

Development Management Officer Report Committee Application

Development Management Officer Report	
Application ID: LA04/2025/0239/F & LA04/2025/0240/DCA	Committee Date: 15 th April 2025
Proposal: LA04/2025/0239/F - Renewal of LA04/2019/2651/F - Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works. LA04/2025/0240/DCA - Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling, 21a Cyprus Avenue, Belfast, BT5 5NT.	Location: 21a Cyprus Avenue, Belfast, BT5 5NT
Referral Route: Referral to the Planning Committee under section 3.8.5 (b) of the Scheme of Delegation	
Recommendation	LA04/2025/0239/F – Approve LA04/2025/0240/DCA – Grant Consent
Applicant Name and Address: <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> 21a Cyprus Avenue, Belfast, BT5 5NT	Agent Name and Address: Micah Jones Micah T Jones Architect 42 The Brae Ballygowan Newtownards
Date Valid: 13/02/25	
Target Date: 29/05/25	
Contact Officer: Lisa Walshe, Principal Planning Officer	
Executive Summary: The application seeks full planning permission and Conservation Area Consent for the demolition of the existing garage, porch and roof of the existing dwelling to facilitate a single storey extension to the side and rear, a porch extension to the front, a new roof creating a new ridge level and associated site works. The site falls within Cyprus Avenue Conservation Area. The key considerations are: <ul style="list-style-type: none"> Acceptability of Demolition in the Cyprus Avenue Conservation Area 	

- Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area
- Impact of the proposal on the amenity of neighbouring properties

BCC Conservation offer no objections to the proposed demolition and new development.

Recommendation

Having regard to the development plan, planning history on the site, response from BCC Conservation and other material considerations, the proposal is considered acceptable.

It is therefore recommended that demolition consent and planning permission are granted subject to conditions.

Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided the issues are not substantive.

