

Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2026/0216/F	Committee Meeting Date: 15 th September 2026
Proposal: Single-storey rear extension and 2-storey rear and side extension.	Location: 1 Cricklewood Crescent, Belfast, BT9 5HD
Referral Route: Paragraph 3.8.1 of the Scheme of Delegation (request for referral of application to Committee from an Elected Member Cllr M. Murray)	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Dan Clark 1 Cricklewood Crescent Stranmillis Belfast BT9 5HD	Agent Name and Address: Terry McGlinchey, Architect 2 Northland's Park Belfast BT10 0JG
Date Valid:	07 Feb 2026
Target Date:	11 th November 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)
Executive Summary: This application seeks full planning permission for a rear and side extension to the existing dwelling. The side extension and part of rear extension is proposed at 2-storey with pitched roof, with part of the rear extension being stepped down to single-storey with flat roof where it adjoins the attached dwelling (No. 3 Cricklewood Crescent). The extension walls would be finished in smooth render, with the pitched roof being slate to match the existing. The key issues relevant to consideration of the application are: - Design and impact on the character of the area - Impact on neighbouring amenity - Road safety & car parking - Matters raised in representation 13no. representations have been made from 2no. neighbouring properties, including one from a political representative on behalf of a neighbouring property. All representations object to the proposal both in its initial form, and as now proposed following the submission of amendments. The issues raised are addressed in the main report. DfI Roads has been consulted and offers no objection to the proposal subject to conditions. Having regard to the policy context, the proposal is considered 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

PLANS

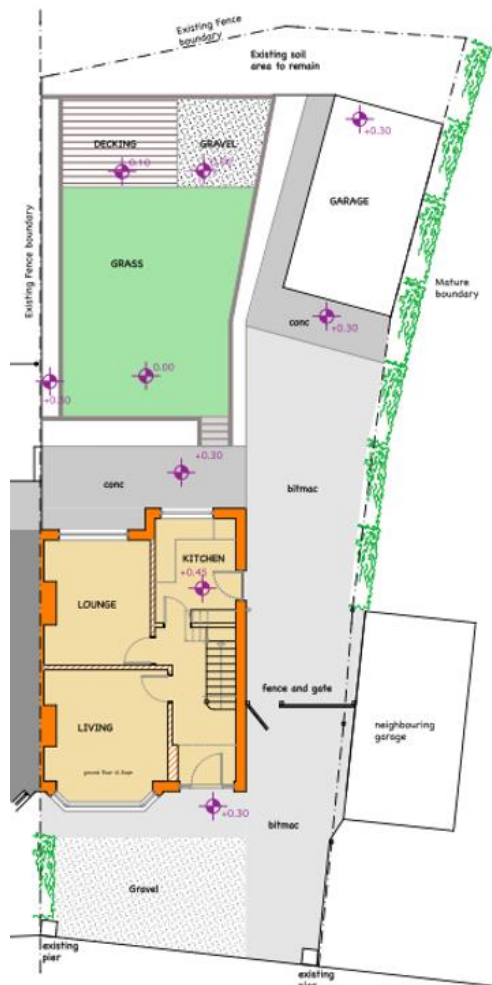
Site location plan:



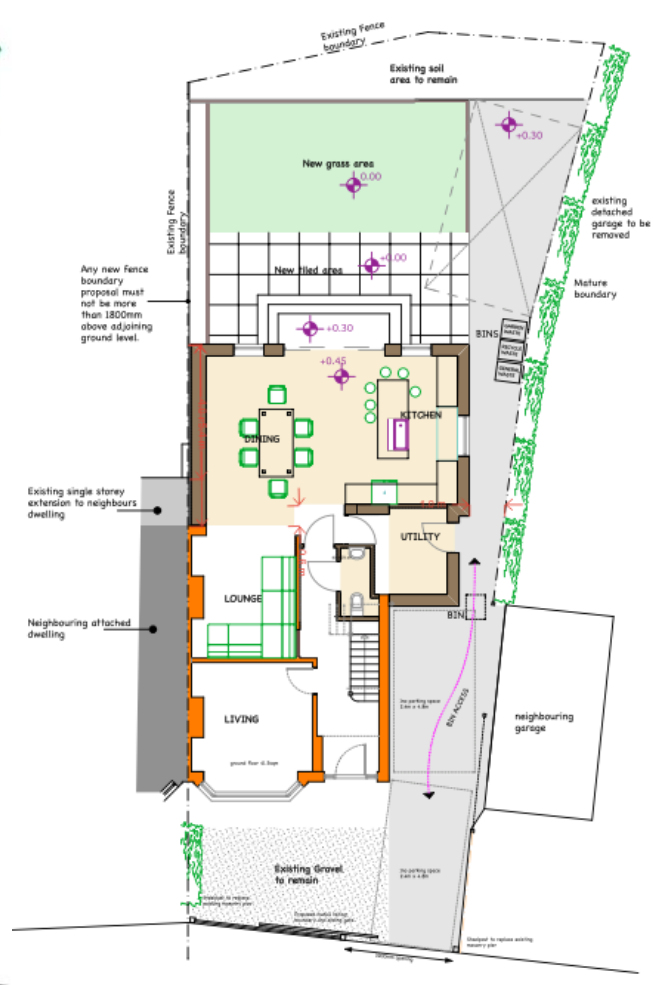
Proposed Block Plan:



