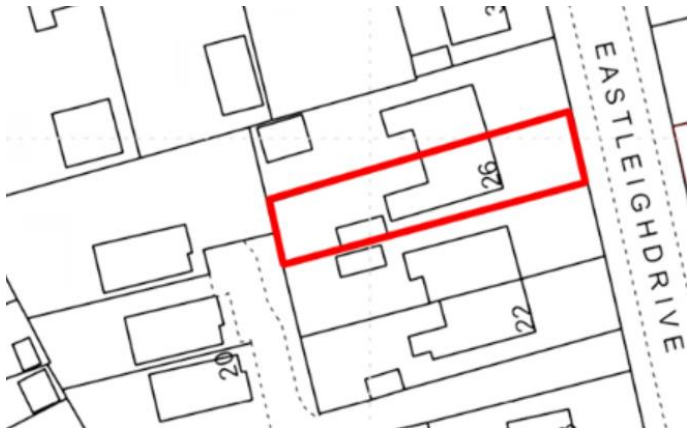


## Development Management Officer Report Committee Application

Development Management Officer Report	
<b>Application ID:</b> LA04/2024/0168/F	<b>Date of Committee:</b> 14 <sup>th</sup> May 2024
<b>Proposal:</b> Demolition of detached garage and erection of single storey rear/side extension.	<b>Location:</b> 26 Eastleigh Drive Belfast BT4 3DX
<b>Applicant Name and Address:</b>	<b>Agent Name and Address:</b> Marc Ballard Reality Architects 16 Demesne Park Holywood
<b>Referral Route:</b> The application is made by an elected member of the Council, Section 3.8.5 (a) of the Scheme of Delegation.	
<b>Recommendation:</b> Approve	
<p><b>Executive Summary:</b></p> <p>The application seeks full planning permission for demolition of detached garage and erection of single storey rear/side extension, located at 26 Eastleigh Drive.</p> <p>The site falls under draft Belfast Metropolitan Area Plan 2015 - designation BT 032 Area of Townscape Character: Belmont.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The scale, massing and design of the proposal</li> <li>• The impact on the character and appearance of the Belmont Draft Area of Townscape Character</li> <li>• Impact on amenity</li> </ul> <p>Due to the minor nature of the proposal, no consultation was required, and there were no representations received from third parties including neighbours.</p> <p><b>Recommendation:</b> Approval</p> <p>Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions and deal with any other matters which may arise.</p>	

Case Officer Report

Site Location Plan:

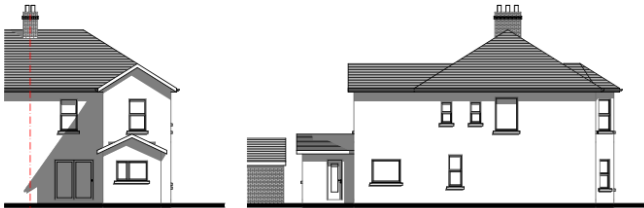


Existing Plans



front elevation existing 1:100

side elevation 1:100



rear elevation 1:100

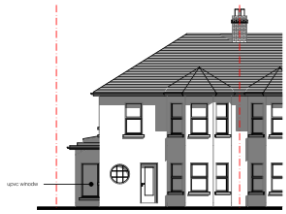
side elevation 1:100



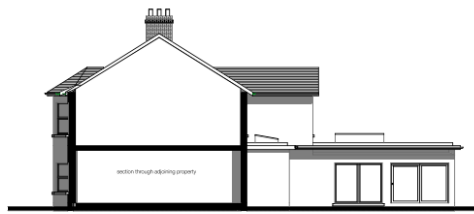
plan existing

1:100

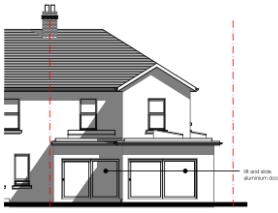
# Proposed Plans



front elevation proposed 1:100



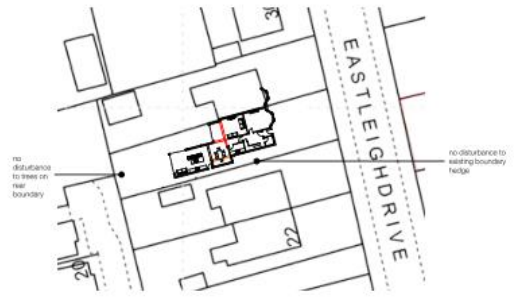
side elevation 1:100



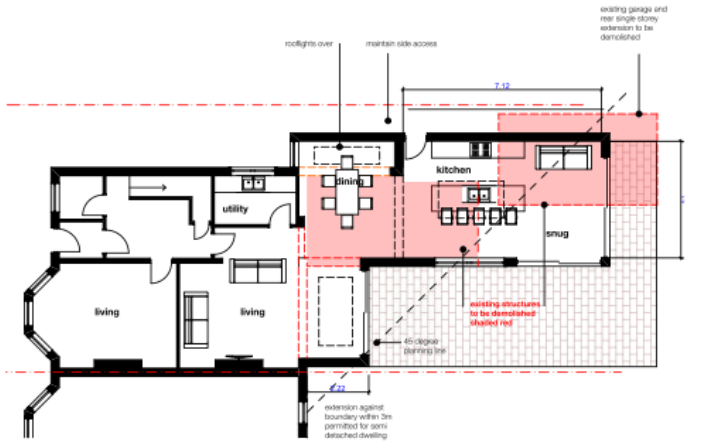
rear elevation 1:100



side elevation 1:100



site plan proposed 1:500



plan proposed 1:100

<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The proposal is seeking full planning permission for the demolition of a detached garage and erection of single storey rear/side extension.
<b>2.0</b>	<b>Characteristics of Site and Area</b>
2.1	The application site is located at 26 Eastleigh Drive in east Belfast. The property is a two-storey semi-detached dwelling finished in cream render with a detached domestic garage to the rear. To the front of the site, there is a small amount of hardstanding and grassed amenity space.
2.2	The site is located with draft Belmont Area of Townscape Character (ATC) within the Draft Belfast Metropolitan Area Plan 2015.
2.3	The surrounding area is largely categorised by residential units, similar to the application site with a mix of finishes.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	There is no recent planning history on the application site. In the surrounding area there have been recent planning approval for extensions, including: LA04/2020/0313/F – 29 Eastleigh Drive. Single storey rear extension and bay window to side elevation. PERMISSION GRANTED 4 September 2020.
3.2	LA04/2020/1052/F – 27 Eastleigh Drive. Rear single storey extension, replacement garage, alterations to window openings, entrance drive widened. PERMISSION GRANTED 1 October 2020.
3.3	LA04/2023/2843/F – 29 Eastleigh Drive. 2 storey side and rear extension to existing dwelling. PERMISSION GRANTED 24 October 2023.
3.4	There is also a live planning application in that is yet to be determined: LA04/2024/0468/F – 29 Eastleigh Drive. Single storey potting/storage shed & additional site works.
<b>4.0</b>	<b>Policy Framework</b>
4.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035  <b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)

	<p><b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p><b>Other Policies</b> Belfast Agenda</p>
<b>5.0</b>	<p><b>Statutory Consultations</b> None required</p>
<b>6.0</b>	<p><b>Non-Statutory Consultations</b> None required</p>
<b>7.0</b>	<p><b>Representations</b> None received</p>
<b>8.0</b>	<p><b>Other Material Considerations</b> None</p>
<b>9.0</b>	<p><b>Assessment</b></p>
9.1	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
9.2	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
9.3	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
9.4	<p>The proposal is considered to be in compliance with the Belfast Local Development Plan.</p>
9.5	<p><b>Assessment</b> The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The scale, massing and design of the proposal</li> <li>• The impact on the character and appearance of the Belmont Draft Area of Townscape Character</li> <li>• Impact on amenity</li> </ul>