Case Officer Report

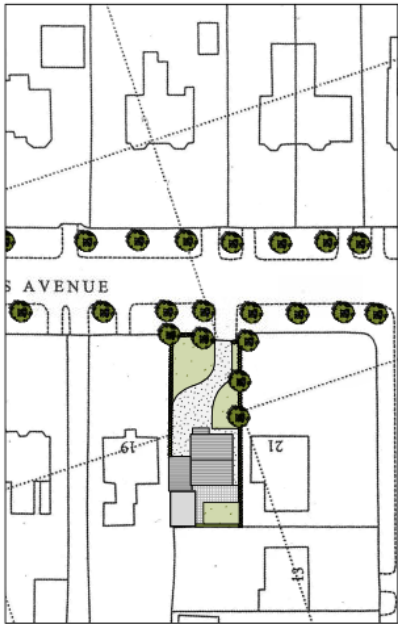
1.0 Drawings

Site Location Plan

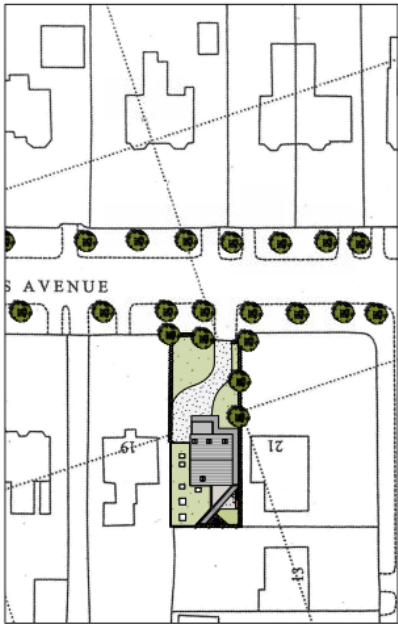


SITE LOCATION MAP 1:1250

Existing and Proposed Block Plan

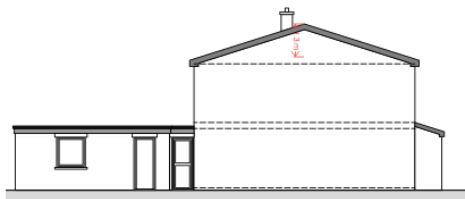


EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500

Existing and Proposed Elevations & Floor plans



EXISTING EASTERN ELEVATION 1:100



EXISTING WESTERN ELEVATION 1:100



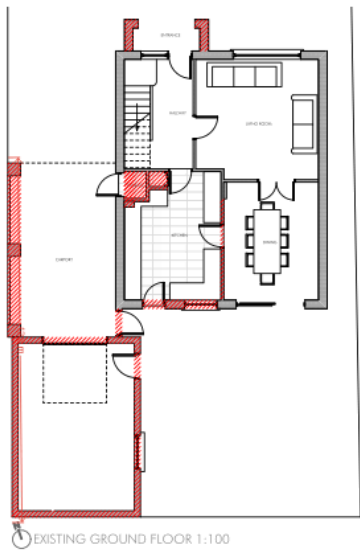
EXISTING SOUTHERN ELEVATION 1:100



EXISTING NORTHERN ELEVATION 1:100

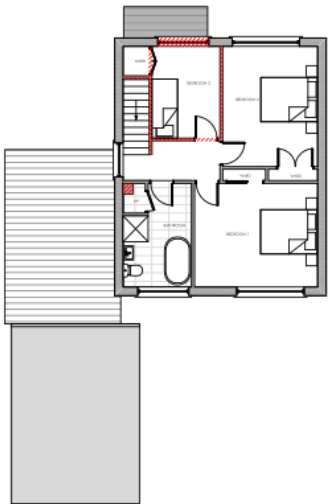
TITLE		
EXISTING ELEVATIONS		
PROJECT		
PROPOSED EXTENSION & ALTERATIONS TO 21A CYRIL AVENUE, BELFAST, BT5 9HT		
CLIENT		
LAURA HILLS		
PROJECT NO.	SCALE	DRAWN
TP_175	1:100	AKC
DATE	DWG. NO.	REV. NO.
OCT 19	03	

mtjo mitch t. jones | architect
info@mitchtjones.com T: 02897443044



EXISTING GROUND FLOOR 1:100

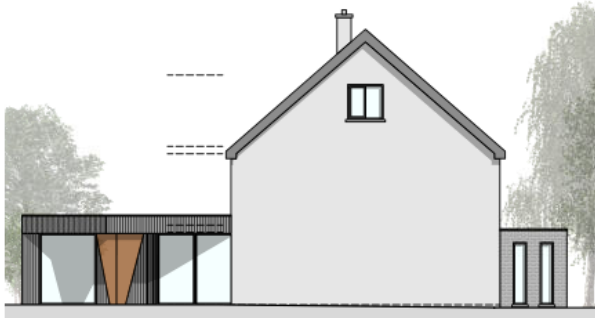
PROPOSED EXTENSION



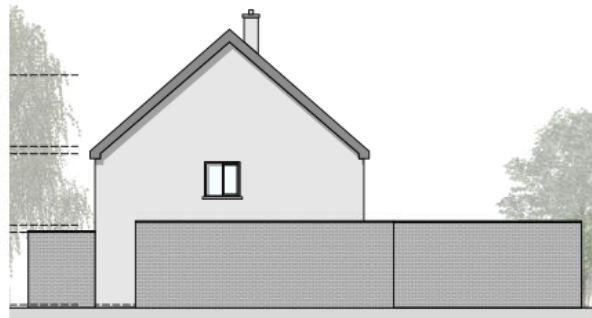
EXISTING FIRST FLOOR 1:100

TITLE	
EXISTING PLANS	
PROJECT	
PROPOSED EXTENSION & ALTERATIONS TO 21A CYRIL AVENUE	
CLIENT	
LAURA HILLS	
PROJECT NO.	
TP_175	

Proposed Elevations & Floorplans



PROPOSED EASTERN ELEVATION 1:100



PROPOSED WESTERN ELEVATION 1:100

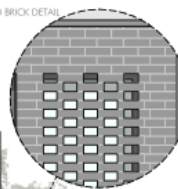


PROPOSED SOUTHERN ELEVATION 1:100



PROPOSED NORTHERN ELEVATION 1:100

PERFORATED BRICK DETAIL

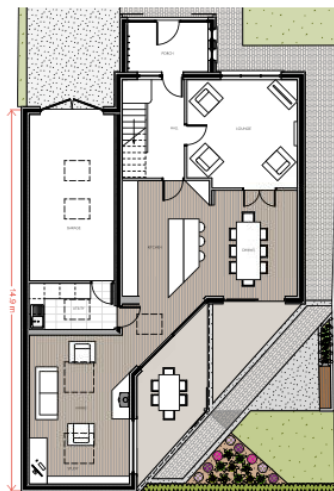


FINISHES SCHEDULE:

