

**Development Management Officer Report
Committee Application**

Summary	
Application ID: LA04/2025/1135/F	Committee Meeting Date: 17 th February 2026
Proposal: Demolition of first floor rear return, first floor rear extension and additional site works.	Location: 57 Knock Eden Park, Belfast, BT6 0JG
Referral Route: Application subject to paragraph 3.8.5 (d) of the Council's Scheme of Delegation for Planning December 2025, applicant is a Place and Economy staff member.	
Recommendation:	Approval
Applicant Name and Address: Name Redacted 57 Knock Eden Park Belfast BT6 0JG	Agent Name and Address: Karl Ruddle Architects Limited 65 Hilltown Road Bryansford Newcastle BT33 0QA
Date Valid: 18 th July 2025	
Target Date: 20 th October 2025	
Contact Officer: Lisa Walshe, Principal Planning Officer (Development Management)	
<p>Executive Summary:</p> <p>The site is located on the corner of Knock Eden Park and Knock Eden Grove and located within the Knock Eden Park Draft Area of Townscape Character (ATC) in the draft Belfast Metropolitan Area Plan 2015 (v2014). Other large-scale extensions are present in the surrounding area.</p> <p>There is an existing single storey ground floor extension which was approved under previous planning application LA04/2018/2068/F in November 2018. The proposed 1st floor extension would sit partially on top of this existing extension.</p> <p>There are no objections from statutory or non-statutory consultees.</p> <p>There have been no representations from third parties.</p> <p>Recommendation</p> <p>Having regard to the development plan, planning history on the site, and other material considerations, the proposal is considered acceptable.</p> <p>It is recommended that planning permission is granted, and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

