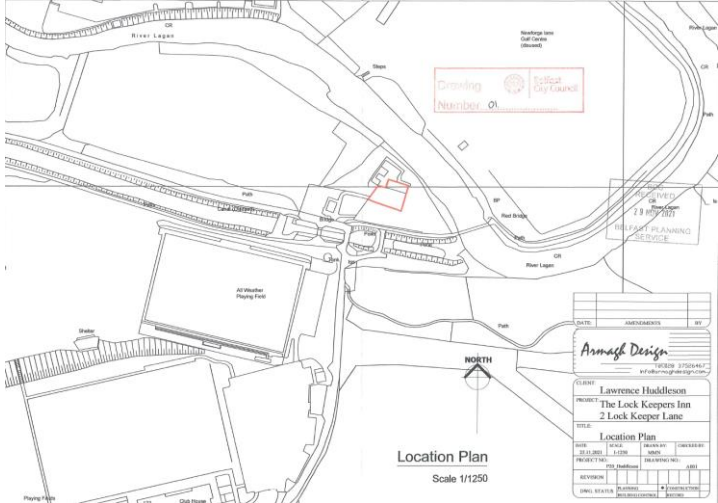


Committee Report

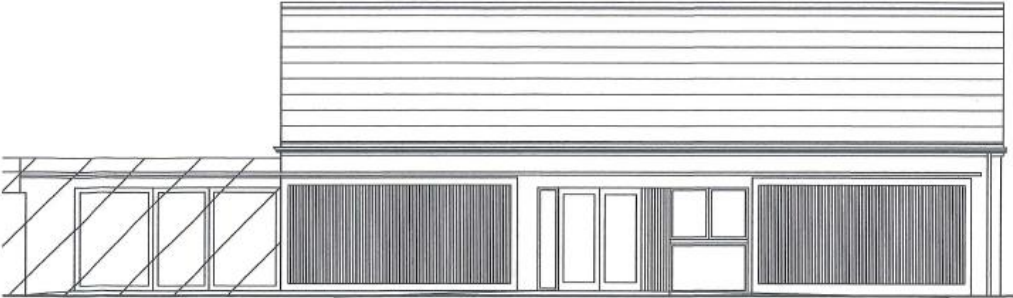
Development Management Report	
Application ID: LA04/2021/2794/F	Date of Committee: Tuesday 17 th May 2022
Proposal: Provision of retractable awning cover on removeable supporting frame to provide protection to patrons from inclement weather.	Location: The Lock Keepers Inn 2 Lock Keeper Lane Ballynavally Belfast BT8 7XT.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (d) Subject to council funding.	
Recommendation:	Approval
Applicant Name and Address: Lawrence Huddleson 105a Windmill Road Hillsborough BT26 2NP	Agent Name and Address: Marc McNeice The Breague 73 Lisanally Lane Armagh BT61 7HF
<p>Executive Summary: The proposal is for a retractable awning mounted to the fascia of the building.</p> <p>Area Plan The proposed application is situated at Lock Keepers Inn at Lagan Valley Regional Park. The site falls within the designations for an Area of Outstanding Natural Beauty (AONB), Archaeological site and Monument, listed Building Curtilage and Regional Park Node.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design / Impact on character and appearance including AONB • Amenity • Public Safety • The Impacts on the Listed Setting. <p>The proposed application for retractable awning cover on removable supporting frame is considered to be minor changes to the existing façade. The proposal is in close proximity to Lock-Keepers House, 117 Milltown Road, Belfast (Grade B1) and Lock and Bridge Milltown Road (Grade B1) which both sites are of special architectural and historic importance and are protected by section 80 of the Planning Act 2011. The proposal will not negatively impact the Listed Building and Lock and its setting in accordance with PPS6, the SPPS and Section 91 of the Planning Act 2011.</p> <p>DFI Roads was consulted and had no objections.</p> <p>Historic Environment Division (HED) had no objections with conditions.</p> <p>No representations have been received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>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</p>	

Case Officer Report

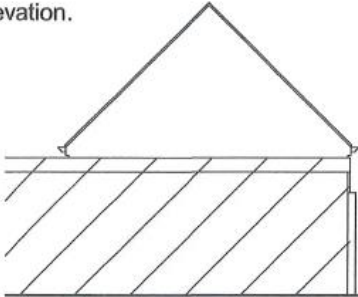
Site Location Plan



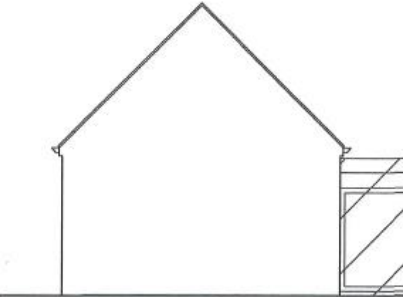
Existing Elevation



Existing Front Elevation.

