

**Development Management Officer Report  
Committee Application**

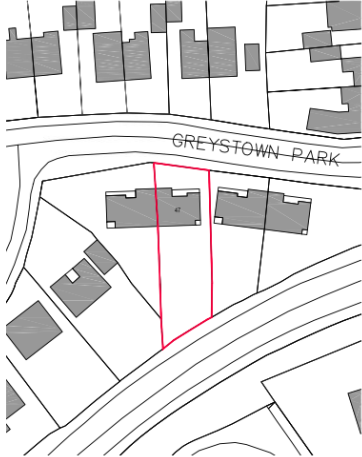
<b>Development Management Officer Report</b>	
<b>Application ID:</b> LA04/2024/0819/F	<b>Committee Date:</b> 27 <sup>th</sup> June 2024
<b>Proposal:</b> Single storey rear extension and front elevation changes to facilitate conversion of garage.	<b>Location:</b> 47 Greystown Park Belfast BT9 6UP
<b>Applicant Name and Address:</b> Collette McCann 47 Greystown Park Belfast BT9 6UP	<b>Agent Name and Address:</b> Christopher Curran 8 Blaris Drive Lisburn BT27 5FT
<b>Referral Route:</b> The application is referred under Section 3.8.5 (b) of the Scheme of Delegation.	
<b>Recommendation:</b> Approve	
<b>Executive Summary:</b> <p>The application seeks full planning permission for the construction of a single storey rear extension and conversion of existing attached garage, located at 47 Greystown Park.</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 surrounding area</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 requested for the Director of Planning and Building Control to deal with any issues that may arise post committee, as long as they are not substantive.</p>	

