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| <b>Planning Committee Report</b><br><br>LA01/2018/1098/NMC | <b>24<sup>th</sup> September 2018</b> |
| <b>PLANNING COMMITTEE</b>                                  |                                       |

| <b>Linkage to Council Strategy (2015-19)</b> |  |
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| <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>                          | Development Manager and Enforcement Manager  |
| <b>Cost:</b> (If applicable)                 | N/A  |

|                                      |  |                                       |             |
|--------------------------------------|--|---------------------------------------|-------------|
| <b><u>No:</u></b>                    | LA01/2018/1098/NMC   | <b><u>Ward:</u></b>                   | Mountsandel |
| <b><u>App Type:</u></b>              | Non Material Change  |                                       |             |
| <b><u>Address:</u></b>               | Park Street Public Toilets, Park Street, Coleraine   |                                       |             |
| <b><u>Proposal:</u></b>              | Change double aluminium automatic sliding doors to single wooden door to match existing to disabled WC. Remove tiling to entrance and replace with new smooth painted render finish. |                                       |             |
| <b><u>Con Area:</u></b>              | N/A  | <b><u>Valid Date:</u></b>             | 07/09/2018  |
| <b><u>Listed Building Grade:</u></b> | N/A  |                                       |             |
| <b><u>Agent:</u></b>                 | N/A  |                                       |             |
| <b><u>Applicant:</u></b>             | Causeway Coast & Glens Borough Council Estates Dept., 14 Charles Street, Ballymoney, BT53 6D2  |                                       |             |
| <b><u>Objections:</u></b>            | <b>0</b>   | <b><u>Petitions of Objection:</u></b> | <b>0</b>    |
| <b><u>Support:</u></b>               | <b>0</b>   | <b><u>Petitions of Support:</u></b>   | <b>0</b>    |

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 **GRANT CONSENT** for a Non-Material Change for the reasons set out in sections 8 and 9.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on Park Street, Coleraine and relates to the public toilet block. The application site is a single storey building which fronts directly onto Park Street – a pedestrianised street within the Town Centre, close to the retail core of the town.
- 2.2 The block adjoins no. 16 Church Street and the rear of the site can be accessed via an entry to the left hand side. A store is located on the front façade of the block, finished with dark blue tiling. The main entrance and entrance to disabled facilities is finished with a light green tiling in a similar manner. A canopy exists over the main entrance.
- 2.3 Park Street is situated just off the main retail area of Coleraine, which is fully pedestrianised and comprises a mix of retail and commercial units.

## 3 RELEVANT HISTORY

LA01/2016/1244/F – Removal of existing store to front elevation to provide new entrance to public toilets. Permission granted on 06.03.2017.

## 4 THE APPLICATION

- 4.1 The proposal is for a Non-Material Change to planning approval LA01/2016/1244/F. Permission was granted for the removal of the store to the front façade of the building, and its replacement with new aluminium framed automatic sliding doors.

- 4.2 Consent is now sought for a Non-Material Change to the application, which proposes the replacement of the aluminium framed sliding doors with a timber door to match the existing disabled W.C. The green tiling surrounding the main entrance will also be removed and replaced with a smooth painted render. The rest of the façade will remain unaltered.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

None required.

### **Internal**

None required.

## **6 MATERIAL CONSIDERATIONS**

- 6.1 Section 67 (1) of the Planning Act (Northern Ireland) 2011 allows a Council to make changes to any planning permission relating to land within its district if it is satisfied that the change is not material. Section 67 (2) states that a Council, in deciding whether a change is material, must have regard the effect of the change, together with any previous changes made under this section, on the planning permission originally granted.
- 6.2 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

[Development Management Practice Note 25: Non-Material Changes](#)

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main consideration in the determination of this application relate to whether or not the proposed change is material in the context of the original approval.

- 8.2 The site is within Coleraine Town Centre, is situated within an Area of Townscape Character (CET 09), and an Area of Archaeological Potential as designated by the Northern Area Plan 2016.
- 8.3 Development Management Practice Note 25 – Non Material Change advises that there is no statutory definition of a non-material change, as it depends on a range of factors including the context of the overall scheme, the amendments being sought to the original permission, and the site specific circumstances, all of which can vary from one application to the other.
- 8.4 A judgement on ‘materiality’ is one of fact and degree, and should take into account the likely impact of the amendment on the local environment. What is considered material should be considered against the development as a whole, and should be judged against the original planning permission.

### **Consideration**

- 8.5 The proposal seeks to replace the aluminium framed sliding doors approved under the previous full application with a timber door to match the existing disabled W.C. The green tiling surrounding the main entrance will also be removed and replaced with a smooth painted render. The rest of the façade will remain unaltered.
- 8.6 The proposed changes will affect only the front façade of the block, and are not considered to materially alter the appearance of the property. The external appearance will be altered by the rearranging of elements which have already been approved.
- 8.7 The proposed new timber door will match the existing door to the disabled W.C, and it is considered will be in keeping with the character of other properties on Park Street. The removal of the green tiling and replacement with smooth render will ensure that the property has a modest appearance, and will not affect the Area of Townscape Character Designation.
- 8.8 The previously approved aluminium sliding doors could be open to vandalism and prove to be a risk to health and public safety. The proposed timber doors will help to improve the security of the building.

8.9 It is considered that the proposed changes are non-material when considered in the context of the original approval, and will not materially affect the character of the building, nor the surrounding area.

## **9 CONCLUSION**

9.1 The proposal is considered acceptable in this location having regard to planning guidance and other material considerations. The proposed alterations do not constitute a material change from the original permission. Consent is recommended.

# Site location Map

