

**Development Management Officer Report
Committee Application**

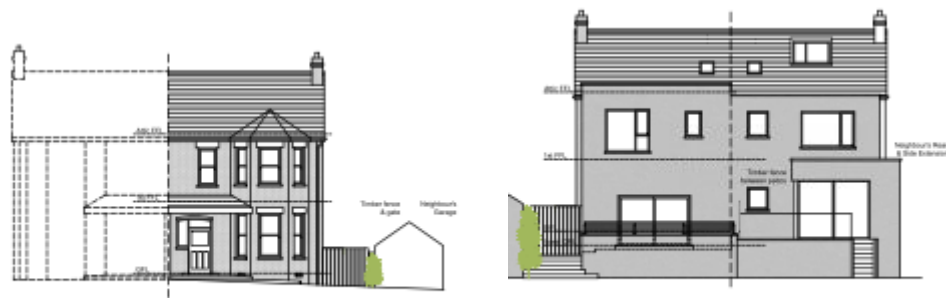
Summary	
Application ID: LA04/2025/0613/F	Committee Meeting Date: Tuesday 14 th October 2025
Proposal: Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer. Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.	Location: 23 Everton Drive, Belfast, BT6 0LJ
Referral Route: Paragraph 3.8.5 (b) of the Scheme of Delegation	
Recommendation:	Approval
Applicant Name and Address: Name Redacted 23 Everton Drive, Belfast, BT6 0JL	Agent Name and Address: Nigel Murray 447 Ballyquinn Road Dungiven BT47 4LX
Executive Summary: The application seeks full planning permission for a single storey rear extension with fenestration changes, the creation of new patio areas and garden studio. An attic conversion and the creation of a rear dormer are also proposed. Proposed works include the partial demolition of existing side and rear elevations as well as the demolition of existing patio areas and shed. The removal of existing rear roof to facilitate the attic conversion is also proposed. The main issues to consider are: <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on neighbouring amenity - Impact on the Cregagh Park and Everton Drive Area of Townscape Character No third-party representations were received by the Council. Due to the minor nature of the proposals, no consultation was necessary with statutory or non-statutory consultees. Having regard to the policy context, the proposal is considered to be acceptable and planning permission is recommended for approval.	

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 that they are not substantive.

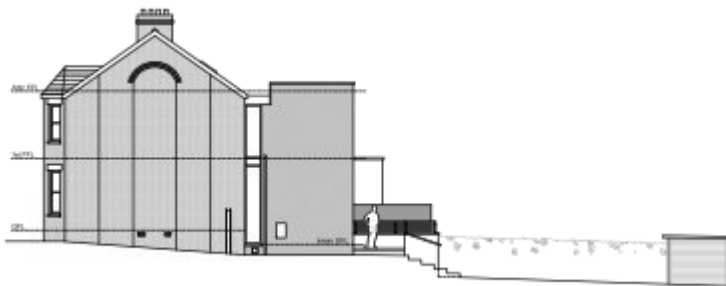
Officer Report

1.0 Drawings

1.1 Existing Elevations



EXISTING SOUTH (FRONT) ELEVATION 1:100



EXISTING EAST (SIDE) ELEVATION 1:100

Proposed Elevations



PROPOSED SOUTH (FRONT) ELEVATION 1:100



PROPOSED NORTH (REAR) ELEVATION 1:100

	<p>Garden Room - Rear Elevation</p> <p>Garden Room - Front Elevation</p> <p>GARDEN ROOM ELEVATIONS</p> <p>Garden Room - West (Side) Elevation</p>
2.0	Characteristics of the Site and Area
2.1	The dwelling is a semi-detached, 2-storey dwelling finished in red brick with an existing two-storey rear extension that is finished in white painted render. The site is designated within the Belfast limits under BMAP/dBMAP and falls within Designation MCH 024; Cregagh Park and Everton Drive Area of Townscape Character.
2.2	The prevailing character of the area is semi-detached houses that are finished in red brick. Modest single-storey extensions are common throughout the immediate surrounding context.
2.3	The rear garden contains a small wooden shed. The boundaries are a mixture of mature hedging (to the sides) and timber fencing (to the rear).
3.0	Description of Proposal
3.1	<p>Single storey rear extension with fenestration changes. Creation of new patio areas and garden studio. Attic conversion and the creation of a rear dormer.</p> <p>Partial demolition of existing side and rear elevations. Demolition of existing patio areas and shed. Removal of existing rear roof to facilitate attic conversion.</p>
4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p>
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004)</p>

	Draft Belfast Metropolitan Area Plan 2015 (v2014)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Developer Contribution Framework (BCC) Belfast Agenda Creating Places (Dfl)
4.5	Relevant Planning History Y/2006/0505/F 23 Everton Drive, Belfast, Northern Ireland, BT06 0LJ. Erection of a two-storey extension to the rear of dwelling. Permission granted on 8/11/2006.
5.0	Consultations and Representations
5.1	Statutory Consultations N/A
5.2	Non-Statutory Consultations N/A
5.3	Representations No third-party representations were received by the council.
6.0	PLANNING ASSESSMENT
6.1	Development Plan Context
6.2	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.
6.3	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.
6.4	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.
6.5	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed in the report.
6.6	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) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. 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.

