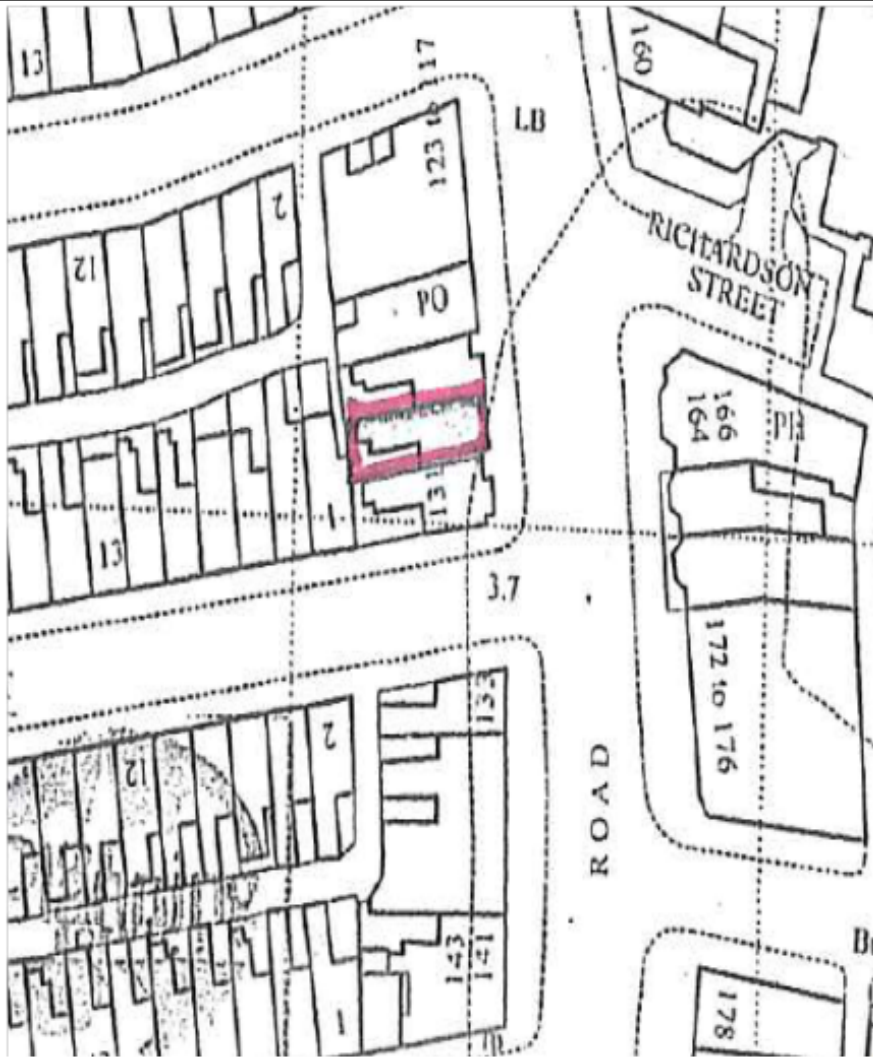


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 February 2016	
Application ID: LA04/2015/1098/F	
Proposal: Change of use to ground floor hot food takeaway.	Location: 129 Ravenhill Road Belfast BT6 8DR
Referral Route: Hot food bar	
Recommendation: Approval	
Applicant Name and Address: Mr Donnelly Northern Property NI 263 Falls Road Belfast BT12 6FB	Agent Name and Address: Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY
<p>Executive Summary:</p> <p>This application seeks full planning permission for a change of use from a vacant hairdresser to a hot food bar (Sui Generis). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a hot food bar at this location; • Impact on residential amenity. <p>No representations have been received.</p> <p>Consultees Transport NI has no objections.</p> <p>Environmental Health was consulted with the proposal and has no objections to the proposal and has recommended the use of conditions to mitigate issues in relation to smell.</p> <p>It is recommended that this application be approved with the attachment of conditions.</p> <p>Summary of Issues</p> <ul style="list-style-type: none"> • The principle of a hot food bar at this location; • Impact on residential amenity. 	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	No Objection
Non Statutory	Environmental Health	No Objection

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 are the effect of the proposal upon the amenity of neighbouring residents and the impact on the Area of Townscape Character.