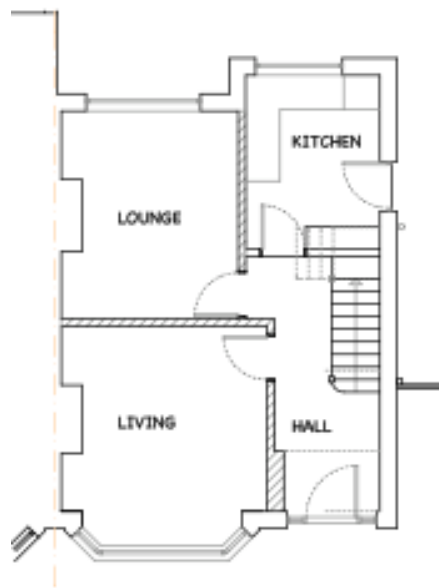
Existing Site Plan:



Proposed Site Plan:



Existing Floor Plans:

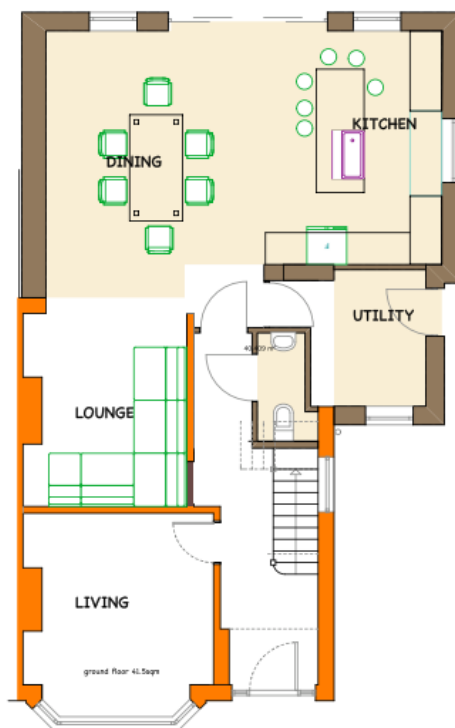


EXISTING GROUND FLOOR PLAN

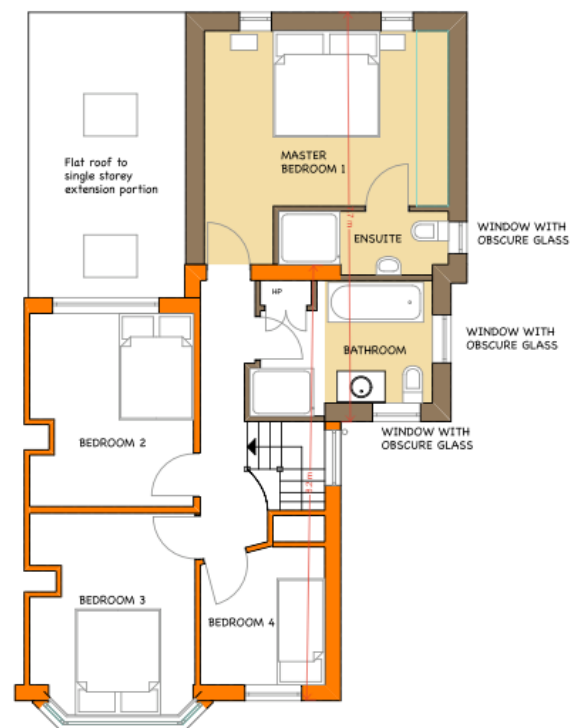


EXISTING FIRST FLOOR PLAN

Proposed Floor Plans:

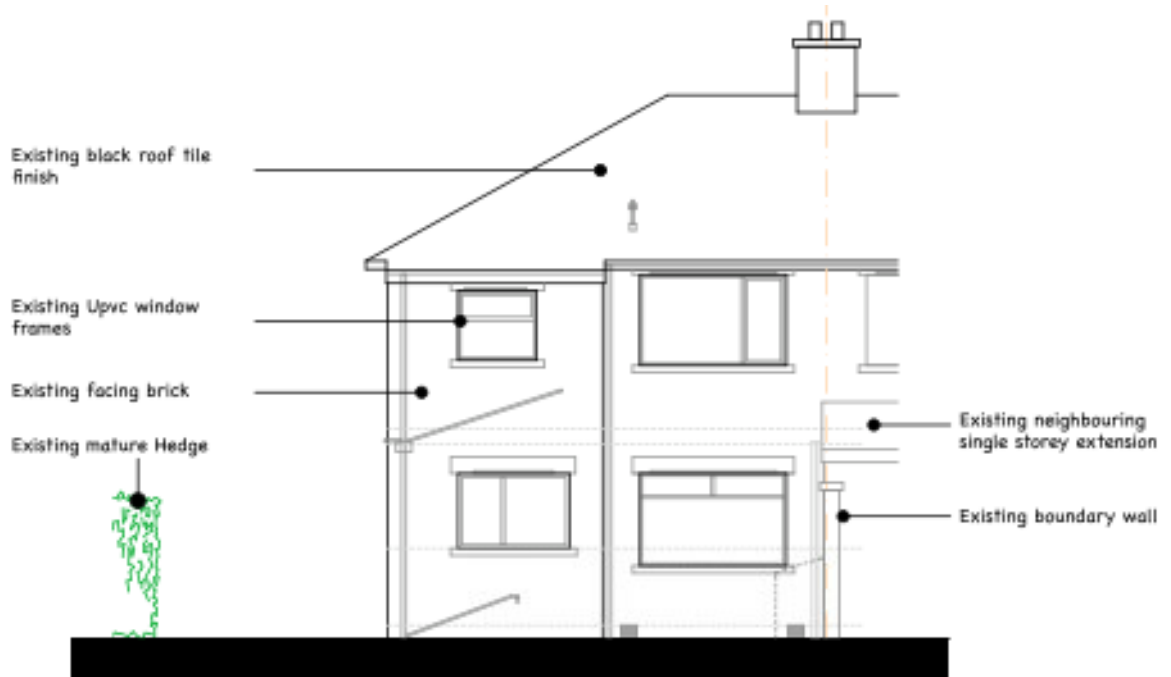


PROPOSED GROUND FLOOR PLAN

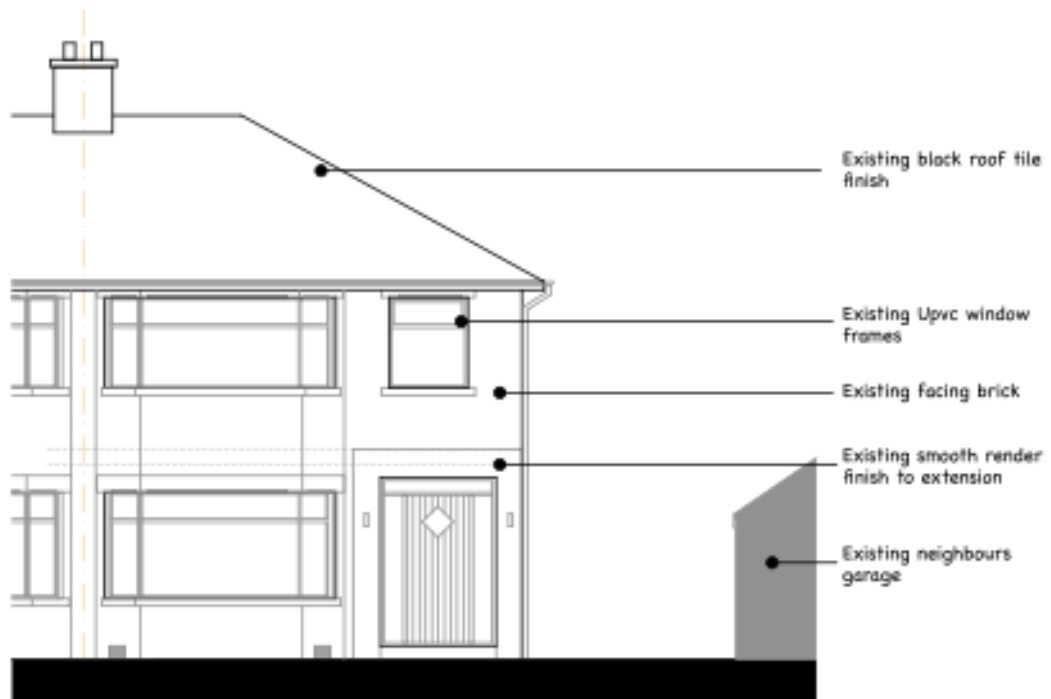


PROPOSED FIRST FLOOR PLAN

