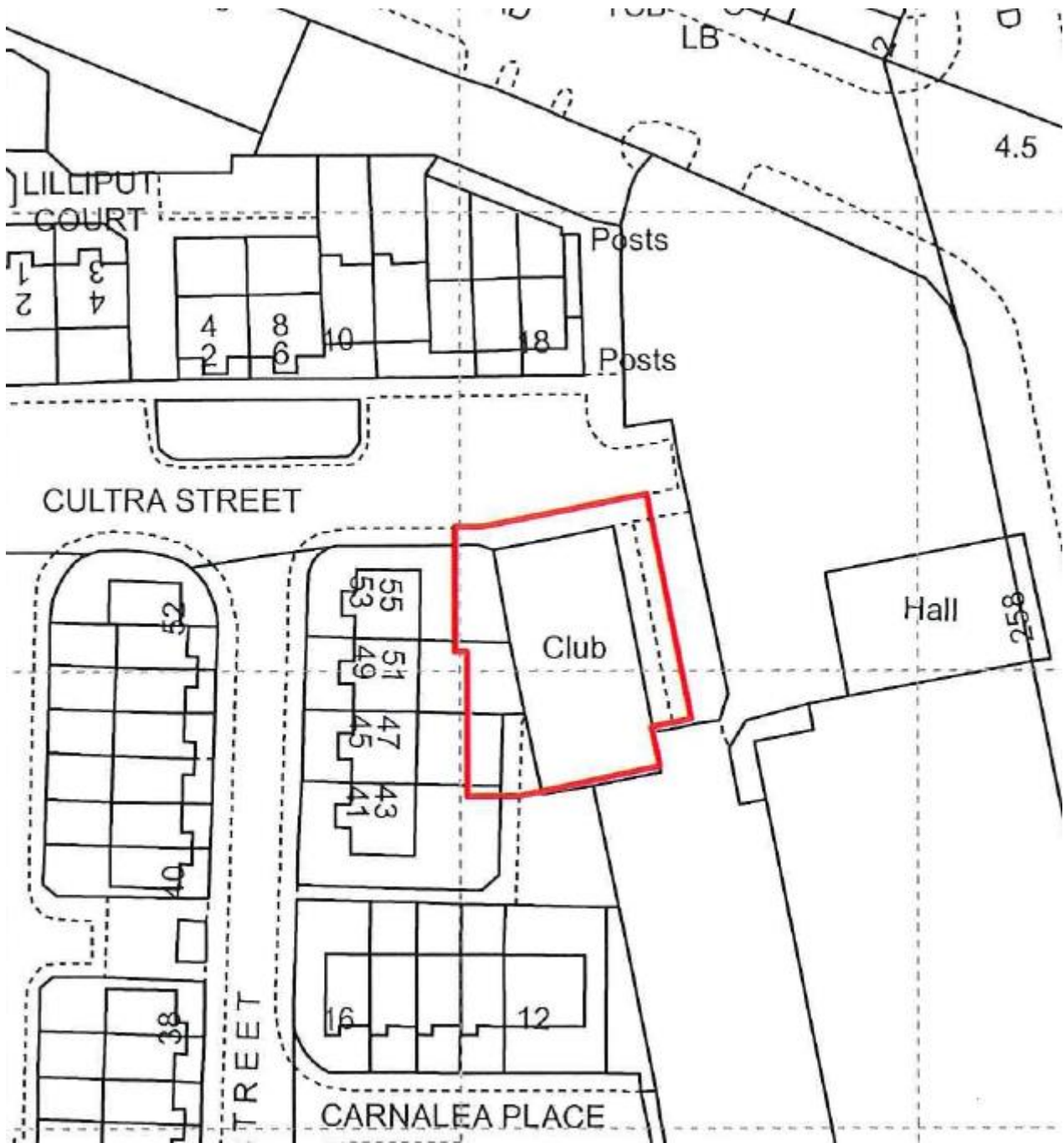


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 th November 2021	
Application ID: LA04/2021/1400/F	
Proposal: Provision of 2 no. single storey side extensions and refurbishment of existing building	Location: 9 Cultra Street Tigers Bay Belfast BT15 1GT
Referral Route: BCC joint venture with applicant	
Recommendation: Approval subject to a condition	
Applicant Name and Address: Midland Boxing Club 9 Cultra Street Tigers Bay Belfast BT15 1GT	Agent Name and Address: Michael Herron Architects 2nd Floor Corner House 64-66a Main Street Coalisland BT71 4NB
Executive Summary: <p>This application seeks full planning permission for 2 no. single storey side extensions and the refurbishment of the Midland Boxing Club. One single storey extension will project from the eaves of the boxing club towards the western boundary of the site. This elevation will have new windows. Another single storey extension will project from the eaves towards the eastern boundary of the site. A new entrance with an access ramp will be formed on this elevation in addition to new windows. The total floorspace of the extension measures approx. 79sqm.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Road safety <p>Consultees Northern Ireland Environment Agency, Rivers Agency, Northern Ireland Electricity and BCC Environmental Health offered no objections to the proposal. BCC Environmental Health recommended a condition re contaminated land is attached to any approval.</p> <p>Recommendation: Having regard to the development plan, regional planning policy and associated guidance, it is recommended that this application is approved.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Provision of 2 no. single storey side extensions and refurbishment of existing building
2.0	Description of Site
2.1	The site is the Midland Boxing Club, located at 9 Cultra Street. The building is 2 storeys with a pitched roof and a flat roofed rear extension. The entrance is at the eastern elevation

