



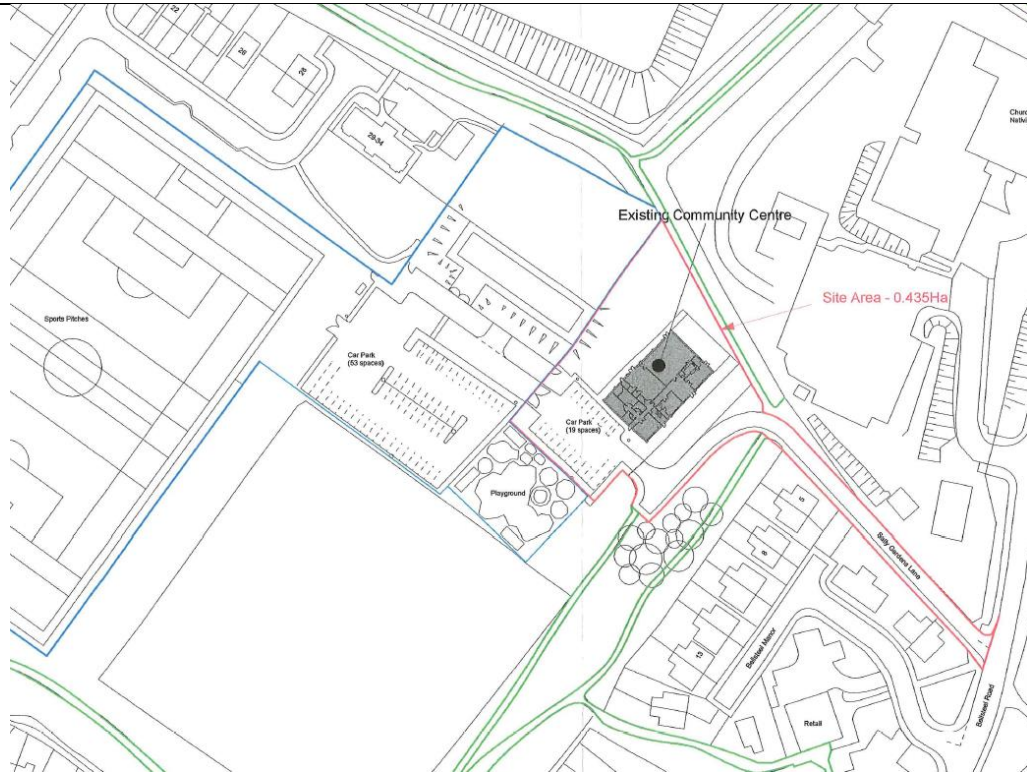
**Belfast**  
City Council

## Development Management Officer Report Committee Application

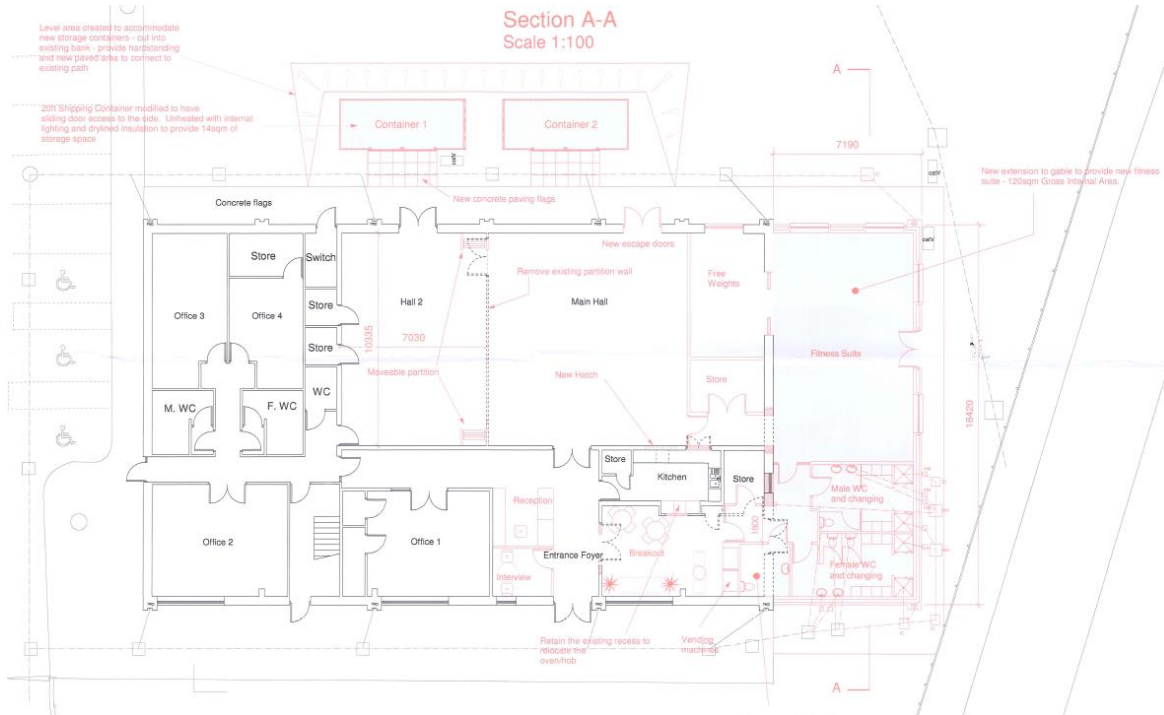
<b>Summary</b>	
<b>Committee Meeting Date:</b> Tuesday 15th February 2022	
<b>Application ID:</b> LA04/2021/2363/F	
<b>Proposal:</b> Side Extension to North-East Elevation to Create New Fitness Suite. Level Area Created to Rear to Accommodate 2no. Shipping Containers for Storage. Additional Site Works & Boundary Fencing.	<b>Location:</b> Poleglass Community Association Bell Steel Road Belfast BT17 0UJ
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (d) – BCC has an interest in the land.	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Poleglass Community Association Bell Steel Road Belfast BT17 0UJ	<b>Agent Name and Address:</b> McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 6AB
<p><b>Executive Summary:</b></p> <p>This planning application seeks to construct an extension to the North-East side elevation of the existing community centre to create an additional 120sqm space for a new fitness suite and associated changing facilities. To the rear of the site adjacent an area of sloped ground is to be levelled and hardstanding introduced to create space for 2 No. shipping containers for ancillary external storage. Given the nature, form and materials of shipping containers it is recommended that they are removed after a period of 3 years and a more permanent storage solution, more fitting to the context is found. Additional ancillary ground works include hardstanding and paving and a new fire escape door on the existing façade of the building.</p> <p>The application site is contained within the Development Limits of Belfast and is within an area of Existing Recreation and Open Space as outlined in dBMAP.</p> <p>The key issues to be considered in this proposal are</p> <ul style="list-style-type: none"> <li>• Design of the proposal and the Impact on Open Space and surrounding Character of the Area</li> <li>• Impact on Amenity</li> </ul> <p>The Department for Infrastructure Roads Service and Belfast City Council Environmental Health Service have no objection. The application has been neighbour notified and advertised in local press and no third-party representations have been received.</p> <p><b>Recommendation – Approve: subject to conditions and informatives</b></p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved. It is recommended that planning permission is granted with delegated power given to the Director of Planning and Building Control to finalise conditions.</p>	

