

# Development Management Report

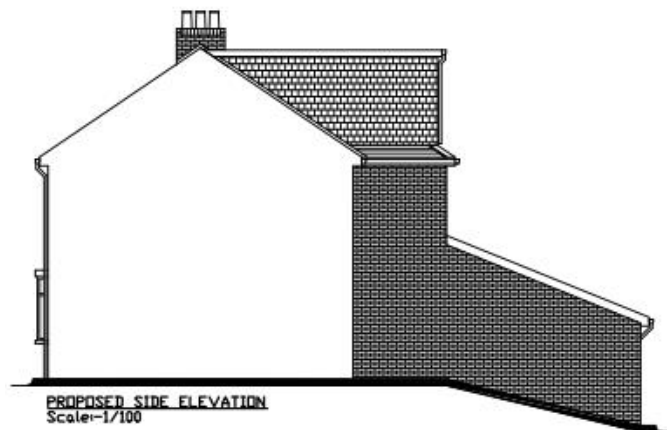
Summary	
<b>Committee Date:</b> 13 <sup>th</sup> August 2024	
<b>Application ID:</b> LA04/2024/0656/F	
<b>Proposal:</b> Proposed roof space conversion creating dormer to rear of dwelling with 2no rooflights.	<b>Location:</b> 41 Owenvarragh Park, Belfast, BT11 9BE
<b>Referral Route:</b> Section 3.8.5 (b) of the Scheme of Delegation	
<b>Recommendation:</b> Approval subject to conditions	
<b>Applicant Name and Address:</b> 41 Owenvarragh Park Belfast BT11 9BE	<b>Agent Name and Address:</b> Jeffrey Morrow 15 Finglush Road Caledon
<b>Date Valid:</b> 18 <sup>th</sup> April 2024	
<b>Target Date:</b> 1 <sup>st</sup> August 2024	
<b>Contact Officer:</b> Ed Baker, Planning Manager (Development Management)	
<b>Executive Summary:</b>  The application seeks full planning permission for a proposed roof space conversion creating a dormer window to the rear of the dwelling with 2no rooflights. The site is 41 Owenvarragh Park, a semi-detached dwelling located within a residential street.  The key issues to be considered are: <ul style="list-style-type: none"><li>• The impact on the character and appearance of the area</li><li>• Impact on amenity</li><li>• Climate change</li></ul> Due to the minor nature of the proposal, no consultations were required. There have been no representations from third parties including neighbours.  <b>Recommendation:</b>  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.  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, provided that they are not substantive.	

**DRAWINGS AND IMAGERY**

**Site Location Plan:**



**Proposed side Elevations:**



**Proposed Rear Elevation:**



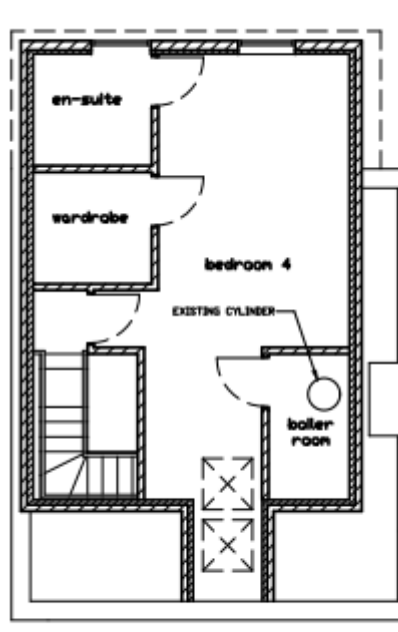
**PROPOSED REAR ELEVATION**  
Scale-1/100

**Proposed front Elevation:**



**PROPOSED FRONT ELEVATION**  
Scale-1/100

**Proposed Floor Plans:**



**PROPOSED SECOND FLOOR LAYOUT**  
Scale=1/100

<p><b>1.0</b></p>	<p><b>Characteristics of the Site and Area</b></p>
<p>1.1</p>	<p>The application site is located at No. 41 Owenvarragh in west Belfast. The property is a two-storey semi-detached dwelling finished in red brick. To the front of the site, there is a small amount of hardstanding to provide in-curtilage parking and a grassed amenity space. The front of the site is enclosed by a low boundary wall.</p>
<p>1.2</p>	<p>The surrounding area is largely categorised by two storey, semi-detached dwellings finished in red brick. There is a range of roof profiles in the surrounding area with, hipped roofs, dormers and flat roof rear extensions all contributing to the character of the area.</p>
	<p><b>Description of Proposed Development</b></p>
<p>1.3</p>	<p>The application is seeking full planning permission for the proposed roof space conversion creating dormer to the rear of the dwelling with 2no rooflights.</p>
<p><b>2.0</b></p>	<p><b>PLANNING HISTORY</b></p>
<p>2.1</p>	<p>LA04/2016/0314/F – 41 Owenvarragh Park, Belfast, Two Storey Extension. Permission Granted.</p>
	<p><b>Surrounding Site History</b></p>
<p>2.2</p>	<p>LA04/2022/0848/F – 25 Owenvarragh Park, Belfast, Proposed roof space conversion, creating dormer to rear. Permission Granted.</p>

