

Item B

**70m Approx. South-West of 299
Drumsurn Road, Limavady**

**LA01/2015/0034/F
Full Application**

26th August 2015

<u>No:</u>	LA01/2015/0034/F	<u>Ward:</u> Drumsurn
<u>App Type:</u>	Full Application	
<u>Address:</u>	70m Approx. South-West of 299 Drumsurn Road, Limavady	
<u>Proposal:</u>	Proposed Bar/Store extension to rear and kitchen/toilets extensions to front of existing community hall.	
<u>Officer:</u>	Stephen O'Neill ext: 7284	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 14 th April 2015
<u>Listed Building Grade:</u>	N/A	
<u>Agent:</u>	AJD Architectural Design Services, 299 Drumsurn Road, Limavady, BT49 0PX	
<u>Applicant:</u>	NI Water	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0	
<u>Support:</u> 0	<u>Petitions of Support:</u> 0	

**Drawings are available to view on the Planning Portal-
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 section 7 & 8 and resolves to **GRANT** full planning permission.

2 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 The proposed site is that of the Drumsurn GAA club, accessed via a private laneway from Drumsurn Road. The existing facilities included within the red line are the training pitch, the main pitch and a community hall with parking and turning. The existing community hall is of a block construction with a pebble dash render and a tin roof. The site is bounded by large evergreen trees to the north and by smaller trees and a row of houses to the east. To the south the site is bounded by trees and to the west the site is bounded by vegetation and a house with large sheds.

2.2 The surrounding area comprises a mix of residential properties mostly detached with a church and primary school on the opposite side of the road to the north. The red line which denotes the application site includes the entire GAA club, pitches and community hall. The site is located within the rural remainder in the Limavady Area Plan 1984 – 1999. Part of the application site namely the main pitch and the existing community hall are located within the proposed settlement development limit of Drumsurn as provided for in the Draft Northern Area Plan 2016. The remainder of the GAA club namely the training pitch and the area immediately to the south and west of the community building is outside the aforementioned settlement development limit.

3 RELEVANT HISTORY

B/1998/0280 - Erection of rear extension to community hall at St. Matthews G.A.C. Drumsurn Road, Limavady - Approved 5.10.1998

B/1998/0181 - Erection of rear extension to community hall - Withdrawn 25.6.1998

4 THE APPLICATION

4.1 The proposal is for a single storey rear extension to accommodate a bar and store and two single storey extensions to the front of the existing community hall to accommodate a larger kitchen area and toilets.

5 PUBLICITY & CONSULTATIONS

External:

5.1 **Neighbours:** No objections

Internal:

5.2 **NIEA :** No objection

Transport NI: No objection

EHO: No objection

NIW: No objection

6 MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”
- 6.2 The development plan is:
- Limavady Area Plan 1984 - 1999
 - Draft Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS3 Access, Movement and Parking

PPS 8 Open Space, Sport and Outdoor Recreation

PPS 21 Sustainable Development in the Countryside

DES2 of The Planning Strategy for Rural Northern Ireland (PSRNI)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 PPS 1 operates a general presumption in favour of development unless there is demonstrable harm to interests of acknowledged importance.

- 8.2 In the case of outdoor sport and recreation, Policy CTY1 of PPS21 supports non residential development if the proposal complies with PPS8.
- 8.3 Policy OS4 Intensive Sports facilities of PPS 8- Open Space, Sport and Outdoor Recreation states that the development of intensive sports facilities outside settlements will only be facilitated where the following criteria are met:
- there is no unacceptable impact on the amenities of people living nearby
 - buildings or structures are designed to a high standard, are of a scale appropriate to the local area or townscape and are sympathetic to the surrounding environment
 - the proposed facility takes into account the needs of people with disabilities
 - the road network can safely handle the extra vehicular traffic the proposal will generate
- 8.4 Policy DES2 of PSRNI requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.
- 8.5 The main considerations in the determination of this full application are: the principle of development; residential amenity and; design.