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for a change of use from a vacant hairdressing salon to a hot food bar (Sui Generis). The elevations are to remain unchanged. To the rear an extraction duct is to be installed for an odour abatement system. The first and second floors of the building are to be used as a staff room and storage areas.</p>
2.0	<p>Description of Site</p> <p>The site is located at 129 Ravenhill Road. The site is currently a vacant unit previously used as a hairdressing salon which was in use at ground and first floor level. The proposed take away on the ground floor is to have a floor space of 43.40m². The external elevations of the building are to remain unchanged with the shop front at ground floor level and render finish at first and second floor level with a pitcher off covered in natural slate.</p> <p>The site is located within an Area of Townscape Character BT 037 – Lagan Village and is located on an Arterial Route AR 01/03 as designated by the Belfast Metropolitan Area Plan. The area is characterised by commercial units at ground and first floor level along the frontage of the Ravenhill Road with residential use in adjoining side streets characterised by two storey terraced dwellings.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 Z/2009/0917/F - Change of use from retail unit to taxi booking office on ground floor only (retrospective) - Granted</p> <p>3.2 Z/2008/0595/F- Demolition of existing retail unit & 1 No. flat with retention of front facade & erection of retail unit & 2no. flats including 3 storey return & alteration to front facade.– Granted</p> <p>3.3 Z/2006/1191/F - Single-storey extension to rear of ground floor retail unit including new shop front and alterations to create upper floor apartment – Granted.</p> <p>3.4 Z/1985/0623 – Installation of New Shop front – Granted</p> <p>3.5 Z/1985/0603 – Erection of Shop Sign - Granted</p>
4.0	<p>Policy Framework</p> <p>4.0.1Regional Development Strategy</p>
4.1	<p>4.1.1Belfast Metropolitan Area Plan 2015</p>

4.2	<p>4.2.1 Strategic Planning Policy Statement for Northern Ireland (SPPS): Planning for Sustainable Development</p> <p>4.2.2 Planning Policy Statement 3: Access, Movement and Parking</p> <p>4.2.3 Planning Policy Statement 6: Planning, Archaeology and The Built Heritage</p> <p>4.2.4 Development Control Advice Note (DCAN) 4 – Restaurants, Cafes and Fast Food Outlets</p>
5.0	Assessment
5.1	The proposal is considered to be in compliance with the development plan.
5.2	<p>5.2.1 The key issues are the effect of the proposal upon the amenity of neighbouring residents and the impact on the Area of Townscape Character.</p> <p>5.2.2 The SPPS supersedes Planning Policy Statements 1: General Principles, 5: Retailing and Town Centres and 9: The Enforcement of Planning Control. Transitional arrangements are in place that all remaining Planning Policy Statements apply until a Plan Strategy for the whole Council area is adopted.</p> <p>5.2.3 Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p> <p>5.2.4 Transport NI has considered the proposal, and deemed it to be acceptable and in compliance with Planning Policy Statement 3: Access, Movement and Parking.</p> <p>5.2.5 The proposal has been considered under policy ATC 2 of the Addendum to PPS 6. The proposed extension will not detract from the Area of Townscape Character BT 037 Lagan Village. The proposal is in keeping with the character of the existing building itself and will not detract from the character of the surrounding area.</p> <p>5.2.6 In terms of Development Control Advice Note 4 a number of factors need to be considered in terms of noise disturbance, smells and fumes, refuse and litter, traffic considerations and car parking and provision for people with disabilities.</p> <p>5.2.7 Noise Disturbance DCAN 4 refers to various sources of noise disturbance in terms of vehicles, people and associated equipment with catering facilities. Environmental Health has considered the proposal and has no objection to the proposal.</p> <p>5.2.8 Smell BCC's Environmental Health Department were consulted with the proposal and recommended the attachment of conditions for the provision of an odour abatement system and are content that the potential issue of smell can be overcome by use of an odour abatement system that would be conditioned. The outlet from any extract ventilation ducting shall terminate at a height not less than</p>