<p><b>3.0</b></p> <p>3.1</p>	<p><b>PLANNING POLICY</b></p> <p><b>Development Plan – Plan Strategy</b></p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <p>Policy SP2 – sustainable development  Policy SP3 – improving health and wellbeing  Policy SP5 – positive placemaking  Policy SP6 – environmental resilience</p> <p><i>Operational Policies:</i></p> <p>Policy DES1 – Principles of urban design  Policy RD2 – Residential extensions and alterations</p> <p>Policy ENV1 – Environmental quality  Policy ENV2 – Mitigating environmental change  Policy ENV3 – Adapting to environmental change  Policy ENV4 – Flood Risk  Policy ENV5 – Sustainable drainage systems (SuDS)</p> <p><u>Supplementary Planning Guidance</u></p> <p>Residential Design  Sustainable Urban Drainage Systems</p> <p><b>Development Plan – zoning, designations and proposals maps</b></p> <p>Belfast Urban Area Plan (2001) BUAP  Draft Belfast Metropolitan Area Plan 2015 (v2004)  Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p><b>Regional Planning Policy</b>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<p><b>4.0</b></p> <p>4.1</p> <p>4.2</p>	<p><b>CONSULTATIONS AND REPRESENTATIONS</b></p> <p><u>Statutory Consultees</u></p> <p>None required.</p> <p><u>Non-Statutory Consultees</u></p> <p>None required.</p> <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified. No letters of representation have been received.</p>

<b>5.0</b>	<b>DEVELOPMENT PLAN CONTEXT</b>
5.1	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.
5.2	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.
5.3	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.
	<b><u>Operational Policies</u></b>
5.4	The Plan Strategy contains a range of operational policies relevant to consideration of the application. These have been listed at paragraph 3.1.
	<b><u>Proposals Maps</u></b>
5.5	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 (“Department Development Plan”), 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, save for retail policies that relate to Sprucefield which remain contentious.
<b>6.0</b>	<b>ASSESSMENT</b>
6.1	The key issues to be considered are: <ul style="list-style-type: none"> <li>- The impact on the character and appearance of the area</li> <li>- Impact on amenity</li> <li>- Climate change</li> </ul>
	<b>The impact on the character and appearance of the area</b>
6.2	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.
6.3	The proposal seeks to create a large rear dormer to facilitate a roof space conversion of the main dwelling with 2no rooflights at the front. The dormer will partially extend over the existing two storey extension that was approved under application

	<p>LA04/2016/0314/F. The roof profile will be altered to remove the hipped roof of the existing dwelling. The proposed dormer will be finished with Rosemary tiles with the colour to match the roof tiles of the existing dwelling. This will ensure the proposed dormer will not have a negative impact on the character and appearance of the area.</p> <p>6.4 The dormer will be set down slightly by 15cm from the ridge of the main dwelling and set in by 30cm from the side of the roof. Whilst this is not significant and the dormer remains large, it is situated to the rear of the dwelling where it will largely be out of view from the main street and on balance is deemed acceptable. Paragraph 4.1.23 of the Residential Extensions and Alterations Supplementary Planning Guidance (SPG) states that flat roof dormers may be acceptable to the rear of the property in instances where they are not open to public views. The proposed dormer will only be partially visible when approaching the site from a westerly direction and therefore is not considered to have a negative impact on the character and appearance of the area. 2no rooflights are proposed on the front elevation. These are deemed visually acceptable and are flush with the roof slope in line with guidance within the Residential Extensions and Alterations SPG.</p> <p>6.5 The character of the prevailing area is a material consideration. Planning approval LA04/2022/0848/F at 25 Owenvarragh Park is similar in design, with the removal of the hipped roof to facilitate the addition of a rear dormer. There are a number of other rear and side dormers as well as two storey flat roof side and rear extensions, many of these are historic approvals, however, still contribute to the prevailing character of the area.</p> <p>6.6 Overall, it is considered that the rear dormer is designed in a way that complements the host dwelling and is of an appropriate scale, massing and design. It is considered that the proposal is appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area, compliant with Policy RD2.</p> <p><b>Impact on amenity</b></p> <p>6.7 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.</p> <p>6.8 It is considered that the proposed dormer would respect neighbouring amenity. The rear dormer would not hinder the privacy of neighbouring properties given its location, orientation and distance to neighbours. There is a large rear amenity area to the property which the dormer window would primarily overlook.</p> <p>6.9 The dormer window would not result in unacceptable overlooking of the primary private amenity space of No.39. The host dwelling is set forward of the neighbouring site at No. 43 and is orientated slightly away from it. Also, given the separation distances, there would be no harmful overlooking. It is also noted that the dormer window would serve an ensuite and bedroom which are rooms that would not be frequently occupied throughout the day. Therefore, there will be no expected harmful impact on overlooking or other privacy issues.</p> <p>6.10 Dominance is not considered to be an issue due to the scale, design and position of the proposed dormer. The dormer is designed in a manner which respects the amenity of neighbours.</p>
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<p>6.11</p> <p>6.12</p>	<p><b>Climate Change</b></p> <p>A design statement has been provided demonstrating how the proposal complies with Policies ENV2, ENV3 and ENV5. The proposed extension is south facing therefore the proposed windows on the rear elevation will maximise solar gain and energy efficiency. The proposed extension will be constructed with the most up to date Building Control requirements to maximise heat retention and energy efficiency.</p> <p>The proposal is considered acceptable having regard to Policies ENV2, ENV3 and EVN5 of the Plan Strategy.</p>
<p><b>7.0</b></p> <p>7.1</p> <p>7.2</p>	<p><b>Recommendation</b></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, provided that they are not substantive.</p>
<p><b>7.0</b></p>	<p><b>DRAFT CONDITIONS</b></p> <p>1. 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><u>Informatives:</u></p> <p>1. The drawing reference 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: 01, uploaded 10 May 2024.</p>