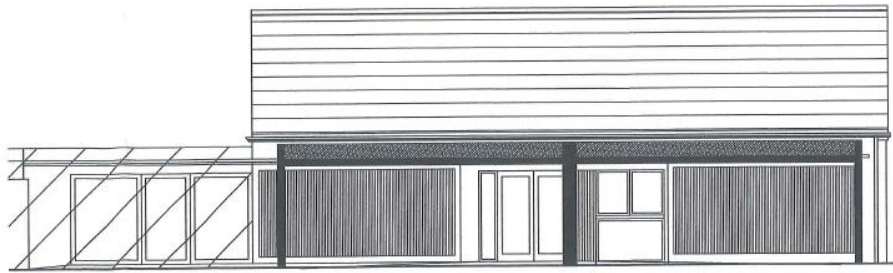


Existing Side Elevation.



Existing Side Elevation.

Proposed Elevation



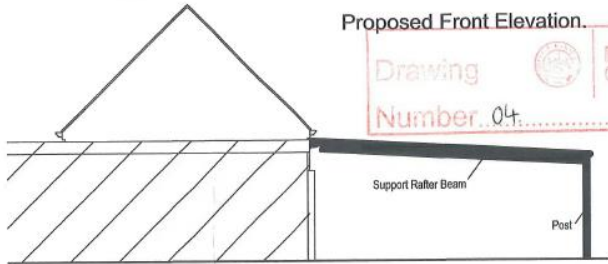
Proposed Front Elevation.

Drawing
Number 04.....

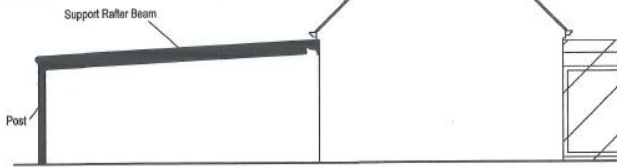


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Proposed Side Elevation.



Proposed Side Elevation.

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development A Provision of retractable awning cover on removeable supporting frame.</p> <p>The application is for a retractable fabric awning at the north facing elevation of the property. The application site is currently one storey, which is occupied as a café/shop. The support rafter beam length measures at 6.52m and the post measures at 2.6m The box that attaches to the fascia of the building measures at 0.28m.</p>
2.0	<p>Description of Site</p> <p>The site is located at Lagan Valley Regional Park. The application site is in close proximity to Lock Keepers House and the Lock and Bridge, which is protected by section 80 of the Planning Act 2011. This listed building and lock are an important part of Northern Ireland's Lagan Canal industrial heritage. The surrounding area is rural in nature and used as open space.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Y/2012/0156/F - Adjacent to Lock No. 3, Lockkeepers Lane- Creation of barge mooring point – PERMISSION GRANTED- 20.12.2012.</p> <p>Y/2006/0366/F- Lock Keepers Cottage- Construction of a single storey building adjacent to the Lock Keepers Cottage, which will operate as a tearoom plus ancillary office space. – PERMISSION GRANTED. 13.11.2006.</p>
4.0	Legislative and 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 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</p>

	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	Section 91 (2) of the Planning Act 2011 In considering whether to grant planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any works, a council or, as the case may be, the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
4.6	Planning Policy Statement 2: Natural Heritage – Policy NH6 (Areas of Outstanding Natural Beauty)
4.6	Planning Policy Statement 6: Planning, Archaeology, and the Built Heritage – Policy BH11 (Development affecting the Setting of a Listed Building.)
4.7	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Statutory Consultees Responses DFI Roads- No objections. HED – No objections with Conditions
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	Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Design / Impact on Character and Appearance • Amenity • Public Safety • The Impacts of the Listed Setting. <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. The proposal is considered to comply with the policy requirements and Section 91 of the Planning Act 2011.</p> <p>Design / Impact on Character and Appearance including AONB</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 proposed awning is a minor ancillary structure to the Lock Keepers Inn which will not negatively impact the character and appearance of area including the AONB in accordance with Policy NH6 of PPS2.</p>

	<p>Amenity The proposal is not located near any residential properties and as such is not considered to result in any impact to amenity.</p> <p>The Impacts on the Listed Setting. Paragraphs 6.12 sets out character of the area that surrounds a listed building, as key elements to the build heritage. It is important therefore that proposals impacting upon such buildings and their settings are assessed.</p> <p>Planning Policy 6: Planning, Archaeology, and the Built Heritage- Policy BH11. The awning will not diminish the listed setting of Lock Keeper’s Inn. The proposed finishes of the awning will be breathable acrylic fibre coated polyester and the supporting frame will be structural aluminium.</p> <p>HED are content with the proposal. The proposed awning is considered to not negatively impact the setting of the listed building. The proposal is in accordance with SPPS paragraph 6.12 (Setting) and Section 91 of the Planning Act 2011.</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 length of 6.5m and height of 2.6m.</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> <ol style="list-style-type: none"> 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 proposal including materials and finishes shall be as per planning drawings 02 and 04 (Date published 15.12.2021) Reason: To protect the visual amenity of the area and setting of listed building. 3. The awning and associated supporting structure shall protrude no more than 6.5m from the building at its furthest point when in full operation. Reason: To protect the visual amenity of the area and setting of listed building. <p>Informatives</p> <ol style="list-style-type: none"> 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: 15/12/2021, drawing nos. 01,02,03 & 04

Notification to Department (if relevant): No

Representations from Elected members: None