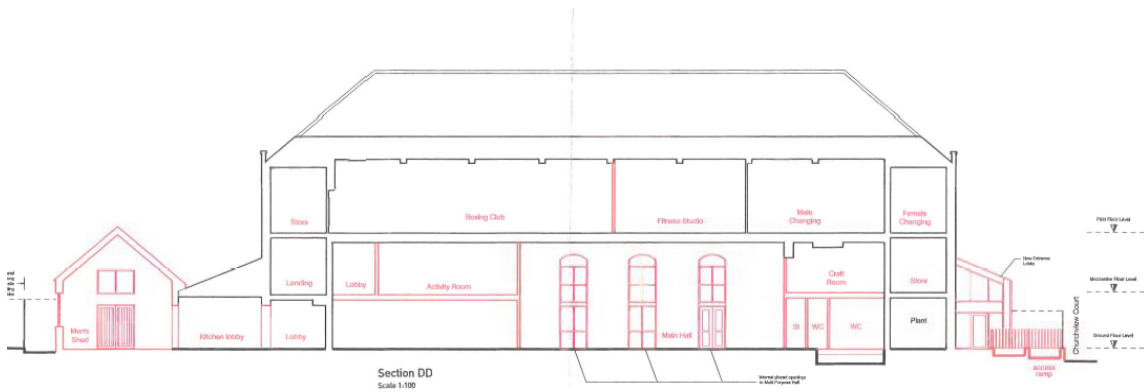
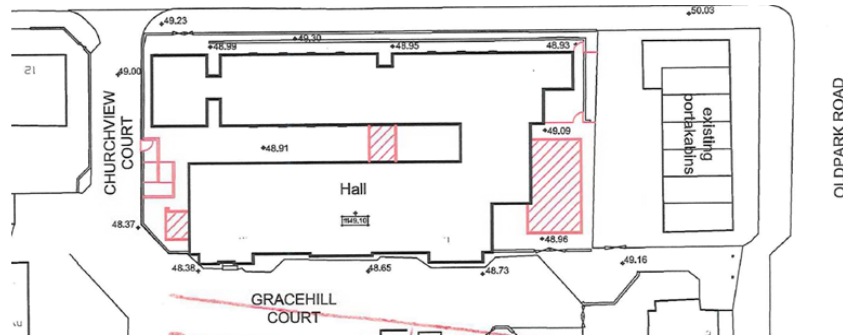


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 February 2019	
Application ID: LA04/2018/2278/F	
Proposal: Amendments to previous approval LA04/2017/1779/F to include new side entrance with gated access and ramp; use of approved men's shed as ancillary office space and relocation of approved men's shed; and new mezzanine craft and activity rooms. Minor amendments to internal layout and fenestration.	Location: Sacred Heart Parochial Hall 11-13 Gracehill Court Town Parks Belfast BT14 7RG.
Referral Route: The applicant is the Marrowbone Community in conjunction with Belfast City Council	
Recommendation: Approve subject to conditions	
Applicant Name and Address: Marrowbone Community Association in Conjunction With Belfast City Council 235/255 Oldpark Road Belfast BT14 6QR	Agent Name and Address: McCartan Muldoon Architects 22a Lisburn Street Hillsborough BT26 1AB
<p>Executive Summary: Planning permission is sought for a new side entrance with gated access and ramp; use of the space currently a 'men's shed' as ancillary office space and erection of a replacement 'men's shed', and a new mezzanine craft and activity rooms,</p> <p>The site is located within development limits for Belfast; and on unzoned whiteland in both the extant Belfast Urban Area plan (BUAP) 2001; and draft Belfast Metropolitan Plan (BMAP) 2015.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> •The principle of the proposal at this location •The impact of the development on the character and appearance of surrounding area; <p>The proposal is acceptable in principle at this location.</p> <p>In respect of the impact on character and appearance of the local area, the development will not have any impact due to its minor nature. The proposal will have a positive impact and improve a community facility</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
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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

Characteristics of the Site and Area

1.0

Description of Site

The site is occupied by a detached building which was formerly a parochial hall. Planning permission was granted in 2017 to change this use to a community facility incorporating a crèche, youth club, boxing club & man-shed initiative scheme – a community hub. A multi-purpose hall for hire was also approved as part of this application. The building consists of two sections; a 3 storey section on the south of the site and a single storey part on the north side of the site. The latter appears to be an addition and not part of the original. These are adjoined at the east side leaving a narrow gap in between the two wings. The site is secured by a 2m tall steel palisade fence.