WALLS: GREY BRICK WHERE INDICATED, BLACK TIMBER TO EXTENSION FACING REAR GARDEN, GREY RENDER TO EXISTING DWELLING
ROOF: PITCHED - BANGOR BLUE SLATE
FLAT: TROCAL COLOUR GREY TO PORCH, SEDUM TO GARAGE AND LIVING AREA
FASCIA/ SOFFIT: ANTHRACITE GREY UPVC
RWG: ANTHRACITE GREY UPVC GUTTERS AND DOWNSPOUTS
WINDOWS & DOORS: ANTHRACITE GREY ALUMINIUM FRAMES, TIMBER FRONT & GARAGE DOOR

TITLE PROPOSED ELEVATIONS			
PROJECT PROPOSED EXTENSION & ALTERATIONS TO 21A CYPRIUS AVENUE, BELFAST, BT5 5NT			
CLIENT LAURA HILLS			
PROJECT NO.	SCALE	DRAWN	
19_175	1:100	AWC	
DATE	DRG. NO.	REV. NO.	
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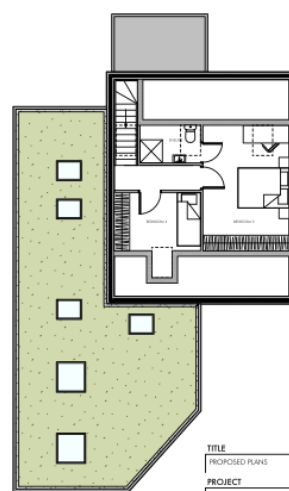
mtjo **micah t. jones** **architect**
 info@micahjones.com T: 02897445044
 www.micahjones.com



PROPOSED GROUND FLOOR 1:100



PROPOSED FIRST FLOOR 1:100



PROPOSED SECOND FLOOR 1:100

TITLE PROPOSED PLANS			
PROJECT PROPOSED EXTENSION & ALTERATIONS TO 21A CYPRIUS AVENUE, BELFAST, BT5 5NT			
CLIENT LAURA HILLS			
PROJECT NO.	SCALE	DRAWN	
19_175	1:100	AWC	
DATE	DRG. NO.	REV. NO.	
OCT 19	04	0	



mtjo **micah t. jones** **architect**
 info@micahjones.com T: 02897445044

Characteristics of the Site and Area	
2.0	Description of Proposed Development
2.1	LA04/2025/0239 - Demolition of existing garage, porch and roof to dwelling to facilitate a single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level and associated site works.
2.2	LA04/2025/0240/DCA - Renewal of LA04/2019/2628/DCA - Demolition of existing garage, carport, porch and roof to dwelling, 21a Cyprus Avenue, Belfast, BT5 5NT.
3.0	Description of Site and Area
3.1	The site is located at 21a Cyprus Avenue which falls within the Cyprus Avenue Conservation Area. The site comprises an existing two storey detached dwelling with a pitched roof and an attached garage and car port to the west of the site. The site has a generous front plot size with mature trees and hedges at the front of the boundary. Amenity space to the rear is bounded by mature hedges, trees and the garage.
3.2	The property is enclosed on either side by large Victorian/Edwardian properties, which make up the majority of the street. These dwellings are higher in height and are characterised by Victorian/Edwardian design features, such as stucco, panelling and bay windows.
Planning Assessment of Policy and other Material Considerations	
4.0	Planning History <ul style="list-style-type: none"> - LA04/2019/2651/F – 21a Cyprus Avenue. Demolition of existing garage, carport, porch and roof to dwelling. Single storey extension to side and rear. Porch extension to front, new roof creating a new ridge level. Permission granted 25/02/2025. - LA04/2019/2628/DCA – 21a Cyprus Avenue. Demolition of existing garage, carport, porch and roof to dwelling. Consent granted - 25/02/2025. - Z/2010/0963/F - 21a Cyprus Avenue. - Single storey rear and side extension and front porch to dwelling. Permission granted - 21/01/2011. Surrounding Site History <ul style="list-style-type: none"> - Z/2009/0748/F – 19 Cyprus Avenue. Demolition of existing garage & games room and construction of new single storey extension to side and rear of dwelling. Permission granted 11/08/2009. - Z/2009/0943/DCA – 19 Cyprus Avenue. Demolition of poor quality single storey games room and garage and construction of new single storey extension. Consent Granted 11/08/2009.

