

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 11 December 2018</b>	
<b>Application ID:</b> LA04/2018/2314/F	
<b>Proposal:</b> Internal refurbishment to sub-divide open plan office and amalgamate existing Education Rooms. Change of use of 13.3m <sup>2</sup> To facilitate the enlargement of community shop with independent ramped access to new entrance door. New window to IT suite.	<b>Location:</b> Footprints Women's Centre, 84a Colinmill, Poleglass, Dunmurry, BT17 0AR.
<b>Referral Route:</b> Applicant in receipt of funding from Belfast City Council	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Footprints Women's Centre 84a Colinmill Poleglass Dunmurry BT17 0AR	<b>Agent Name and Address:</b> McCartan Muldoon Architects 22a Lisburn Road Hillsborough BT26 6AB
<b>Executive Summary:</b>  Full permission is sought for internal refurbishment to the existing Women's Centre to sub-divide an open plan office and amalgamate existing Education Rooms. A change of use of 13.3m <sup>2</sup> to facilitate the enlargement of the existing community shop is also proposed with independent ramped access to a new entrance door on the north western elevation. A new window to IT suite on the south western elevation is proposed.  The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Impact on residential amenity of neighbours.</li> </ul> The Footprints Women's Centre is a community building providing children's day care, women's services, education and training programmes. The principle of development and the proposed use as community facilities is existing, the proposal is minor and nature and will enhance the facilities which will provide for the wider community benefit without detrimentally impacting on the residential amenity of neighbours.  No objections have been received.  <b>Recommendation:</b>  Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions as set out in Section 11.0 of this report.	

## Case Officer Report

### Site Location Map



#### Consultations:

Consultation Type	Consultee	Response
N/A	N/A	N/A

#### 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

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The proposal is for full planning permission for internal refurbishment to sub-divide an open plan office and amalgamate existing Education Rooms. Change of use of toilets (13.3m<sup>2</sup>) to facilitate enlargement of the existing community shop with independent ramped access to new entrance door. New window to IT suite on the south western elevation. The external alteration on the north western elevation will facilitate a new entrance door accessed by a new ramped access to the extended community shop.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at Footprints Women's Centre, 84a Colmill, Poleglass, Belfast. 5m south of 54 Rodney Parade, Belfast. The site is in use as the Footprint's women's community centre which accommodates women's services including training and education, children's services, day care, footprints catering services and volunteering.</p> <p>The car park gently slopes within the site from the north to south. The existing building is split level with the north eastern portion of the building being two storey and the south western portion single storey. A single storey building is located in the north western corner of the site.</p> <p>The site is bounded by metal railing fencing approximately 2.5m in height. The area is characterised by residential dwellings located to the north, west and south of the site in the form of two storey terrace dwellings.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>3.1 S/2012/0775/F- Proposed new sectional building to provide additional childcare services and alteration of car parking areas - Granted</p> <p>3.2 S/2011/0561/F - The proposed new sectional buildings will be used to provide additional training and support services and office space - Granted</p> <p>3.3 S/2003/0178/F - Environment improvement scheme which includes provision of additional public car park, traffic calming ramps, closure of footpaths, removal of raised planters and the construction of new front and rear garden enclosures – Granted</p> <p>3.4 S/1999/0570/F - Replacement of existing community centre – Granted</p> <p>3.5 S/1997/0119 - Temporary sectional building to accommodate childcare Provision – Granted</p> <p>3.6 S/1991/0966 - Thrift shop – Granted</p> <p>3.7 S/1990/0025 - Credit Union and Meals Distribution Facilities - Granted</p> <p>3.8 S/1983/0727 - 2 No. Temporary Portable Buildings – Granted</p> <p>3.8 S/1979/0454 – Housing Development - Granted</p> <p>3.9 S/1979/0454 - Housing Development - Granted</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Draft Belfast Metropolitan Area Plan 2015
4.2	Lisburn Area Plan 2001
4.3	<p>4.3.1 Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>4.3.2 Planning Policy Statement 3: Access, Movement and Parking</p>
<b>5.0</b>	<b>Statutory Consultees Responses</b>

5.1	N/A
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
6.1	N/A
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	Under the draft BMAP 2015 plan that was adopted and now subsequently quashed and draft BMAP 2004 the site was undesignated white land.
<b>9.0</b>	<b>Assessment</b>
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> <li>• Principle of development and use;</li> <li>• Impact on residential amenity of neighbours.</li> </ul>
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Lisburn Area Plan 2001 is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast post RPA and previously would have been part of Metropolitan Lisburn under the Draft Belfast Metropolitan Area Plan 2015. Given that the Belfast Metropolitan Area Plan was adopted and subsequently quashed weight is given to it and the site is considered to be within the settlement development limit for Belfast.
9.6	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. It is considered that this proposal will not result in demonstrable harm to nearby residents or the environmental quality of the area.
9.7	<b><u>Principle of development and use</u></b> The principle of the development is considered acceptable at this location, the existing use as a community centre with an existing community shop facility is retained with the proposed change of use of the existing toilets, an area of 13.3m <sup>2</sup> to retail use to facilitate the extension of the existing community shop. The main use as a women's community centre is retained.

9.8	<p><b><u>Impact on residential amenity of neighbours</u></b></p> <p>No representations from neighbours have been received. The proposal is considered to be minor in nature with an area of only 13.3m<sup>2</sup> proposed to be changed to facilitate the extension to the existing community shop and minor external alterations on the north western elevation to create an entrance and new window on the south western elevation to facilitate internal reconfiguration of a small area within the existing community centre. The proposed alterations are located on an elevation with a significant separation distance away from existing nearby residential dwellings. It is considered that the change of use and external alterations will not detrimentally impact on the residential amenity of neighbours and are considered to be for the wider community benefit.</p>
9.9	<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>
10.0	<p><b>Summary of Recommendation:</b> Approval</p>
11.0	<p><b>Conditions</b></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><b>Notification to Department (If relevant):</b> N/A</p>	
<p><b>Representations from Elected Members:</b> N/A</p>	

<b>ANNEX</b>	
<b>Date Valid</b>	2nd October 2018
<b>Date First Advertised</b>	19th October 2018
<b>Date Last Advertised</b>	19th October 2018
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 100 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 101 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 102 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 103 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 104 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 60 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AR, The Owner/Occupier, 85 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 86 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 87 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 88 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 89 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 90 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 91 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 92 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 93 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 94 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 95 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 96 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 97 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 98 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS, The Owner/Occupier, 99 Colinmill, Dunmurry, Dunmurry, Antrim, BT17 0AS,</p>	

<b>Date of Last Neighbour Notification</b>	17th October 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Type: Site Location Map	
Drawing No. 02 Type: Existing and Proposed Floor Plans and Elevations	
Drawing No. 03 Type: Proposed Floor Plans	
Drawing No. 04 Type: Proposed Elevations	