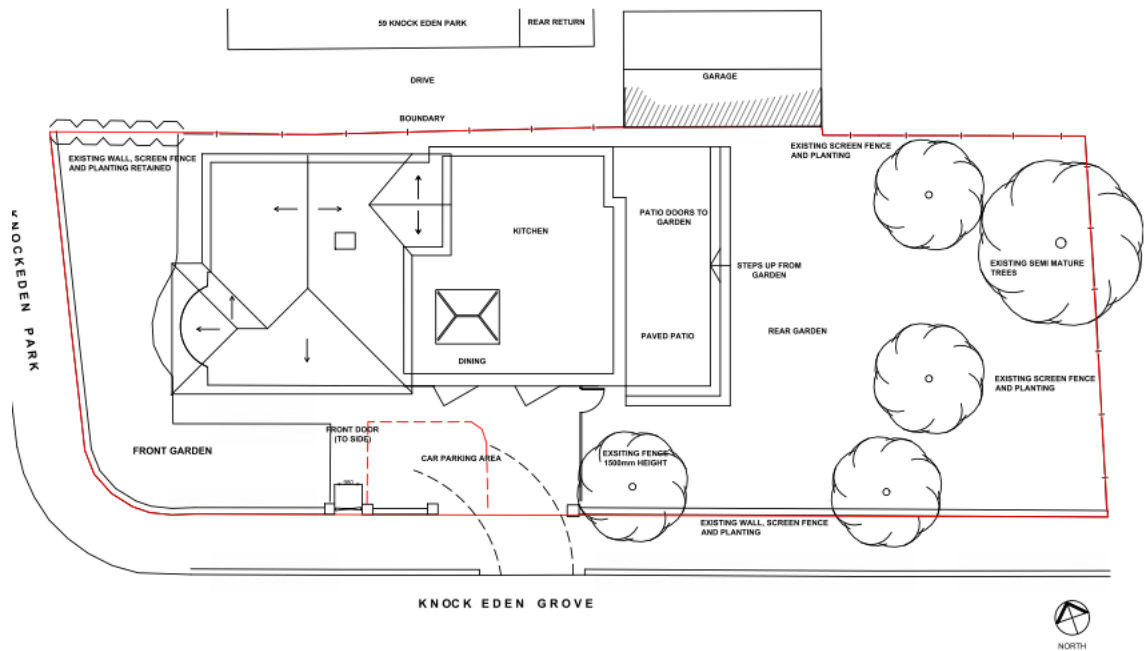
Case Officer Report

Site Location Plan and approved layout

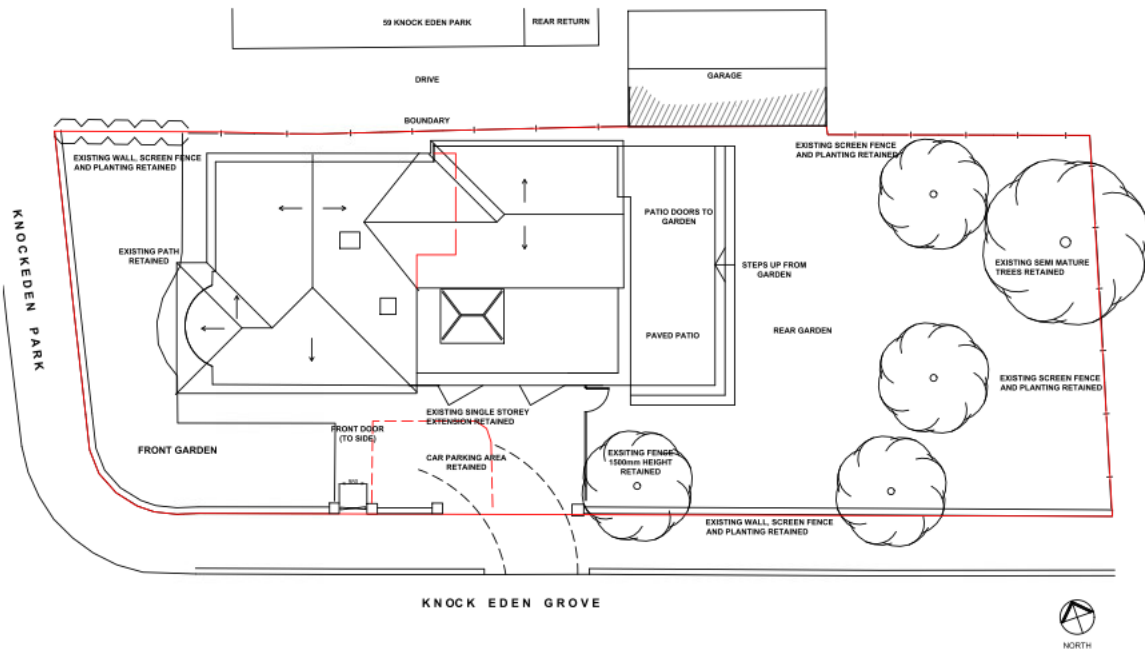
Site location Plan



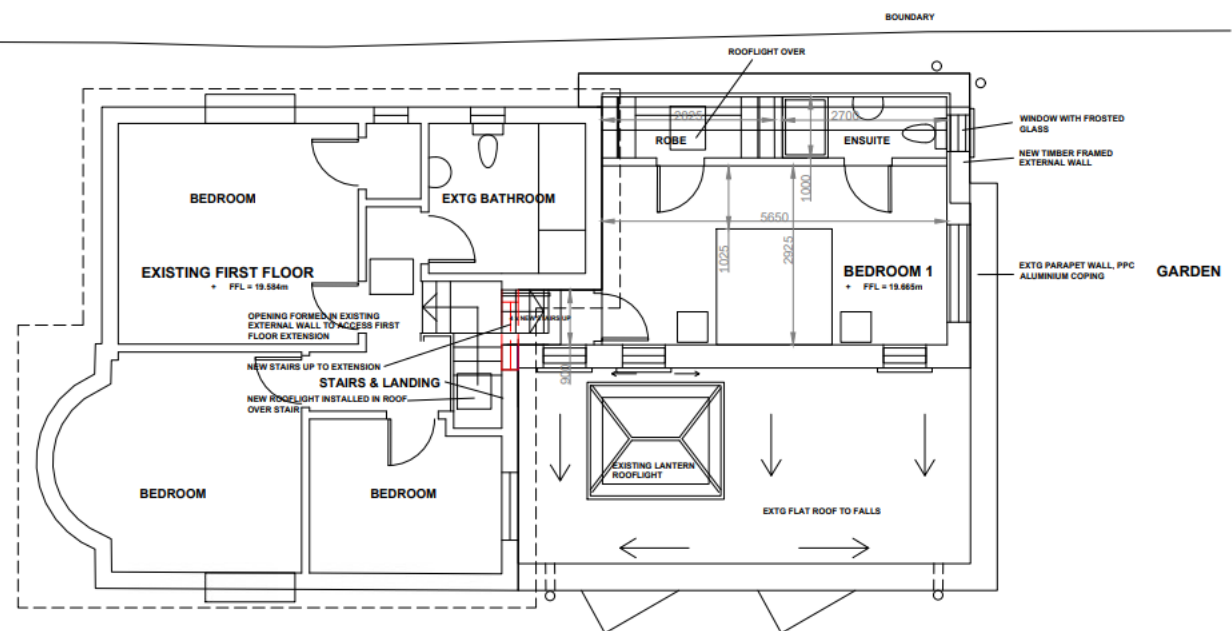
Existing Site Location Plan



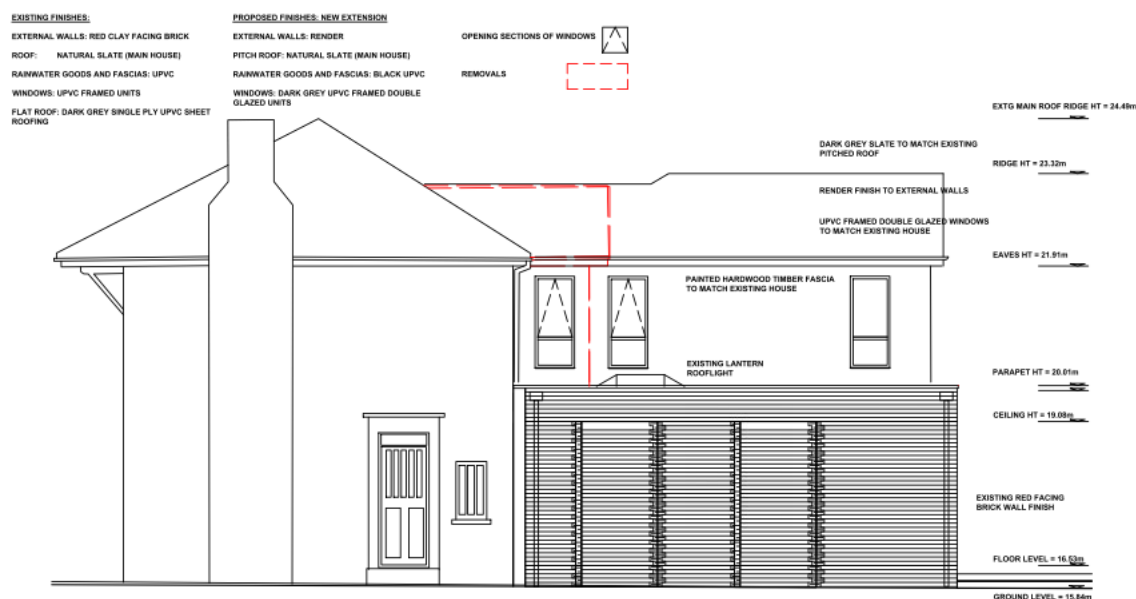
Proposed Plan



Proposed First Floor Plan



Proposed Side Elevation (south)



1.0 Description of Proposed Development

- 1.1 The proposal seeks permission for a 1st floor rear extension with demolition of an existing 1st floor rear return.

2.0 Description of Site

- 2.1 The site is located on the corner of Knock Eden Park and Knoch Eden Grove. The site is located within the Knock Eden Park Draft Area of Townscape Character (ATC) in the draft Belfast Metropolitan Area Plan 2015 (v2014).
- 2.2 The property on site is a 2-storey detached dwelling finished in red brick. The property is accessed from Knock Eden Grove with in-curtilage parking. A single storey extension which was approved in 2018 has been built on site. Mature trees and hedging are present to the rear of the site on the eastern boundary. There is sufficient boundary space remaining to the rear of the property.

3.0 Planning History of the application site

- 3.1 LA04/2018/2068/F – Single storey rear extension with vehicular gates widened. Approval granted 1st November 2018.

4.0 Policy Context

- 4.1 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.
- 4.2 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.