Existing Elevations:



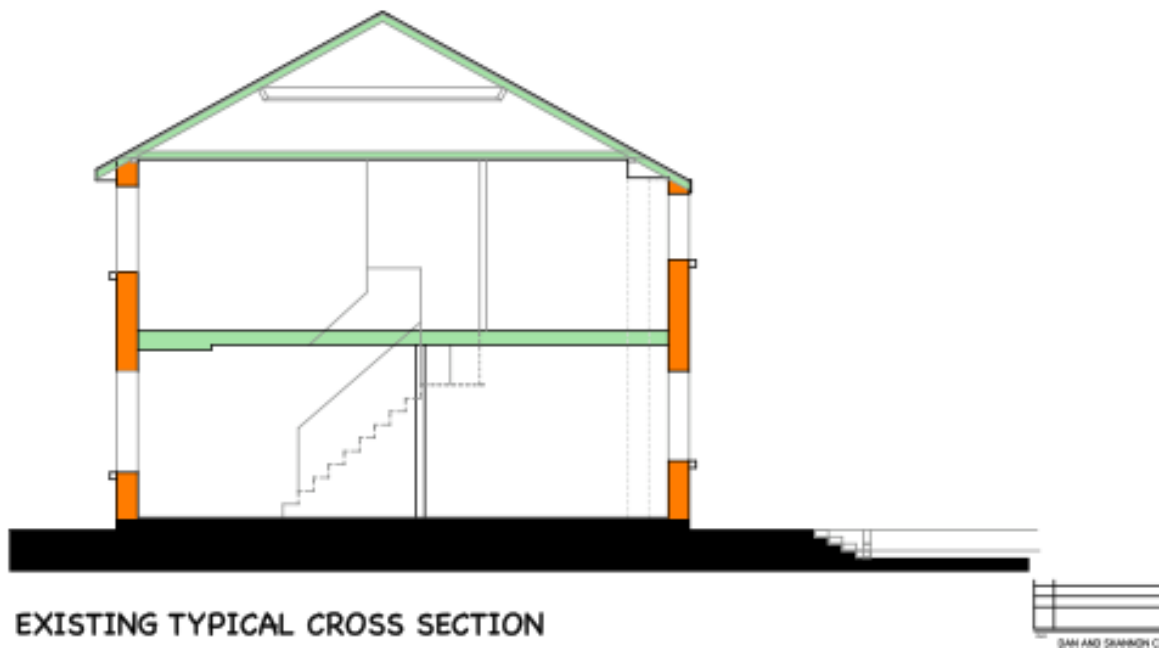
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