# Case Officer Report

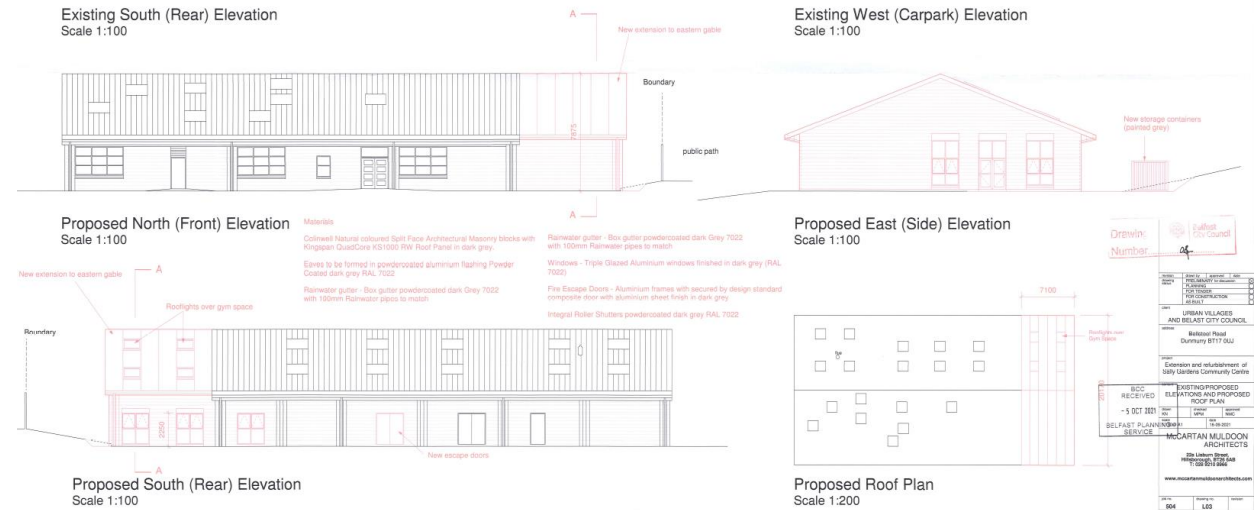
## Site Location Plan



## Block Plan / Floor Plan



## Elevations



### Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads – Hydebank Historic Environment Division	No objections - Informatives
Statutory		
Non-Statutory	BCC Environmental Health	No objections - Informatives

### 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

### Summary of Issues

The key issues to be considered are:

- Design of the proposal and the Impact on Open Space and surrounding Character of the Area
- Impact on Amenity

### Characteristics of the Site and Area

#### 1.0 Description of the Proposed Development

Planning permission is sought to construct a side extension to the North-East elevation to create a new fitness suite. Level area created to rear to accommodate 2no. shipping containers for storage. Additional site works & boundary fencing.

#### 2.0 Description of Site

The site is located at Sally Garden Lane, Belfast and is contained within an existing recreation/sports area. The community centre itself is comprised of a single storey building adjacent to a 4G multi-sports pitch, children's playground, and associated car parking. The site is accessed via a laneway off Bell Steel Road and is enclosed by a high boundary fence approximately 2.5m. The northern boundary of the site contains a raised grass bank with mature trees and dense hedges.

The site is designated as an area of Existing Recreation and Open Space as outlined in dBMAP. The site is located within the Sally Community Centre which sits alongside sports pitches and playground.

The immediate area is recreational and the wider area is largely residential characterised by semi-detached dwellings.

## **Planning Assessment of Policy and Other Material Considerations**

### **3.0 Site History**

LA04/2020/0864/F, Land adjacent to and south east of children's play park at Sally Gardens Community Centre, Sally Garden Lane, Dunmurry, BT17 0UJ., Erection of community boxing club facility with associated site works, Permission Granted. 08.09.2020.

LA04/2016/0943/F, Sally Gardens Lane, Bell Steele Road, Dunmurry, Belfast, BT17 0UJ, Erection of changing pavilion with perimeter fencing and relocation of gate. PERMISSION GRANTED. 17.08.2016

S/2013/0512/F, Sally Gardens Community Centre, Sally Gardens Lane, Poleglass, Dunmurry, BT17 0UJ., Construction of changing accommodation comprising 2 No changing rooms, shower rooms, disabled changing and toilets and link corridor to main Community Centre, fencing and associated works. PERMISSION GRANTED, 11.06.2014.

S/2013/0057/F, 150m West of Salley Gardens Community Centre, Sally Gardens Lane, Belfast., Proposed changing accommodation, full size 3G Gaelic Pitch, fencing, earth retaining wall, floodlighting, ball stop fencing, carparking and associated siteworks. PERMISSION GRANTED. 13.09.2013.

### **4.0 Policy Framework**

- Belfast Urban Area Plan 2001
- Draft Belfast Metropolitan Area Plan 2004 & 2015
- Strategic Planning Policy Statement for Northern Ireland (SPPS)
- Planning Policy Statement 3: Access, Movement and Parking
- Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

### **5.0 Statutory Consultations**

- Department for Infrastructure Roads Service (DFI) - No objections: subject to Informatives
- Historic Environment Division (HED) – the site is within the buffer of an Archaeological Site & Monument; given minor nature of works unlikely to be any impact; response awaited.

### **6.0 Non-Statutory Consultations**

- BCC Environmental Health Services - No objections: subject to Informatives

## 7.0 Representations

The application was neighbour notified and advertised in local press. No comments have been received.

## 8.0 Other Material Considerations

None

## 9.0 Assessment

9.1 The key issues to be considered are:

- Design of the proposal and the Impact on Open Space and surrounding Character of the Area
- Impact on Amenity

### **Design of the proposal and the Impact on Open Space and surrounding Character of the Area**

Planning permission is sought for the extension to the side of an existing community centre building within the grounds of Poleglass Community Association at Sally Gardens Lane. The proposal also seeks to level a portion of land to the rear of the building to create a hardstanding area where 2no. shipping containers will be implemented. There are some minor additional works to include paving, landscaping and a new fire escape opening on the existing rear façade of the building.