5.0	Policy Framework
5.1	<p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan: Plan Strategy 2035</u></p> <p><i>Operational Policies</i></p> <ul style="list-style-type: none"> - Policy RD2 - Policy BH2 - ENV1 - TRE1 <p><u>Supplementary Planning Guidance</u></p> <p>Residential Extensions and Alterations Trees and Development</p> <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Other Material Considerations Cyprus Avenue Conservation Area</p>
6.0	<p>Statutory Consultations</p> <p>None required</p>
7.0	<p>Non-Statutory Consultations</p> <p>BCC Conservation – No objection to the proposal and associated demolition works.</p>
8.0	<p>Representations</p> <p>None received</p>
10.0	Assessment
10.1	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.
10.2	Section 45(1) of the Planning Act Northern Ireland 2011 requires regard to be had to the development plan insofar as it is material to the application and to any other material considerations. Section 6(4) states that the determination must be made in accordance with the developmental plan unless material considerations indicate otherwise.

10.3	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.
10.4	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015), HMO Subject Plan 2015 and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. Whilst the Belfast Urban Area Plan 2001 remains the statutory plan insofar as the proposals maps ("Departmental Development Plan), it is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
10.5	BUAP – The site is located within the settlement development limits of Belfast.
10.6	In both versions of BMAP (BMAP 2015 (v 2004) and BMAP 2015 (v 2015)) the site is located within the settlement development limits of Belfast and is identified as falling within Cyprus Avenue Conservation Area. The key issues to be considered in the assessment of this proposal are: <ul style="list-style-type: none"> • Acceptability of Demolition in the Cyprus Avenue Conservation Area • Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area • Impact of the proposal on the amenity of neighbouring properties
11.0	Demolition in the Cyprus Avenue Conservation Area
11.1	Cyprus Avenue Conservation Area exhibits a very high quality standard of townscape/residential character with many distinctive period properties contributing to the special quality of the suburban setting. The existing property is not a period property and is a later addition to the conservation area. The property does not follow the streets architectural form or design. The property makes no material contribution to the character and appearance of Conservation Area. The partial demolition (garage, porch and roof) of this non-listed building is considered acceptable subject to the redevelopment proposals which are considered below. BCC Conservation was consulted as part of the proposal and offered no objection to the proposed demolition. The proposed demolition satisfies criterion j. of Policy BH2 [Conservation areas].

12.0	Design of the Proposal /Impact of new development on Cyprus Avenue Conservation Area/surrounding area
12.1	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.
12.2	The proposed works include a replacement roof creating a higher ridge level, a single storey side and rear extension and a new front porch and associated site works.
12.3	The Residential Extensions and Alterations supplementary planning guidance states that it is important that an extension or alteration does not upset the balance of the 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. A new roof will result in an increased ridge height from 6.9m to 9.7m. A contextual elevation of adjoining properties illustrates that the existing roof height is much lower than those adjacent and the proposed new roof height will be similar in height and will not negatively impact on the character of the surrounding area. The proposed replacement roof profile is similar to that existing i.e. pitched with Bangor blue slates. BCC Conservation advise that the <i>'the proposed remodelled roof is more contextually appropriate in terms of pitch and materials'</i> .
12.4	The front porch will replace a smaller existing front porch and will extend 2.3m from the front elevation and will be 3.8m wide and 2.7m high. The porch is proposed to be finished in grey brick with a timber door. The porch will be partially screened from the street scene by mature planting at the front boundary and therefore will not detract from the character of the area. BCC Conservation consider the new porch to be consistent with the character of visually accented doorcases.
12.5	The single storey side and rear extension wraps around the side and rear of the property and is proposed to have a flat roof with a covered seating area to the rear created by the overhang of the flat roof. The existing carport and garage are located to the side of the property and will be replaced with the extension.
12.6	The proposed single storey rear extension measures 3 metres in height with a green roof with skylights and sliding glazed doors opening onto the rear amenity space. The extension is to run along the western elevation and measures a total length of 14.9m which is approximately 2 metres longer than the existing structures.
12.7	The extension is considered subordinate to the host dwelling. The extension is to be finished in grey brick which will be similar in tone to the existing on the property. Part of the rear extension is to be clad in black timber. BCC Conservation note that the space to the side of the existing dwelling is already occupied by flat roofed extensions and offers no objections to the proposal. Sufficient space will be retained at the property for amenity purposes and bin storage and access to the rear of the property is maintained.