9.6	<p><i>Scale, Massing, Design</i></p> <p>Policy RD2 of the Belfast Plan Strategy 2035 states that planning permission will be granted for extensions or alterations to an existing residential property where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area.</p>
9.7	<p>The proposal seeks to create a single storey rear and side extension. The detached garage will need to be demolished to accommodate this. A demolition statement has been provided which is considered to be acceptable in accordance with Policy BH2. Paragraph 4.1.1. of SPG 2023 Residential extensions and alterations which states that it is important that an extension or alteration does not upset the balance of a property, particularly the front elevation. It is also good practice to reinforce the existing form and proportions of the host building. Paragraph 4.1.8 (iii) also states that the roof of the extension should be appropriately integrated with the existing property normally by using a similar pitch on the roof of the extension.</p>
9.8	<p>The rear/side extension is finished in a dark grey flat roof and rubbed up render and is considered to match the character of the area. The side extension will be stepped in from the front elevation by approximately 9.54 metres. The proposal will leave approximately 1.1 metres between the extension and the shared property boundary. It should however be noted that the shared boundary is angled so this number varies. Paragraph 4.1.4.(iii) of the SPG recommends at least 1 metre separation from plot boundary in the case of side extensions, therefore 1.1 metres is considered sufficient when considered with the stepping back of the extension as well.</p>
9.9	<p>Overall, it is considered that the rear/side extension is designed in a way that complements the host dwelling and is of an appropriate scale, massing and design. The prevailing area is material which there has been planning approval for a range of single and two storey extensions.</p>
9.10	<p><i>Impact on Belmont ATC</i></p> <p>The application site is located within Belmont which is designated as a draft Area of Townscape Character (ATC). Policy BH3 Areas of Townscape Character states that planning permission will be granted within an ATC where locally distinctive features are retained and sympathetic materials are used that respect surrounding buildings. As noted above, the side/rear extension is finished to match the existing dwelling.</p>
9.11	<p>It is considered that the rear/side extension, finished in a dark grey flat roof and rubbed up render, will integrate with the site well, blending in with the host dwelling and sympathetic to the ATC. Render is prevalent in the surrounding area. Paragraph 4.1.9 of SPG 2023 Residential extensions and alterations states that where gaps between houses are a common feature of the street, proposals which close such gaps or create a terracing effect are likely to be unacceptable. In such instances, and in cases where a side extension does not provide enough additional space, a single storey side/ rear extension that wraps around the host property is more likely to be acceptable than a two-storey extension. The council therefore consider that with the</p>

<p>9.12</p> <p>9.13</p> <p>9.14</p> <p>9.15</p>	<p>significant stepping back from the front elevation and ample space left between the extension and the side boundary, the proposal is acceptable and will not have a detrimental impact on the character of the ATC. Whilst the proposal also includes the demolition of the existing garage. This is not considered significant in the context of Belmont ATC.</p> <p><i>Impact on Neighbouring Amenity</i> Paragraph 4.3.6. of the SPG states that extensions can cause problems for the enjoyment of a local area, particularly in neighbouring properties, through loss of privacy, dominance and overshadowing/loss of light. The council consider that this extension will respect neighbouring amenity and the character of the area. The two proposed windows and lift and slide doors on the side elevation of the new extension will not hinder the privacy of No. 28 due to the existing boundary treatment on the shared boundary and the separation distance from the plot boundary. The proposed lift and slide aluminium doors on the rear elevation will look rearward onto the site and are not a concern. There is one window proposed on the front elevation of the side extension but as mentioned above, the side extension will be stepped in from the front elevation by approximately 9.54 metres, it will be even further from the front curtilage boundary, therefore there will be no expected impact on overlooking or other privacy issues.</p> <p>Dominance is not considered to be an issue as the existing garage will be demolished to accommodate the development. Adjacent neighbours are sited a sufficient distance from the proposed works for any overshadowing to occur.</p> <p>The extension is designed in a manner which respects the amenity of neighbours.</p> <p><i>Climate Change</i> A householder design statement has been provided which complies with ENV 1-4.</p>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended to be granted, subject to conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.</p>
<p><b>11.0</b></p>	<p><b>Draft Conditions</b> 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p><u>Informatives</u> 1. 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.</p>

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|  | <ol style="list-style-type: none"><li data-bbox="341 226 1425 373">2. The drawing references referred to above correspond with those drawings submitted to the authority in respect of this application and published on the NI Public Planning Register on:<br/>01, 02, 03, uploaded 8 February 2024; 04 uploaded 9 February 2024.</li><li data-bbox="341 415 1425 520">3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.</li><li data-bbox="341 562 1425 625">4. 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.</li></ol> |
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<b>ANNEX</b>	
<b>Date Valid</b>	08.02.2024
<b>Date First Advertised</b>	23.02.2024
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification (all addresses)</b>	
<p>11 KINCORA AVENUE, STRANDTOWN, BELFAST, BT4 3DW  13 KINCORA AVENUE, STRANDTOWN, BELFAST, BT4 3DW  15 KINCORA AVENUE, STRANDTOWN, BELFAST, BT4 3DW  20 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  20A EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  20B EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  22 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  23 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  24 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  25 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  27 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  28 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  29 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  30 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  31 EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  31A EASTLEIGH DRIVE, STRANDTOWN, BELFAST, BT4 3DX  9 KINCORA AVENUE, STRANDTOWN, BELFAST, BT4 3DW</p>	