**Case Officer Report**

**Site Location Plan:**

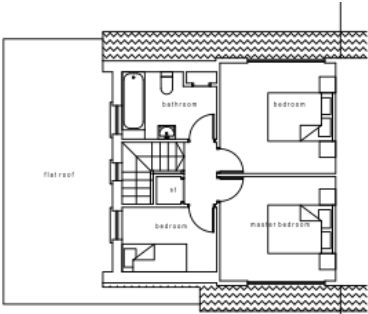


site plan - scale 1:1250  
47 GREYSTOWN PARK.  
SITE OUTLINED IN RED

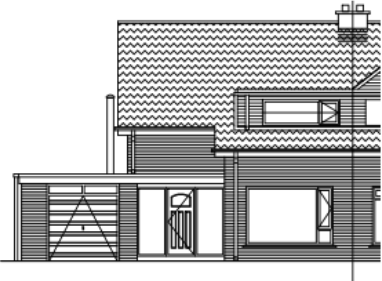


block plan - scale 1:500

**Existing Plans**



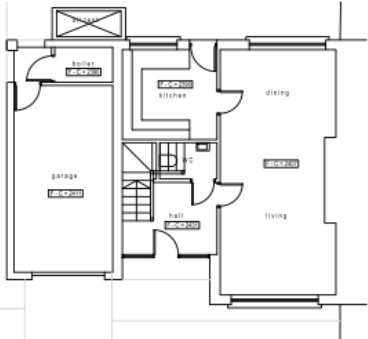
existing first floor plan



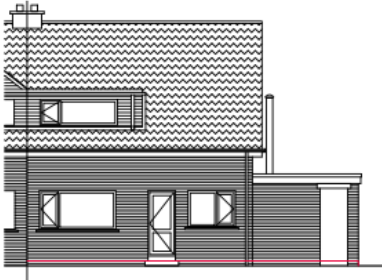
existing front elevation



existing side elevation

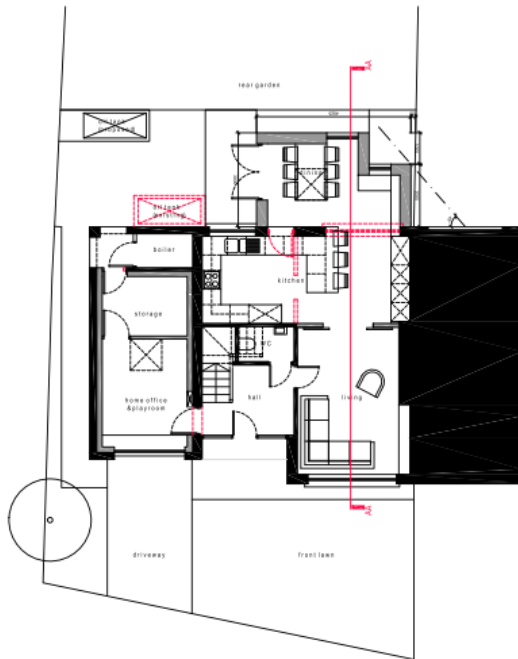


existing ground floor plan

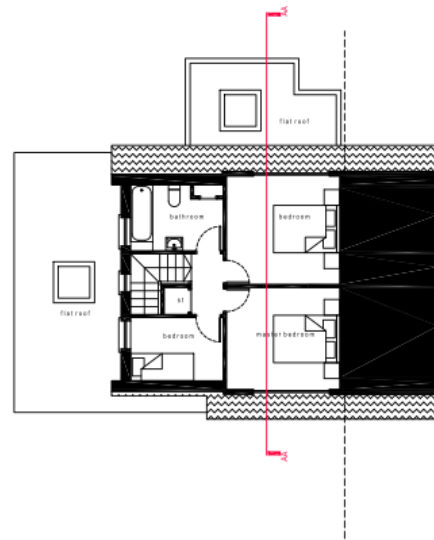


existing rear elevation

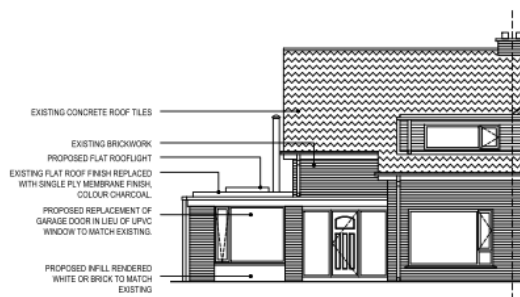
**Proposed Plans**



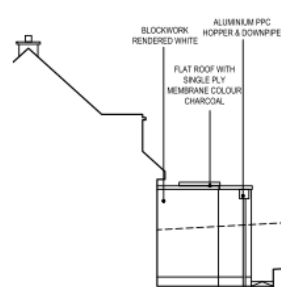
proposed ground floor plan



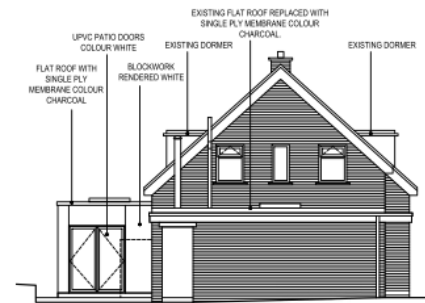
proposed first floor plan



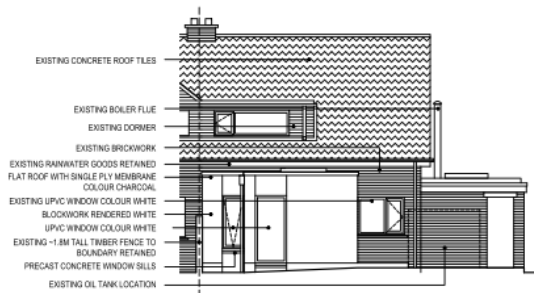
north elevation (front)



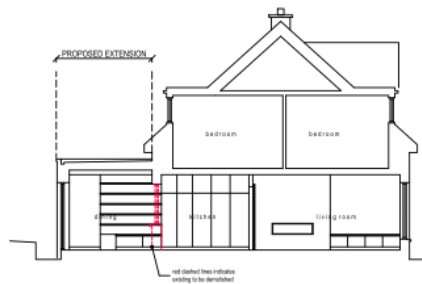
west elevation



east elevation



south elevation (rear)



proposed section AA

<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 construction of a single storey rear extension and conversion of existing attached garage.
<b>2.0</b>	<b>Characteristics of Site and Area</b>
2.1	The application site is located at 47 Greystown Park, Belfast. the property is a red brick two-storey semi-detached dwelling with an attached side garage. the front of the site has a single car driveway, small amount of hardstanding and a grassed area with plants amenity space.
2.2	The site is not situated within a conservation area or an area of townscape character.
2.3	The surrounding area consists of residential units with similar layouts and finishes to the application site.
<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. However, in the surrounding area there have been planning approval for extensions and garage conversions, including: Z/2014/0447/F – 56 Greystown Park – Demolition of existing garage and replacement with single storey extension to side and rear – Permission Granted – 19/06/2014.
3.2	LA04/2016/2584/F – 14 Greystown Park - 1st Floor extension to rear of dwelling – Permission Granted – 27/03/2017.
3.3	LA04/2017/0972/F – 52 Greystown Park - Single storey rear extension with patio area, dormer / roof extension and elevation changes including ground floor window in side elevation – Permission Granted – 12/09/2017.
3.4	LA04/2019/2658/F – 12 Greystown Park - Proposed rear and side first floor extensions and single storey side and rear extension – Permission Granted – 10/01/2020.
3.5	LA04/2020/2488/F – 39 Greystown Park - Single storey extension to side and rear, first floor extension to front with new front porch on ground floor, changes to front elevation – Permission Granted – 14/01/2021.
<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