12.8	The dwelling is well set back from the road and screened from public view by mature vegetation and the rear of the property will not be open to public views. The proposed alterations and finishes are considered in keeping with the character and appearance of the Conservation Area. The proposed extension complies with Policy RD2 (Residential extensions and alterations).
12.9	In accordance with Section 104(11) of the Planning Act (Northern Ireland) 2011 and Para 6.19 of the Strategic Planning Policy Statement, the Council has had special regard to the desirability of (a) preserving the character or appearance of the Conservation area in cases where an opportunity for enhancing its character or appearance does not arise and (b) enhancing the character or appearance of the Conservation area in cases where an opportunity to do so does arise.
12.10	In this case, the proposal does lend itself to the enhancement of the conservation area at this location and it is considered that the character and appearance is therefore considered to be enhanced. The proposal satisfies criterion k. of Policy BH2 which requires that partial demolition will only be permitted where the design quality of the proposal is considered to enhance the overall character of the conservation area.
13.0	Impact of the proposal on the amenity of neighbouring properties
13.1	As per paragraph 4.3.25 of the SPG: Residential Extensions and Alterations an angles test has been carried out, the proposal marginally breaches the angles test when applied to No. 19 Cyprus Avenue. The angles test is not a rigid test that must be met in every case and other relevant factors will also be considered including where daylight has already been impeded to an adjacent dwelling by an existing building or boundary wall. In this case the angles test is already breached by the existing garage and it is considered that the proposal would not significantly exacerbate the existing situation.
13.2	The proposed extension will not cause an acceptable level of overlooking onto the neighbouring properties. Glazing on the rear elevation will face into the applicant's gardens and the new window on the eastern elevation will serve a bedroom and face onto a neighbouring blank gable wall.
13.3	It is considered that the proposal would not have an adverse impact on adjoining residential amenity of neighbouring properties.
14.0	Landscaping/Boundary Treatments
14.1	Appropriate landscaping and boundary treatments are vital considerations in all development and should form an integral part of any proposal. The new fencing to the side elevation will be 1.7 metres in height and is considered acceptable.

15.0	<p>Recommendation</p> <p>Having regard to the development plan, planning history on the site, response from BCC Conservation and other material considerations, the proposal is considered acceptable. It is therefore recommended that demolition consent and planning permission are granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided the issues are not substantive.</p>
16.0	<p>Draft Conditions</p> <p>LA04/2025/0239/F</p> <ol style="list-style-type: none"> <p>The development hereby permitted must be begun within five years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>The existing natural screenings of this site, highlighted on drawings 05, 06 & 07, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.</p> <p>Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.</p> <p>No external facing or roofing materials shall be applied unless in accordance with a) a written specification of the materials; and b) physical sample/s of the materials, details of which shall have been submitted to and approved in writing by the Council. The approved samples shall be retained on site and made available for inspection by the Council for the duration of the construction works.</p> <p>Reason: In the interests of the character and appearance of Cyprus Avenue Conservation Area.</p> <p>LA04/2025/0240/DCA</p> <ol style="list-style-type: none"> <p>The demolition hereby granted must be begun within five years from the date of this consent.</p> <p>Reason: As required by Section 105 of the Planning Act (Northern Ireland) 2011.</p>

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