

Committee Report

Development Management Report	
Application ID: LA04/2022/0275/F	Date of Committee: Tuesday 17 th May 2022
Proposal: Victorian Style Canopy localised over entrance doorway.	Location: M&M Property Services 26 University Avenue Belfast BT7 1GY.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d) Subject to council funding.	
Recommendation:	Approval
Applicant Name and Address: M&M Property Services 26 University Avenue Belfast BT7 1GY.	Agent Name and Address: OGU Architects Flax Art Studios Havelock House Belfast BT7 1EB
Executive Summary: The proposal is for a Victorian Style Canopy installed over entrance of doorway at Ground Floor Office Space. (Amended Scheme)	
Area Plan The proposed site is situated on University Avenue and falls outside the adopted Holyland Area of Townscape Character.	
The key issues to be considered are: <ul style="list-style-type: none">• Design / Impact on character and appearance• Amenity• Public Safety	
The amended plans uploaded to the planning portal on the 03/05/2022 have reduced the size and design of the awning to address concerns of anti-social behaviour and being out of character with the existing building and in a residential area. The proposal will not negatively impact the amenity of neighbouring properties and will not prejudice public safety. The amended proposed scheme is considered acceptable.	
DFI Roads was consulted and had no objections.	
No representations have been received.	
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.	
Recommendation - Approve subject to conditions It is recommended that the application is approved, and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions	

Case Officer Report

Site Location Plan



Existing Elevation



isting building

Existing South Facing Elevation

Proposed Elevation



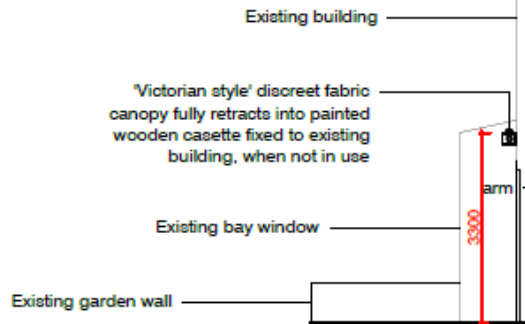
'Victorian style' discreet fabric canopy
localised over entrance doorway -
painted wooden casette and powder
coated arms fixed back to building above
doorway and between bay windows

CARMEL
STREET

Proposed South Facing Elevation

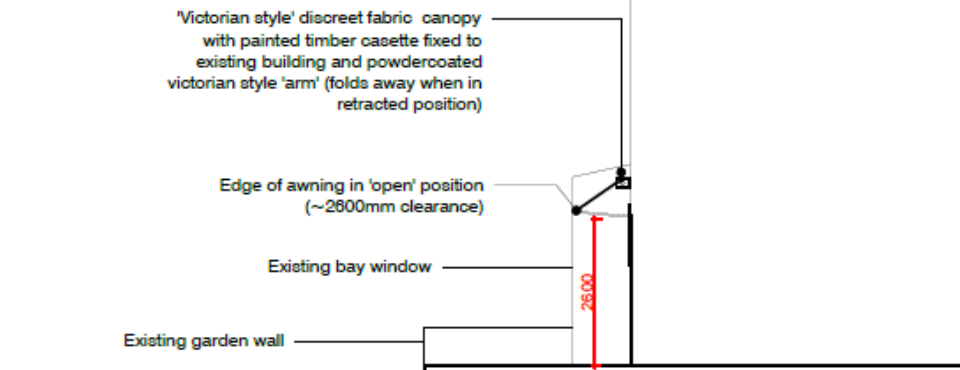
Proposed Section Drawing

UNIVERSITY AVENUE



Proposed West Facing Section (shown with canopy retracted)

UNIVERSITY AVENUE



Proposed West Facing Section (shown with canopy open)

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>'Victorian Style' fabric Canopy with painted timber cassette fixed to first storey of existing building and powder coated Victorian style arm.</p> <p>The application is for a fabric awning at the south facing front elevation of the property. The application site is a two and half storey corner site which is currently occupied as Office Space. The canopy will extend 1.6m once in open position with a 2.6m height clearance. The canopy will be fixed between the bay window and the doorway. The awning when not in use will be retracted into timber frame cassette fixed to the fascia at a height of 3.3m. The timber cassette projection measures approximately 0.20m in the closed position.</p>
2.0	<p>Description of Site</p> <p>The site is located on University Avenue at the corner with Carmel Street. The application site is currently used as office space. The character of the area is mostly traditional red-brick terrace buildings with two and a half stories. The surrounding area is mostly residential dwellings. The corner site to the left of the proposed site location is City Church hall at 12-24 University Avenue, the use of awnings have been established by a bakery at the City Church Hall. The awning use has been established at this site since 2008. There is no planning permission attached to this structure.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2007/0073/F – 26 University Avenue- Part change of use to ground floor of existing HMO to accommodate property manager ancillary office and alterations. PERMISSION GRANTED- 24.05.2007.</p> <p>Z/2011/0245/CA – 26 University Avenue- Banner advertisement- ENFORCEMENT CASE CLOSED</p> <p>Z/2009/0178CA – 26 University Avenue – Change of Use- ENFORCEMENT CASE CLOSED</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2004
4.3	<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. 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.</p>
4.4	<p>Belfast Local Development Plan Draft Plan Strategy 2035</p> <p>The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals</p>

	Commission and the Council has been provided with a copy of their Report, together with a Direction from the Department for Infrastructure in relation to additional required steps before it can be adopted. Paragraph 1.10 of the Strategic Planning Policy Statement (SPPS) states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during this transitional period existing policies will be applied including the SPPS and relevant PPSs.
4.5	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Statutory Consultees Responses DFI Roads- No objections.
6.0	Non Statutory Consultees Responses None
7.0	Representations
	No representations were received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design / Impact on Character and Appearance • Amenity • Public Safety <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interest of acknowledged importance which are considered below.</p> <p>Design / Impact on Character and Appearance</p> <p>The proposal is considered to be in compliance with paragraphs 4.23 - 4.30 within the SPPS which seeks to ensure good design. The reduction of size and change of design proposed in the amended scheme are considered to not negatively alter the front of the existing building.</p> <p>Amenity</p> <p>Paragraphs 4.11 – 4.12 of the SPPS set out the considerations to safeguard residential and work environs. It is deemed that this proposal would not result in demonstrable harm to the residential amenity of neighbours. The reduction in size of the canopy will only provide shelter at the entrance door of the office space. The proposal will not block light or cause over dominance in the area.</p>

	<p>The canopy is not considered to negatively impact the amenity of neighbouring properties due to the reduced size of the amended scheme. The canopy will extend approximately 1m and the height of the awning will be 3m.</p> <p>Public Safety There will be no issue of reduced sight lines for traffic in the area and pedestrian movement will not be affected. The canopy fully extended will be at the height of 2.6m. This is in-line with height clearance levels.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	<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>Informatives</p> <p>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: 01/03/2022; 01, 02 & 02A (Published to the Planning Portal NI ON 03/05/2022)</p>
<p>Notification to Department (if relevant): No</p>	
<p>Representations from Elected members: None</p>	