	<p>1 metre above the eaves height of the main building and should be directed away from nearby premises. Any system must be cleaned and maintained in accordance with the manufacturer's instructions.</p> <p>5.2.9 Refuse and Litter Environmental health has recommended the attachment of an informative that the applicant shall provide litter bins inside and outside the premises and ensure such receptacles are adequately serviced and maintained</p> <p>5.2.10 Traffic considerations and car parking As discussed at 5.2.4 of this report Transport NI were consulted and has no objection to the proposal. In terms of the impact on the amenity of the area the site is vacant and was of a commercial use, this combined with Transport NI's no objection to the proposal it is deemed that the proposal will not detrimentally impact upon traffic or parking in the area.</p> <p>5.2.11 Provision for people with disabilities The site has a level access with ramped access provided from the pavement to all of the units.</p> <p>5.2.12 The proposal will bring into use a currently vacant unit along a commercial frontage. The use as a hot food bar is deemed to be acceptable at this location and will not result in proliferation or have a detrimental impact on the amenity of the area or the residential amenity of nearby dwelling houses.</p> <p>5.2.13 Taking all factors into consideration on balance, the proposal is considered acceptable and planning permission is recommended.</p>
5.3	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
6.0	<p>Summary of Recommendation: Approval</p> <p>Relevant planning policy fully considered. Previous commercial use of the site considered and no objections to the proposal from consultees or neighbours. The amenity of nearby residents will not be adversely affected by the proposal.</p>
7.0	<p>Conditions:</p> <p>1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p> <p>2. A proprietary odour abatement system shall be installed to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby residential premises.</p>

	<p>Reason: In the interests of residential amenity.</p> <p>3. The extraction and ventilation system must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.</p> <p>Reason: In the interests of residential amenity.</p>
8.0	<p>Notification to Department (if relevant)</p> <p>Not Applicable</p>
9.0	<p>Representations from Elected members: None</p>

ANNEX	
Date Valid	16th September 2015
Date First Advertised	16th October 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Carrington Street Ballymacarret Belfast The Owner/Occupier, 117-123 Ravenhill Road, Ballymacarret, Belfast, Down, BT6 8DR The Owner/Occupier, 127 Ravenhill Road Ballymacarret Belfast The Owner/Occupier, 127 Ravenhill Road, Ballymacarret, Belfast, Down, BT6 8DR The Owner/Occupier, 127A Ravenhill Road, Ballymacarret, Belfast, Down, BT6 8DR, The Owner/Occupier, 129 Ravenhill Road, Ballymacarret, Belfast, Down, BT6 8DR, The Owner/Occupier, 131 Ravenhill Road Ballymacarret Belfast The Owner/Occupier, 164-166, Ravenhill Road, Ballynafoy, Belfast, Down, BT6 8EE, The Owner/Occupier, 168 Ravenhill Road, Ballynafoy, Belfast, Down, BT6 8EE, The Owner/Occupier, 2 Dunvegan Street, Ballymacarrett, Belfast, BT6 8GE Accountancy And Business Support First Floor, 131 Ravenhill Road, Ballymacarret, Belfast, Down, BT6 8DR	
Date of Last Neighbour Notification	9th November 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/2006/1191/F Proposal: Single-storey extension to rear of ground floor retail unit including new shop front and alterations to create upper floor apartment. Address: 129 Ravenhill Road, Ballymacarret, Belfast, Northern Ireland, BT06 8DR Decision: Granted Decision Date: 14.11.2006 Ref ID: Z/2008/0595/F Proposal: Demolition of existing retail unit & 1 No. flat with retention of front facade & erection of retail unit & 2no. flats including 3 storey return & alteration to front facade. Address: 129 Ravenhill Road, Ballymacarret, Belfast, BT06 8DR Decision: Granted Decision Date: 28.08.2008 Ref ID: Z/1985/0603 Proposal: ERECTION OF SHOP SIGN Address: 129 RAVENHILL ROAD Decision: Granted	

Ref ID: Z/2009/0917/F
Proposal: Change of use from retail unit to taxi booking office on ground floor only
(retrospective)
Address: 129 Ravenhill Road, Belfast, BT6 8DR
Decision: Granted
Decision Date: 10.09.2009

Ref ID: Z/1985/0623
Proposal: INSTALLATION OF NEW SHOPFRONT
Address: 129 RAVENHILL ROAD
Decision: Granted

Summary of Consultee Responses

Transport NI and Environmental Health have no objections to the proposal.

Drawing Numbers and Title

- No. 01 Site Location Plan
- No. 02A Block Plan
- No. 03 Existing Floor Plans and Elevations
- No. 04A Proposed Plans and Elevations