

<b>Planning Committee Report LA01/2016/1244/F</b>	<b>22<sup>nd</sup> February 2017</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing our Environment and Assets
<b>Outcome</b>	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
<b>Lead Officer</b>	Principal Planning Officer
<b>Cost: (If applicable)</b>	N/a

**Park Street Public Toilets, Park  
Street, Coleraine, BT52 1BD**

**LA01/2016/1244/F**

**22<sup>nd</sup> February 2017**

<b><u>No:</u></b>	LA01/2016/1244/F	<b><u>Ward:</u></b>	MOUNTSANDEL
<b><u>App Type:</u></b>	Full Planning		
<b><u>Address:</u></b>	Park Street Public Toilets, Park Street, Coleraine, BT52 1BD		
<b><u>Proposal:</u></b>	Removal of existing store to front elevation to provide new entrance to public toilets.		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	13.10.2016
<b><u>Listed Building Grade:</u></b>	N/A		
<b>Agent:</b>	N/A		
<b>Applicant:</b>	Causeway Coast & Glens Borough Council (Estates Dept), 14 Charles Street, Ballymoney, BT53 6DZ		
<b>Objections:</b>	0	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the condition set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on Park Street in Coleraine and comprises part of the existing The Mall Car Park. On site is a building with a dashed render and two tiered concrete tiled roof with roof

lights on the second tier. A storage room is located to the front of the main building and also has a similar tile finish.

- 2.2 The surrounding area is characterised by two and three storey commercial premises. A courtyard is located to the rear of the building.

### **3 RELEVANT HISTORY**

The following planning history is considered relevant in the assessment of this proposal:

C/1994/0625 - Park Street Coleraine - Alterations and front extension to existing public toilets – Approved

### **4 THE APPLICATION**

- 4.1 Planning permission is sought for the removal of the existing store located to the front of the main toilet building to provide a new entrance.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

There are no objections to the proposal.

#### **5.2 Internal**

**Historic Environment Division:** Has no objection to the proposal.

### **MATERIAL CONSIDERATIONS**

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

A Planning Strategy For Rural Northern Ireland

Addendum to Planning Policy Statement 6: Areas of Townscape Character

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the principle of development and; impact on townscape and the Area of Townscape Character.

### **Principle of development**

- 8.2 The site is located within the settlement development limit for Coleraine. It lies within the Coleraine Town Centre, Area of Townscape Character Designation CET 09.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy

document specified above.

- 8.4 Paragraph 4.26 of the SPPS states that “Design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process and must be encouraged across the region. Particular weight should be given to the impact of development on existing buildings, especially listed buildings, monuments in state care and scheduled monuments, and on the character of areas recognised for their landscape or townscape value, such as Areas of Outstanding Natural Beauty, Conservation Areas, Areas of Townscape Character and Areas of Special Archaeological Interest. Appropriate and adequate amenity space, especially in residential developments (including unconventional solutions), is an important element of good design.”
- 8.5 Paragraph 4.27 of the SPPS states that “where the design of proposed development is consistent with relevant LPD policies and/or supplementary design guidance, planning authorities should not refuse permission on design grounds, unless there are exceptional circumstances. Planning authorities will reject poor designs particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.”
- 8.6 The proposal will involve the removal of the existing store and entrance to both the male and female WCs and the replacement with an aluminium framed automatic sliding door. Concrete blockwork will be infilled and finished with a painted smooth render. An extruded aluminium roller shutter with shutter box and guides will be fitted to allow the new entrance to be secured. It is considered that the proposal will provide an upgrade to the existing toilets facility and improve security for the building with the addition of the roller shutter. The proposed development has been designed to retain the façade of the existing building. It is considered that the design integrates sympathetically both with the existing building and into the surrounding area. The loss of the built form element is considered acceptable and will not undermine the integrity of the townscape.

## **Impact on Townscape and Area of Townscape Character**

- 8.7 Designation CET 09 of the Northern Area Plan outlines 19 key features of the Coleraine Town Centre, Area of Townscape which should be taken into account when assessing proposals within the ATC.
- 8.8 Policy ATC 1 of Addendum Planning Policy Statement 6: Areas of Townscape Character and Paragraph 6.22 of the SPPS state that the “demolition of an unlisted building in an ATC should only be permitted where the building makes no material contribution to the distinctive character of the area and subject to appropriate arrangements for the redevelopment of the site.”
- 8.9 Policy ATC 2 of Addendum Planning Policy Statement 6: Areas of Townscape Character and Paragraph 6.21 of the SPPS state that “new development should only be permitted where this will maintain or enhance the overall character of the area and respect its built form.”
- 8.10 The proposal involves the removal of the store to the front of the building and the provision of a new entrance with the remainder of the building remaining unaltered. It is considered that the existing store does not contain any of the 19 key features of the ATC which are outlined within Designation CET 09 nor does it make a material contribution to the distinctive character of the area. As such it is considered that there will be no impact on the ATC from the removal of this feature. The redesigned entrance is sympathetic to the key features of the ATC and will retain the existing features present on the remainder of the façade.
- 8.11 The proposal does not offend the policy requirements of Policy DES 2 as set out in the Planning Strategy for Rural Northern Ireland in that the design is appropriate to the character of the area.

## **9.0 CONCLUSION**

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposal will provide an upgrade to the existing toilets facility and improve on-site security. The proposal offers a safe and

acceptable design solution and is not considered to be detrimental to the Area of Townscape Character. Approval is recommended.

## **10 CONDITIONS**

### 10.1 Regulatory Conditions:

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.

Reason: Time Limit.