	<p>There is a port-a-cabin to the east of the site, Gracehill Court to the south and west; and Ardilea Street to the north.</p> <p>The immediate vicinity is predominantly residential, characterised by social housing. The Oldpark Road lies 20m to the east of the application site.</p>
2.0	<p>Description of Proposed Development</p> <p>Planning permission is sought a side entrance with gated access and ramp to the facility, for a change of use the 'man-shed' to office space and to relocate the approved man-shed. The introduction of a mezzanine for arts and craft rooms is also proposed.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>LA04/2017/1779/F Reconfiguration and refurbishment of a Parochial Hall including two single storey extensions and change of use from Parochial Hall to crèche (sure start), Youth Club, Boxing Club, Man Shed Initiative Scheme, community hub services and a multi-purpose hall for hire to the local community. Granted 19.12.2017</p> <p>Z/1988/2725/F Extension to parochial hall Permission Granted</p>
4.0	Policy Framework
4.1	<p>RDS Belfast Urban Area Plan BUAP Draft Belfast Metropolitan Plan Strategic Planning Policy Statement NI</p>
4.2	<p>Draft Belfast Metropolitan Area Plan 2015 The site is located on 'white-land' as designated in draft BMAP 2015. In principle the proposed changes to the building are acceptable.</p>
4.3	<p>SPPS The proposal is in keeping with the relevant core planning principles set out in the SPPS. Those being</p> <ul style="list-style-type: none"> •Improving health and well being •Creating and enhancing shared space •Supporting good design and positive place making •Preserving and improving the built environment
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	Twenty neighbours have been notified and advertised in the local press. No representations were made with regards to the application.
8.0	Other Material Considerations

8.1	None relevant
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The proposal is considered to be in compliance with the core planning principles set out in the Strategic Planning Policy Statement. <ul style="list-style-type: none"> •Improving health and well-being, creating and enhancing shared space, •Supporting good design and positive place making, •Preserving and improving he built environment.
9.3	<p>The impact of the development on the character and appearance of surrounding area</p> <p>With regards to the character and appearance of the site, the new entrance would require that a 1.2m wide section of brick wall and metal railing to the east of the site will be removed and replaced with a new galvanised access gate painted to match existing. The lobby will have a pitched roof, brickwork will be reclaimed imperial brick to match existing, windows will be double glazed with aluminium frames.</p> <p>The proposed men's shed is located to the right side of the site. It will replace existing port-a-cabins currently in situ. The proposed men's shed with its red brick walls and pitched roof, is preferable in appearance to temporary port-a-cabins.</p> <p>Visually the proposed will have a minimal impact on the street scene, it will not be detrimental to the character of the area.</p> <p>The mezzanine floor and minor internal alterations will not be visible from the streetscape so the impact on the character of the surrounding area will not be felt.</p>
9.4	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.
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.
Representations from Elected members: Not Applicable.	

ANNEX	
Date Valid	29th October 2018
Date First Advertised	9th November 2018
Date Last Advertised	9 th November 2018
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 10 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 11 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 11 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 12 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 13 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 13 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 156 Oldpark Road,Belfast,Antrim,BT14 6QB, The Owner/Occupier, 2 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 3 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 3 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 4 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 5 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 5 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 6 Ardilea Court,Belfast,Antrim,BT14 7DT, The Owner/Occupier, 6 Gracehill Court,Belfast,Antrim,BT14 7RG, The Owner/Occupier, 7 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, 9 Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, Ardilea Street Hall,Ardilea Street,Belfast,Antrim,BT14 7DG, The Owner/Occupier, Sacred Heart Parochial Hall,11-13 ,Gracehill Court,Belfast,Antrim,BT14 7RG,</p>	
Date of Last Neighbour Notification	1st November 2018