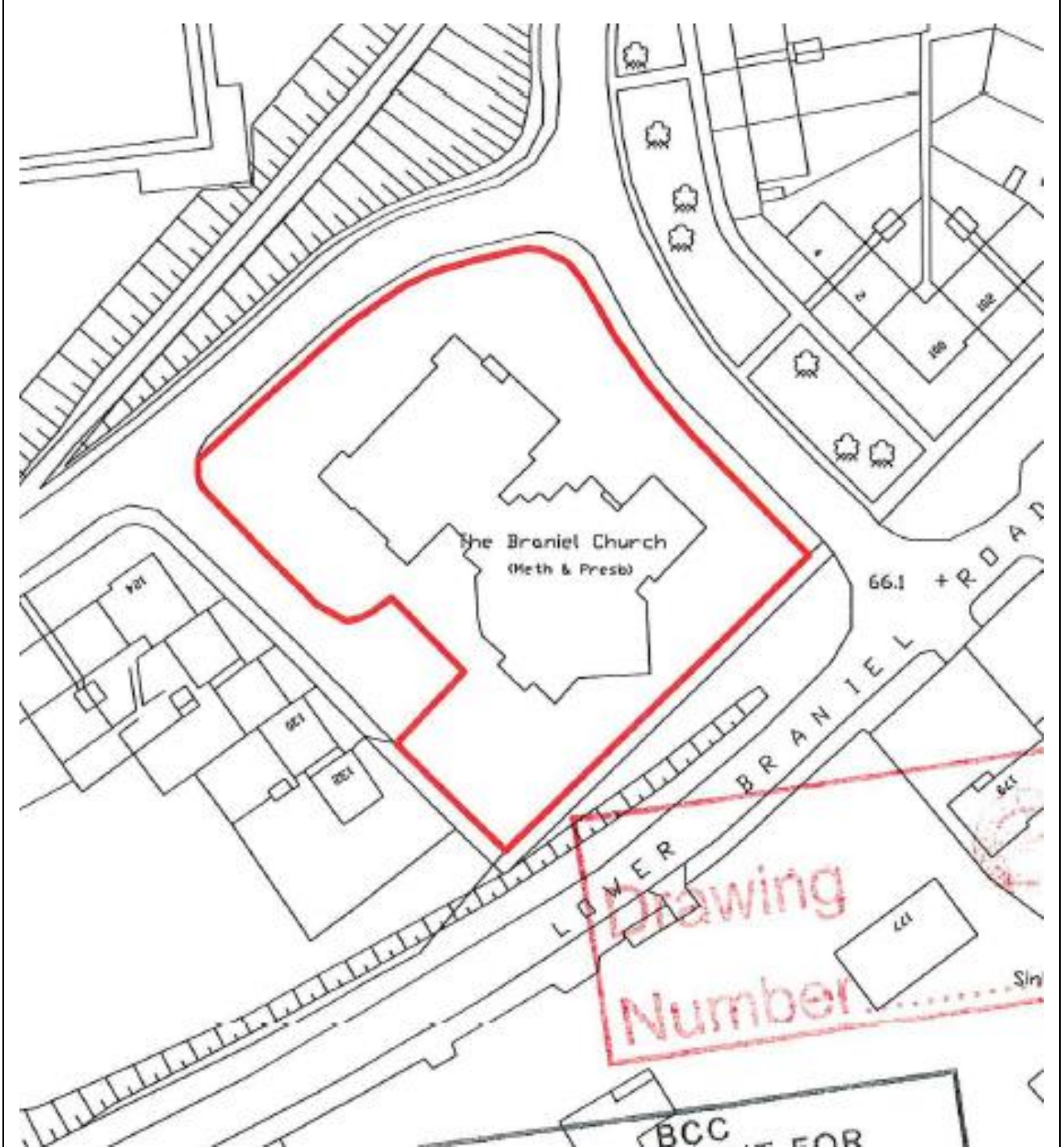


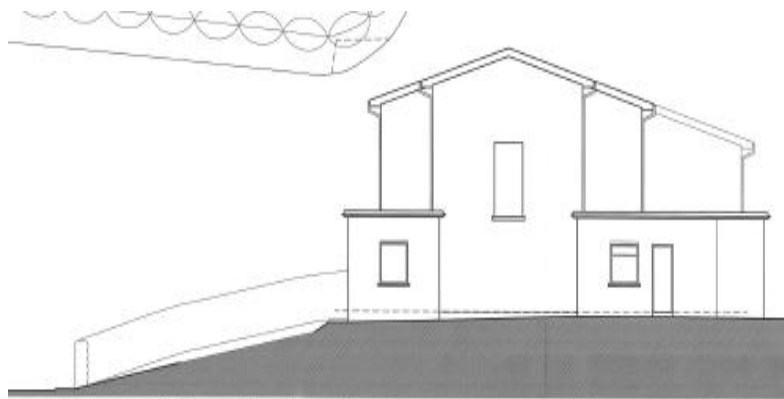
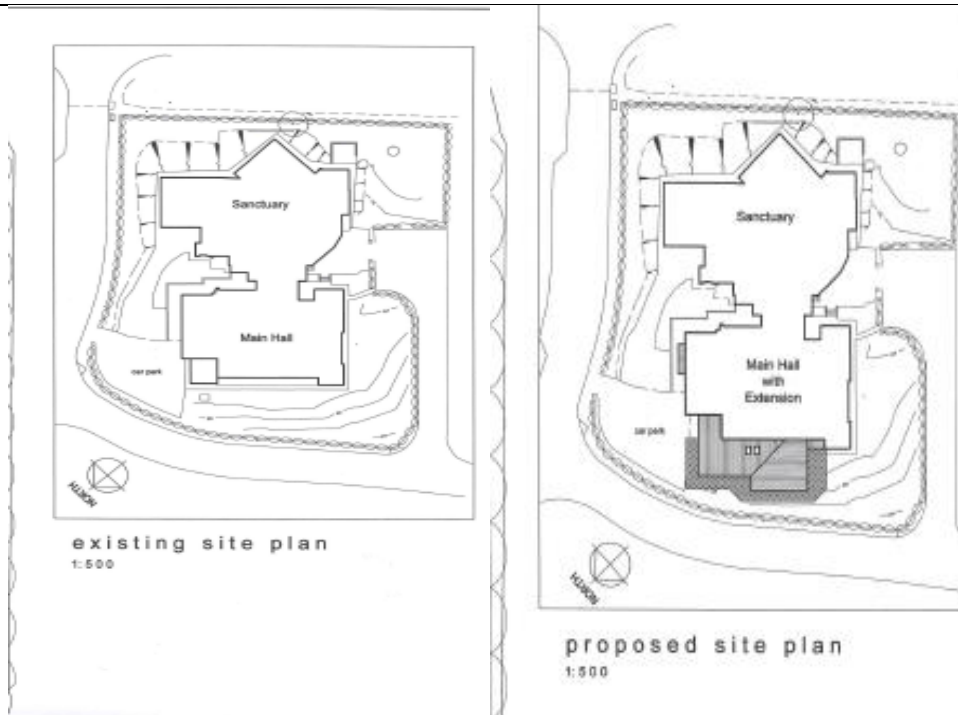
## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: Tuesday 21 July 2020</b>	
<b>Application ID:</b> LA04/2020/0639/F	
<b>Proposal:</b> Alteration and extension to church hall	<b>Location:</b> Braniel Methodist & Presbyterian Church Lower Braniel Road Belfast BT5 7NN
<b>Referral Route:</b> Belfast City Council Application	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ	<b>Agent Name and Address:</b> R E Quinn Architects Limited 14 Princes Street Dromore BT25 1AY
<b>Executive Summary:</b>	
<p>The application seeks full planning permission for the alteration and extension of Braniel Church Hall. The single storey extension will project from the main hall towards the north western boundary of the site. A patio with railings encloses 3 sides of the extension, which consists of a retaining wall due to falling levels. The extension, including raised patio, measures 240sqm.</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The design, scale and mass</li> <li>• Impact of the proposal on the character and appearance of the area</li> <li>• The impact on the living conditions of the neighbouring properties.</li> <li>• Road safety</li> </ul> <p>The design and external appearance of the extension is considered acceptable and will bring community benefits through the provision of additional community facilities. There will be no detrimental impact on the character or appearance of the area as the extension is in keeping with the contemporary design of the church buildings and a negative visual impact is not anticipated. The separation distances to the nearest residential dwellings is sufficient to ensure no detrimental impact by way of overlooking or noise and nuisance.</p> <p>Consultees DfI Roads offered no objections to the proposal.</p> <p><b>Recommendation:</b> It is recommended that planning permission is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by third parties.</p>	