	and the rear extension is at the western elevation. The building is at the end of a residential cul de sac off Queen Street in the Tiger's Bay area of north Belfast. York Street is to the east with some large commercial and retail units.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001 Draft Belfast Metropolitan Area Plan 2004 Version of Belfast Metropolitan Area Plan published 03.09.14 Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)
5.0	Statutory Consultees Responses
5.1	NIEA – No objection.
5.2	Rivers Agency – No objection.
6.0	Non Statutory Consultees Responses
6.1	NIE – no objection.
6.2	BCC Environmental Health requested a Contaminated Land Risk Assessment as the site of the proposed development is located in close proximity to past land use types that have the potential to contaminate land and pose a risk to human health. This was submitted. Given the presence of an identified risk, a targeted Phase 2 GQRA investigation was subsequently requested. This was submitted by the applicant. BCC Environmental Health responded with a condition to be attached to any permission.
7.0	Representations
7.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
8.0	Assessment
8.1	The main issues to be considered are: <ul style="list-style-type: none"> • The impact of the proposal on the character and appearance of the area • The impact on the living conditions of the neighbouring properties. • Road safety
8.2	This proposal for a 2no. single storey extensions to additional floor space for the boxing club. There will be an internal reconfiguration of rooms. The extensions will merge with the ground floor on its eastern and western elevations. Externally there will be new windows and door openings, with the exterior walls of the extension to be finished in concrete render. The western extension will project a further 2m towards the boundary and the eastern extension will project a further 3m. The extensions will project from eaves height – 4.2m. The extended area measures 79sqm, less than the area of the main building.

8.3	Impact on the Character and Appearance of the Area
8.4	The proposed extensions are single storey and lower than the main building. The flat roofed extension to the west will replace an existing lower flat roofed section. The proposed flat roof on the opposite side of the building is a new component. The extensions are in keeping with the existing building in terms of design and materials. The 2 storey pitched building will remain the dominant structure on the site.
8.5	The design of the extensions are considered to be acceptable given it is set down from the main building at the sides of the site. Views of the extension will be limited to a few houses on Clanmorriss Street to the west and Cultra Street to the north. The proposal will have minimum effect on nearby residences
8.6	The proposal is of a scale and design that will not detrimentally impact the character of the area, which is mostly residential.
8.7	The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS, in that it makes positive use of the assets of the site and the characteristics of its surroundings to determine the most appropriate form of development as stated within paragraph 4.25 of the SPPS.
8.8	The impact on the living conditions of the neighbouring properties
8.9	The proposal will enhance the quality of the life for local residents due to the increased capacity of the building for community use. The proposal will have no negative impact the living conditions of the neighbouring properties.
8.10	The proposal will not impact on the residential dwellings to the east and west in terms of overshadowing, dominance or loss of light. The western extension will be increased in height by 1.3m. However, properties along Clanmorriss Street are separated by a distance of 6-10m from the extension (which is also lower than the main building). The proposal will have no adverse impact on the amenity of these properties due to overlooking, specifically due to the current layout of buildings.
8.11	Environmental Health were consulted and raised no issues in terms of noise nuisance or disturbance as a result of the increased footprint.
8.12	The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing safe and secure age-friendly environments as stated within paragraph 4.5 of the SPPS.
8.13	Road Safety
	Policy AMP 2 within PPS 3 states that planning permission will only be granted for a development involving the intensification of an existing access onto a public road where; there will be no prejudice to road safety, or will not significantly inconvenience the flow of traffic. There are a number of factors within Policy AMP 2 to be considered to ensure the proposal is considered acceptable. The applicant stated in their P1 Form that there will be no expected increase vehicles on a daily basis. The proposal for an extension to the boxing club will not alter the character of the existing development.
8.14	Conclusion

	<p>On balance it is considered that the proposal for the alteration and extension to the boxing club on the application site is acceptable taking account of all the material considerations presented. Considering the value of the proposal in terms of community benefit and how the proposal complies with policy, approval is recommended.</p>
9.0	Summary of Recommendation: Approval
10.0	<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> <p>2. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with best practice. In the event of unacceptable risks being identified, a Remediation Strategy and subsequent Verification Report shall be agreed with the Planning Authority in writing, prior to the development being occupied. If required, the Verification Report shall be completed by competent persons in accordance with best practice and must demonstrate that the remediation measures have been implemented and that the site is now fit for end-use.</p> <p>Reason: Protection of human health.</p> <p>Informatives</p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at https://www.planningni.gov.uk/index/tools/public-access-info.htm.</p>

ANNEX	
Date Valid	28 th May 2021
Planning History	
None	
Summary of Consultee Responses	
Northern Ireland Environment Agency – no objection	
Rivers Agency – no objection	
Northern Ireland Electricity – no objection	
BCC Environmental Health - no objection, condition attached	
Drawing Numbers and Title	
<p>Drawing No. 01 Type: Site Location Plan Status: Submitted</p> <p>Drawing No. 02 Type: Existing Plans, Elevations & Block Plan Status: Submitted</p> <p>Drawing No. 03 Type: Proposed Plans, Elevations & Block Plan Status: Submitted</p>	
Notification to Department (if relevant)	
<p>Date of Notification to Department: N/A Response of Department: N/A</p>	