	<p>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>Other Policies</b> Belfast Agenda</p>
<b>5.0</b>	<b>Statutory Consultations</b> None required
<b>6.0</b>	<b>Non-Statutory Consultations</b> None required
<b>7.0</b>	<b>Representations</b> None received
<b>8.0</b>	<b>Other Material Considerations</b> None
<b>9.0</b>	<b>Assessment</b>
9.1	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.
9.2	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.
9.3	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.
9.4	The proposal is considered to be in compliance with the Belfast Local Development Plan.
9.5	<b>Assessment</b> The key issues to be considered are: <ul style="list-style-type: none"> <li>• The scale, massing, and design of the proposal</li> </ul>

	<ul style="list-style-type: none"> <li>• The impact on the character and appearance of the surrounding area</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 SPG 2023 Residential Extensions and Alterations 4.1.1 states that extensions or alterations should not disrupt the balance of a property, particularly the front elevation, and should reinforce the existing form and proportions of the host building. To minimize visual impact, extensions should be subordinate to the existing property in terms of massing, height, and position. This means the height, width, and size of the extension should be smaller than the existing property, achieving appropriate scale, proportion, and balance. Ideally, the depth should not exceed the side elevation's depth, and the eaves should be no higher than those of the existing dwelling. In this proposal, the eaves are 0.36m lower than the original, and the extension's footprint is 13.38 sqm, which is 17% of the original 77.62 sqm house footprint. This makes the extension subordinate to the building. Additionally, the subordinate design ensures that the proposed rear extension is not visible from the front elevation or the road, thus having no impact on the streetscape.</p>
9.8	<p>The rear extension will feature blockwork rendered in white, a flat roof with a charcoal-coloured single ply membrane, and uPVC windows in white to match the existing buildings window finishes. The garage will have its flat roof replaced with a charcoal-coloured single ply membrane, and the existing garage door will be replaced with a uPVC window to again match the existing design. The proposed infill will be rendered in white or red brick to blend seamlessly with the existing materials. These chosen materials are deemed acceptable as they align with the built form and appearance of the existing property and are sympathetic to the character of the surrounding area.</p>
9.9	<p>Overall, it is considered that the rear extension is designed in a way that complements the host dwelling and is of an appropriate scale, massing, and design.</p>
9.10	<p><i>Impact on surrounding area</i></p> <p>The application site is situated within a residential area characterised predominantly by red brick buildings, with some properties featuring white render. Numerous adjacent buildings have also erected rear extensions.</p>
9.11	<p>As previously mentioned in point 9.8, the finishes for the rear extension and garage conversion are designed to integrate seamlessly with the site. They blend harmoniously with the host dwelling and are sympathetic to the surrounding streetscape and as such are deemed acceptable.</p>

<p>9.12</p> <p>9.13</p> <p>9.14</p>	<p><i>Impact on Neighbouring Amenity</i></p> <p>Paragraph 4.3.6. of the SPG 2023 Residential Extensions and Alterations 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 rear extension's side wall facing the shared boundary will have a solid finish, complying with SPG 4.1.20, which states that care must be taken to avoid overlooking and that side walls of extensions should be solid (except for conservatories). The two proposed windows will face rearward, and the proposed patio doors will be located on the East elevation, and as such will not compromise the privacy of No. 45 due to the existing boundary fence and established vegetation, nor of No. 49 due to the existing boundary treatment and the separation distance from the plot boundary. Additionally, the rear extension will be stepped back on the shared boundary to further minimise visual impact.</p> <p>Dominance is not considered a concern, the shared boundary fence stands at 1.8 meters, while the rear extension will only extend 1.4 meters above this, further reducing any potential dominance.</p> <p>The rear as the adjacent neighbours are located at a sufficient distance from the proposed works to prevent any overshadowing.</p> <p>The extension is designed in a manner which respects the amenity of neighbours being stepped back to meet the 45 degree angles test which reduces the impact with regard to overshadowing and loss of light.</p>
<p><b>10.0</b></p>	<p><b>Summary of Recommendation:</b></p> <p>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.</p> <p>Delegated authority is requested for the Director of Planning and Building Control to deal with any issues that may arise post committee, as long as they are not substantive.</p>
<p><b>11.0</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. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>

**ANNEX**

<b>Date Valid</b>	16.05.2024
<b>Date First Advertised</b>	24.05.2024
<b>Date Last Advertised</b>	N/A

**Details of Neighbour Notification** (all addresses)

45 GREYSTOWN PARK, BALLYFINAGHY, BELFAST, BT9 6UP  
49 GREYSTOWN PARK, BALLYFINAGHY, BELFAST, BT9 6UP  
66 GREYSTOWN PARK, BALLYFINAGHY, BELFAST, BT9 6UP  
68 GREYSTOWN PARK, BALLYFINAGHY, BELFAST, BT9 6UP