Case Officer Report

Site Location Plan





Elevation to Ravenswood Park

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Alteration and extension to church hall
<b>2.0</b>	<b>Description of Site</b>
2.1	<p>The site, located at the junction of Lower Braniel Road and Woodview Drive, comprises a church and an attached hall. The church and hall are internally interconnected. There is off street parking adjacent to the site. Levels of the site fall from south to north, with elevated views towards Belfast. Low hedges bound the site on all sides.</p> <p>The site is in a mostly residential area interspersed with areas of open space.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
	<p>LA04/2015/1196/F - Braniel Church. Single storey extension to entrance (Permission Granted)</p> <p>Y/2003/0470/F - Braniel Church. Extension to provide boiler house as a means to heat church building (Permission Granted)</p>
<b>4.0</b>	<b>Policy Framework</b>
4.1	<p>Belfast Urban Area Plan 2001</p> <p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Strategic Planning Policy Statement for Northern Ireland</p>
4.2	<p>SPPS, Planning Policy Statements:</p> <p>Strategic Planning Policy Statements for NI (SPPS)</p> <p>Planning Policy Statement 3: Access, Movement and Parking (Revised Feb 2005)</p>
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	DfI Roads – No objection.
<b>6.0</b>	<b>Representations</b>
6.1	The application has been advertised in the local press and neighbours notified. No representations have been received regarding the application.
<b>7.0</b>	<b>Assessment</b>
7.1	<p>The main issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The impact of the proposal on the character and appearance of the area</li> <li>• The impact on the living conditions of the neighbouring properties.</li> <li>• Road safety</li> </ul>
7.2	This proposal for a single storey extension with raised patio is to provide sensory rooms, a kitchen and toilets to complement the existing church hall. It will merge with the ground floor main hall on its northern and eastern elevations. The existing and proposed spaces will be internally connected. Externally there will be interconnected monopitched roofs,

	with roof lights, made of composite metal roof panels and clad in fibre cement. The exterior walls of the extension will be a mixture of brick, render and glazing. The monopitched roof will have an overhang and glazed doors will open onto a raised patio with railings and a block retaining wall. The sill heights of an existing ground floor window and some first floor windows will be adjusted to accommodate the extension, The extension, including raised patio, measures 240sqm, less than the area of the main hall.
7.3	<b>Impact on the Character and Appearance of the Area</b>
7.4	The existing entrance to the hall on the north east elevation will have a new section of brick wall. There will also be a new projection to reconfigured toilets on this elevation of the church hall, which will be rendered. The hall will project 6.5m towards the north western boundary, and a further 1.5m by the raised patio. The proposed extension is 5.5m in height where it meets the rear wall of the main hall and 2.6m to the eaves. Walls are to be rendered between the glazed doors and screens. The roof is to be made up of composite metal roof panels with fibre cement cladding to the gables. The patio will have railings approx. 1.1m high and will sit on top of a block retaining wall with a height of 1.7m at its highest point due to the sloping bank.
7.5	The proposed extension is to the rear of the main church building. It is single storey and lower than the church hall. The roof has 2 projecting components which will tie into the existing roof slopes of the hall and the church in terms of design and materials. The modern design and materials will match the existing church and hall. The church and hall will remain the dominant structures on the site.
7.6	There is a decrease in the scale and height of the buildings on this downward sloping site, from the church to the hall to the extension. The design of the extension is considered to be acceptable given it is set down from the hall at the rear of the site. Views of the extension will be limited to a few houses on Woodview Drive to the east and Ravenswood Park to the west. The proposal will have minimum effect on nearby residences
7.7	The proposal will not detrimentally impact the character of the area, which is mostly residential.
7.8	The proposal is considered compliant with the principal of supporting good design and positive place-making within the SPPS, in that it makes positive use of the assets of the site and the characteristics of its surroundings to determine the most appropriate form of development as stated within paragraph 4.25 of the SPPS.
7.9	<b>The impact on the living conditions of the neighbouring properties</b>
7.10	The proposal will enhance the quality of the life for local residents due to the increased capacity of a building for community use. The proposal will have no negative impact the living conditions of the neighbouring properties.
7.11	The proposal will not impact on the residential dwellings to the east and west in terms of overshadowing, dominance or loss of light. Properties along Woodview Drive and Ravenswood Park are separated an adequate distance from the extension (which is also lower than the main buildings on this downward sloping site). The proposal will have no adverse impact on the amenity of these properties.
7.12	The proposal is considered compliant with the relevant core planning principals within the SPPS, in that it encourages the improvement of health and well-being by providing safe and secure age-friendly environments as stated within paragraph 4.5 of the SPPS.