Principle of Development

- 8.6 The red line which denotes the application site includes the entire GAA club, pitches and community hall. Part of the application site, namely the main pitch and the existing community hall are located within the proposed settlement development limit of Drumsurn as provided for in the Draft Northern Area Plan 2016. The remainder of the GAA club namely the training pitch and the area immediately to the south and west of the community building is outside the aforementioned settlement development limit. Therefore one of the front extensions, the one which facilitates the new toilets extends beyond the proposed settlement limit in DNAP by several metres. The remainder of the proposed extensions are located within the proposed settlement limit.

- 8.7 Although a small component of the proposed site falls outside the settlement development limit as proposed in DNAP, the extension is located within the existing sports ground. The sports ground has been long established in the area since at least the 1970's. The rear extension to provide the bar and store proposes approximately 187 sq m and the front extensions to facilitate a larger kitchen and toilets proposes approximately 95 sq m. The proposals to extend the community facility will benefit the community.

Residential Amenity

- 8.8 There will be no impact on the amenity of the existing residents as the proposed extensions are set well within the sports ground and the overall development is well screened by vegetation and will not be viewed from the road.

Design

- 8.9 The extensions are of an appropriate scale and the design and finishes match that of the existing building. The sports ground is well shielded with existing vegetation and views from the roadside are limited.

Other Considerations

- 8.10 The proposal caters for people with disabilities and there is the provision for a disabled toilet. Finally, the road network will be able to safely handle any extra vehicular traffic. The sports ground currently caters for people attending football matches and Transport NI and Environmental Health have not raised any objection.

9 CONCLUSION

- 9.1 On balance, several metres of the proposed extension extends beyond the proposed settlement limit but the extensions are contained within the overall sports ground. Due to the location within the existing grounds, set back from the road and existing boundary treatment it is not envisaged that the extension will cause demonstrable harm to residential, traffic or visual amenity.

Consultees have not raised any objection. The proposal is acceptable under current policy and approval is recommended.

10 CONDITIONS/ INFORMATIVES

10.1 Regulatory Conditions:

1) As required by Section 61 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.

10.2 Informatives

- 1) Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
- 2) All construction plant and materials shall be stored within the curtilage of the site.
- 3) It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
- 4) The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways.
- 5) Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C697. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.
- 6) The applicant should comply with all the relevant Pollution Prevention Guidelines (PPGs) in order to minimise the impact of the project on the environment.

- 7) No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted.
- 8) The building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the building is occupied.
- 9) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 10) This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- 11) In the interests of visual amenity all services within the development should be laid underground.
- 12) Development shall not begin until drainage works have been carried out in accordance with details submitted to and approved in writing by the Planning Authority.
- 13) The development hereby permitted shall not be occupied until the sewage disposal/drainage works have been completed in accordance with the submitted plans.
- 14) The development shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Planning Authority.

ANNEX	
Date Valid	13th April 2015
Date First Advertised	29th April 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 295 Drumsurn Road Drumgavenny Upper Drumsurn</p> <p>The Owner/Occupier, 296 Drumsurn Road,Drumsurn Lower,Drumsurn,Londonderry,BT49 0PX,</p> <p>The Owner/Occupier, 299 Drumsurn Road Drumsurn Lower Drumsurn</p> <p>The Owner/Occupier, 300 Drumsurn Road,Drumsurn Lower,Drumsurn,Londonderry,BT49 0PX,</p> <p>The Owner/Occupier, 301 Drumsurn Road Drumsurn Lower Drumsurn</p> <p>The Owner/Occupier, 301A Drumsurn Road Drumsurn Lower LIMAVADY</p> <p>The Owner/Occupier, 302 Drumsurn Road,Drumsurn Lower,Drumsurn,Londonderry,BT49 0PX,</p> <p>The Owner/Occupier, 303 Drumsurn Road Drumsurn Lower Drumsurn</p> <p>The Owner/Occupier, 305 Drumsurn Road Drumsurn Lower Drumsurn</p> <p>The Owner/Occupier, St Matthew's Roman Catholic Church, Drumsurn Road, Drumsurn Lower, DrumsurnLondonderry,BT49 0PX,</p>	
Date of Last Neighbour Notification	22nd April 2015
Date of EIA Determination	23rd April 2015
ES Requested	No