The side extension will occupy an area of hardstanding and is designed in a manner that will integrate with the existing building with the dimensions of the extension matching the existing building height at 3.4m to the eaves and 7.87m to the building ridge. The proposal is 20.1m in width with a pitch roof profile to match the existing building design and dimensions. The materials consist of natural coloured split face blocks with dark grey roof panels, the guttering and eaves are proposed powder coated in dark grey. The windows will be triple glazed aluminium finished in dark grey to tie in with the overall aesthetics of the building. There are 4no. roof lights proposed on the rear facing roof slope to allow natural light into the new space which also align with existing roof lights on the roof slope.

There are 3no. window openings proposed on the new eastern gable end 3.3m x 1.85m and 3no. additional window opening on the rear elevation 2.25m x 1.85m. A new fire escape door is proposed on the existing rear elevation 2.1m x 1.85m.

To the rear of the building there exists a sloped grass bank with some low level planting, approximately a 76m<sup>2</sup> section of this bank is proposed to be cut into and levelled, hard standing and new concrete paving flags will be implemented to create space for 2no. shipping containers 6m x 2.4m x 2m. The shipping containers use sliding doors for access and will be used for storage. Whilst the containers are minor in size and will be contained within the grass bank, their permanent retention would not be acceptable, as they are of a form and material that would be harmful in this protected location if retained permanently. A condition is recommended to ensure they are removed after 3 years and a more permanent alternative storage solution is found.

The area is within an area of Existing Recreation and Open Space as outlined in dBMAP. Policy OS1 – Protection of Open Space applies to all areas of existing open space and states that the development will not be permitted if it would result in a loss of open space. It is considered that the proposal will not result in a loss of open space and will maintain and extend an existing recreational function, complementing the use of the wider site. The proposal is considered

acceptable in principle and the design integrates with the existing built form on the site. The proposal complies with the development plan, SPPS and PPS8.

### **Impact on Amenity**

The proposal site is located at the bottom of a sloped area of land which is bounded by a tall mature tree line and dense vegetation. Residential properties are located at a significant distance so as to have no impact on visual amenity. The closest located residential dwellings are located approximately 35m from the application site, there is a dense vegetation located along the boundary which provides level screening. It is therefore considered that the proposal will not have a detrimental impact on residential character or amenity by way of overshadowing, dominance, or loss of privacy.

Environmental Health were consulted and considered the proposed development in terms of noise, air pollution, general amenity, ambient air quality, contaminated land and other considerations and offered no objection.

The proposal is considered to comply with prevailing policy with respect to amenity.

### **Other Considerations**

DFI Roads have been consulted on this application and have offered no objection subject to Informatives.

The site is located within the buffer of an Archaeological Site & Monument and HED have been consulted; their final response is awaited however given the minor nature of the works it is considered unlikely that there would be any objection.

**Neighbour Notification Checked:** Yes

### **Summary of Recommendation:**

The development is considered acceptable and complies with planning policy. The proposed development is in keeping with the surrounding area and the design integrates with the existing built form, there will be no adverse impacts on residential amenity. The extension integrates well within the site and the proposal will maintain and complement existing recreational uses on the site in compliance with PPS 8. No objections or representations have been received. Considering all relevant information, including current planning policy, previous relevant histories and the proposed drawings, approval is recommended.

It is recommended that planning permission is granted with delegated power given to the Director of Planning and Building Control to finalise conditions.

### **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.

2. The shipping containers hereby approved shall be removed from the site 3 years from the date of this decision notice.

**Reason:** these structures are of a temporary form and material that would impact the site and area if retained permanently.

**Informatives**

1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 18/10/2021, Drawing Nos. 01, 02, 04.
2. 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://epicpublic.planningni.gov.uk/publicaccess/>



<b>ANNEX</b>	
<b>Date Valid</b>	5 <sup>th</sup> October 2021
<b>Date First Advertised</b>	29 <sup>th</sup> October 2021
<b>Details of Neighbour Notification</b> (all addresses)	
10 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
11 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
12 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
14 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
15 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
16 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
17 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
1 Bell Steel Road, Dunmurry, Antrim, BT17 0PB	
5 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
6 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
7 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
8 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
9 Bell Steel Manor, Dunmurry, Belfast, Antrim, BT17 0WE	
Church Of The Nativity (R C), Bell Steel Road, Dunmurry, Dunmurry, Antrim, BT17 0PB	
<b>Date of Last Neighbour Notification</b>	21 <sup>st</sup> October 2021
<b>Planning History</b>	

**Notification to Department: N/A**