7.13	<b>Road Safety</b>
7.14	Policy AMP 2 within PPS 3 states that planning permission will only be granted for a development involving the intensification of an existing access onto a public road where; there will be no prejudice to road safety, or will not significantly inconvenience the flow of traffic. There are a number of factors within Policy AMP 2 to be considered to ensure the proposal is considered acceptable. The applicant stated in their P1 Form that there will be an expected increase of 5 vehicles on a daily basis, This would not be considered a significant change in terms of nature and scale. The proposal for an extension to the hall will not alter the character of the existing development (a church and associated hall).
7.15	<b>Consultations</b>
7.16	DfI Roads was consulted and offered no objection.
7.17	<b>Conclusion</b>
7.18	On balance it is considered that the proposal for the alteration and extension to the church hall on the application site is acceptable taking account of all the material considerations presented. Considering the value of the proposal in terms of community benefit and how the proposal complies with policy, approval is recommended.
<b>9.0</b>	<b>Summary of Recommendation: Approval</b>
9.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
<b>10.0</b>	<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>Informatives</b></p> <p>The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at <a href="https://www.planningni.gov.uk/index/tools/public-access-info.htm">https://www.planningni.gov.uk/index/tools/public-access-info.htm</a>.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	5 <sup>th</sup> March 2020
<b>Date First Advertised</b>	8 <sup>th</sup> May 2020
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification</b> (all addresses)</p> <p>The Owner/Occupier, 100a Lower Braniel Road, Belfast, BT5 7PA</p> <p>The Owner/Occupier, 100b Lower Braniel Road, Belfast, BT5 7PA</p> <p>The Owner/Occupier, 124a Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 124b Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 126 Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 128 Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 130 Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 132 Ravenswood Park, Belfast, BT5 7PU</p> <p>The Owner/Occupier, 165 Lower Braniel Road, Belfast, BT5 7NN</p> <p>The Owner/Occupier, 177 Lower Braniel Road, Belfast, BT5 7NN</p> <p>The Owner/Occupier, 179 Lower Braniel Road, Belfast, BT5 7NN</p> <p>The Owner/Occupier, 181 Lower Braniel Road, Belfast, BT5 7NN</p> <p>The Owner/Occupier, 2 Woodview Drive, Belfast, BT5 7PY</p> <p>The Owner/Occupier, 4 Woodview Drive, Belfast, BT5 7PY</p>	

<p>The Owner/Occupier, 6 Woodview Drive,Belfast, BT5 7PY</p> <p>The Owner/Occupier, 8 Woodview Drive,Belfast, BT5 7PY</p> <p>The Owner/Occupier, 90 Lower Braniel Road,Belfast, BT5 7NN</p>	
<b>Date of Last Neighbour Notification</b>	26 <sup>th</sup> May 2020
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>Ref ID: LA04/2015/1196/F          Proposal: Single storey extension to entrance.          Address: Braniel Church, Junction of Lower Braniel Road, and Woodford Drive, Belfast,          Decision: Permission Granted          Decision Date: 8 December 2015</p> <p>Ref ID: Y/2003/0470/F          Proposal: Extension to provide boiler house as a means to heat church building.          Address: Braniel Presbyterian Church, Lower Braniel Road, Castlereagh. BT5 7PY          Decision: Permission Granted          Decision Date: 7 October 2003</p>	
<b>Summary of Consultee Responses</b>	
<p><b>Dfl Roads – no objection</b></p>	
<b>Drawing Numbers and Title</b>	
<p>Drawing No. 01          Type: Location Map          Status: Submitted</p> <p>Drawing No. 02          Type: Existing Floor Plans          Status: Submitted</p> <p>Drawing No. 03          Type: Proposed Floor Plans          Status: Submitted</p>	



**Notification to Department (if relevant)**

**N/A**

Date of Notification to Department:

Response of Department:

**Representations from elected members:**

**N/A**