6.7	<p>Key Issues</p> <p>The key issues are:</p> <ul style="list-style-type: none"> • Scale, Massing, Design • Impact on neighbouring amenity • Impact on the Area of Townscape Character
6.8	<p>Scale, Massing, Design</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. The proposed single storey extension is considered to subordinate in size to the existing property, as per paragraph 4.1.1 of the Residential Extensions and Alterations Supplementary Planning Guidance, which notes that the existing building is to remain dominant in terms of massing, height and position. The height, width and general size of an extension or alteration should therefore be smaller than the existing property, and achieve appropriate scale, proportion and balance, as is the case with that proposed to the dwelling at 23 Everton Drive.</p>
6.9	<p>Paragraph 4.1.21 of the SPG states that extensions or alterations to the roof profile of any building can be particularly sensitive as roofs make an important contribution to a building's appearance and the overall character of the area. Extensions or alterations to a roof often consist of a change in the height or form of the roof, through the formation of dormer windows. A large dormer is proposed to the rear elevation of the host dwelling. Amendments were sought to ensure that the design of the dormer complements the period and style of the original property.</p>
6.10	<p>While the size of the proposed dormer is considerable, it is noted that the window proportions of the dormer have been reduced in size as to accord with paragraph 4.1.26 which notes that positioning dormer windows vertically in line with the windows below and ensuring that they are smaller in size, will avoid a top-heavy or unbalanced appearance. With regard to the proposed garden room, paragraph 4.1.34 of the SPG notes that development of such buildings require care in siting and design. The proposal should also be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. It is noted that a shed is existing in the rear portion of the garden, and as such the garden room proposed in a similar position is of no greater demonstrable harm. The use of the garden room will be conditioned to be ancillary, in line with para 4.1.32;</p>
6.11	<p>Impact on Neighbouring Amenity and Character</p> <p>The proposal will not unacceptably impact on neighbouring amenity or the character of the area. As per paragraph 4.3.25 of the above SPG, the effect of a proposed extension on daylight can be assessed using the 45-degree angles tests to indicate where a proposal is likely to overshadow neighbouring properties. The tests take into account the location of the neighbouring properties' closest main habitable rooms and provides a tool to help assess the loss of light as a result of proposed extensions to the front and rear of a residential property. It is noted that the proposal meets the 45-degree angles test, when taken from the downstairs window of dwelling No. 25. As such it is considered that the proposed rear extension will not create any overshadowing, nor impact neighbouring properties by loss of light.</p>
6.12	<p>The proposed 1.85m timber fencing around the perimeter of the garden will provide adequate privacy screening and ensure that the proposed rear extension does not create</p>

<p>6.13</p> <p>6.14</p> <p>6.15</p>	<p>any overlooking. Small window openings on to the rear dormer minimises the potential for overlooking onto the private amenity space of the neighbouring dwellings.</p> <p>Impact on Area of Townscape Character Paragraph 7.4.23 of Policy BH3; Areas of Townscape Character notes that development in an ATC should seek to reinforce local identity and promote quality and sustainability in order to respect and, where possible, enhance the distinctive character and appearance of the area. It is noted that works proposed under application LA04/2025/0613/F do not enhance the character of the ATC. However, it is considered that the proposed works are to the rear of the dwelling and as such have limited public views, and do not detract from the area's character.</p> <p>Policy BH3 of The Belfast Plan Strategy 2035 notes that planning permission will be granted for alterations and extensions within an ATC where locally distinctive features are retained or reinstated where possible, and where sympathetic materials are used that respect the surrounding buildings. The materials for this proposal are sensitive in design with red brick walls proposed to the garden room and extension, as to match the host dwelling.</p> <p>Policy BH3 notes that planning permission will be granted for partial demolition of a building where the building makes no material contribution to the distinctive character of the area. It is noted that all proposed demolition is of either rear facing or internal nature, and therefore as existing does not contribute to the character of the Cregagh Park and Everton Drive ATC.</p>
<p>7.0</p> <p>7.1</p> <p>7.2</p>	<p>Recommendation</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>
<p>DRAFT CONDITIONS:</p> <ol style="list-style-type: none"> 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. 2. All external facing and roofing materials shall be carried out as specified on the approved plans. Reason: In the interests of the character and appearance of the area. 3. Notwithstanding the Planning (Use Classes) Order (Northern Ireland) 2015 and Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting those orders with or without modification), the development shall not be used other than for ancillary to residential; and shall not be used for any other purpose falling within Use Class C1 without express planning permission. Reason: Alternative use requires further consideration by the Council, having regard to the Local Development Plan and relevant material considerations. 	