4.3	<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> <p>Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed below:</p> <p>DES1 Design RD2 Residential extensions and alterations BH3 Areas of Townscape Character TRE1 Trees ENV2 Mitigating Environmental Change ENV3 Adapting to Environmental Change ENV5 Sustainable Drainage System</p> <p>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.</p>
4.4	The site is located within the Knock Eden Park Draft Area of Townscape Character (ATC) in the draft Belfast Metropolitan Area Plan 2015 (v2014).
4.5	<p><u>Regional planning policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland 2015 (SPPS)</p>
5.0	<p>Statutory Consultees N/A</p>
6.0	<p>Non-Statutory Consultees N/A</p>
7.0	<p>Representations No representations were received.</p>
8.0	ASSESSMENT
8.1	<p>The key issues for the assessment of the application are:</p> <ul style="list-style-type: none"> - Impact on neighbouring properties in terms of overlooking, overshadowing and dominance.

	<p>- Impact on the Area of Townscape Character</p>
8.2	<p><u>Design</u></p> <p>The proposed first floor extension is to be located on top of the existing single storey rear extension. The addition of this extension would not take up additional garden space and would replace an existing first floor rear return. The proposed extension would extend 6m beyond the rear return which currently exists on site and would measure 7.4m from the existing rear elevation of the property once this rear return is demolished. Although it is large in scale, other extensions of this scale or larger are present in the surrounding area showcasing a mixture of both red brick and painted render. Due to the characteristics of the site and surrounding area, the proposal is considered acceptable on balance in respect of its scale, massing, design and external materials. The character and appearance of the area would be preserved. The presence of mature trees to the east of the site will prevent views of the proposed extension when approaching the site from Knock Eden Grove and will help screen the extension from wider views.</p>
8.3	<p>The proposal would not result in the loss of existing trees or existing on-site parking spaces. Suitable provision for bin storage would remain. The proposal includes appropriate measures to enable people to stay within their own home and energy efficiency enhancements.</p>
8.4	<p><u>Overshadowing/ loss of light</u></p> <p>Due to the orientation of the site and the presence of their own rear return and garage, the level of overshadowing of the rear garden of no. 59 Knock Eden Park would not be significantly greater than what is currently experienced on site. The windows located on the gable of no. 59 do not facilitate habitable rooms on the 1st floor and are fitted to a hallway and upstairs bathroom. The ground floor windows which would be affected are kitchen windows, however there is an alternative light source located on the rear elevation which facilitates the kitchen which will not be impacted by the proposal.</p>
8.5	<p><u>Overlooking</u></p> <p>There are no new windows located on the north elevation facing the property at no. 59 Knock Eden Park which would result in overlooking. Windows located on the southern elevation face onto the road leading to Knock Eden Grove and are separated from the dwelling at no.55 Knock Eden Park by approximately 23m which is in accordance with the supporting planning guidance for residential extensions and alterations. The proposed first floor window to the rear would not result in overlooking of the most private part of the rear garden of no. 59 and would be separated from the closest property of Knock Eden Grove by 25.4m. The SPG recommends at least 20m separation distance should be maintained between facing windows of the main habitable rooms.</p>
8.6	<p><u>Impact on Area of Townscape Character</u></p> <p>The proposal, by reason of its height, scale, form, materials and detailing, would maintain the overall character, and respect the built form, of the Area of Townscape Character. There would be no detrimental impact on the setting of the area and no significant loss of key views within, into and out of the ATC. Trees and other landscape features contributing to the character or appearance of the area are safeguarded and integrated in an appropriate manner.</p>
10.0	<p>Recommendation</p>
10.1	<p>Having regard to the development plan, planning history on the site, and other material considerations, the proposal is considered acceptable.</p>

10.2	It is recommended that planning permission is granted, and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.
11.0	Draft Conditions
11.1	The development hereby permitted must be begun within five years from the date of this permission.
11.2	Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. All trees and planting within the site shall be retained unless shown on the approved drawings as being removed. Any existing or new trees or planting indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying, shall be replaced during the next planting season (October to March inclusive) with other trees or plants of a location, species and size to be first approved in writing by the Council.
11.3	Reason: In the interests of visual amenity. The roof area of the existing ground floor rear extension shall not be used as a balcony, roof garden or amenity area. Reason: To safeguard the amenities of the adjacent property.