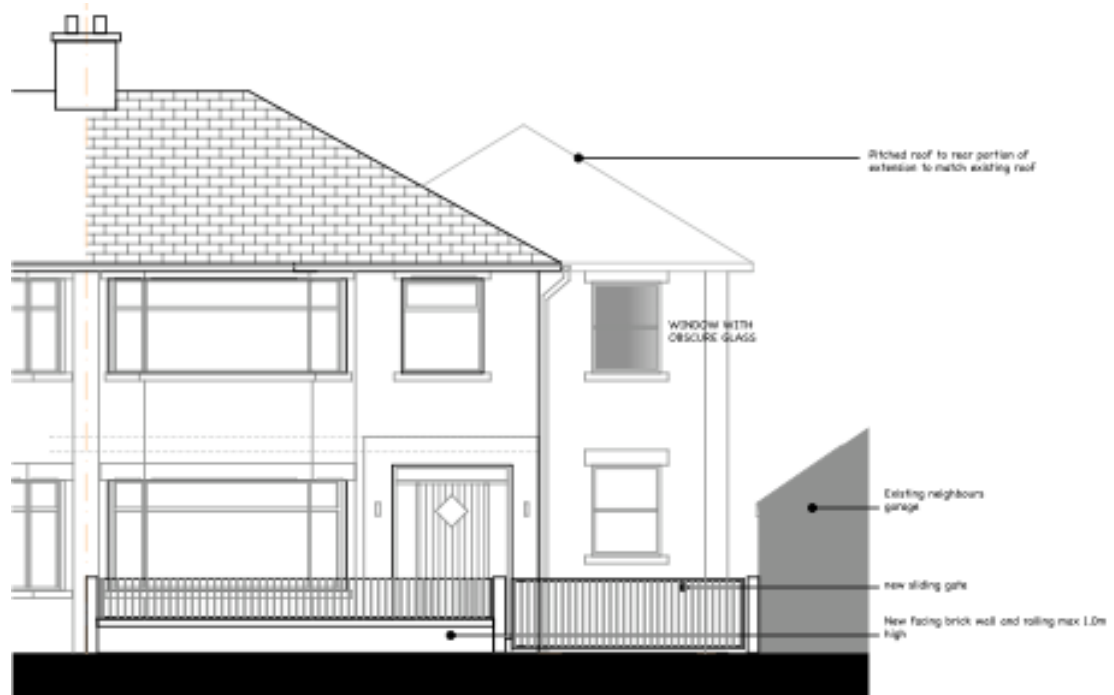
EXISTING SIDE ELEVATION



EXISTING TYPICAL CROSS SECTION

DAW AND SHANBON C

Proposed Elevations:



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

	PROPOSED SIDE ELEVATION (south facing) PROPOSED SIDE ELEVATION FROM ADJOINING NEIGHBOUR (north facing)
2.0	Characteristics of the Site and Area
2.1	The application relates to No. 1 Cricklewood Crescent, which comprises a semi-detached, 2-storey dwelling finished in red brick with a detached garage to the rear. To the front of the property is a gravel area with tarmac hardstanding, extending down the side of dwelling. To the rear of the site is an area of private amenity garden space, with the site benefitting from mature hedging to the south facing side boundary and the east facing rear boundary.
2.2	The prevailing character of the area is predominantly residential in nature of mainly semi-detached houses that are finished in brick with small front gardens and areas of hardstanding and amenity space to the rear. A number of dwellings in the vicinity have benefitted from side/rear/roofscape extensions of differing scales over a number of years.

3.0	Description of Proposal
3.1	The application seeks full planning permission for a side and rear 2-storey extension with part rear extension single-storey only. The extension would allow for interior reconfiguration to form a new kitchen/dining area and utility at ground floor level with a new bathroom, bedroom and en-suite at first floor level.
4.0	Planning Policy and Other Material Considerations
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035
4.2	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)
4.3	Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Other Policies Residential Extensions & Alterations Supplementary Planning Guidance (SPG) Creating Places (DfI)
4.5	Relevant Planning History There is no planning history relevant to this application.
5.0	Consultations and Representations
	Statutory Consultations
5.1	DfI Roads – No objection subject to condition.
5.2	Initially, DfI Roads considered that acceptable access and parking arrangements had not been demonstrated. Amended plans have since been received; DfI Roads have considered the amendments to the proposal and offer no objection.
5.3	Representations 13no. representations have been received from 2no. neighbouring properties, including one from a political representative on behalf of a neighbouring property. The issues raised are considered and addressed in full in the report.

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 below: • DES1 – Design • RD2 – Residential Extensions & Alterations • ENV2 and ENV3 – Mitigating and Adapting to Environmental Change • ENV5 – Sustainable Drainage Systems (SuDS) • TRAN6 – Access to public roads • TRE1 – Trees
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, other than policies that relate to Sprucefield, which remain contentious. Referral route
6.7	The application is referred to the Committee at the request of Councillor Murray, who refers to the representations from 54 Cricklewood Park in relation to issues including dominance, overlooking, overshadowing and loss of light.

	MAIN ASSESSMENT Key Issues
6.8	The key issues relevant to consideration of the application are: • Design and impact on the character of the area • Impact on neighbouring amenity • Road safety & car parking • Matters raised in representation Design and impact on the character of the area
6.9	Policy DES1 states that planning permission will be granted for new development that is of high quality, sustainable design that makes a positive contribution to placemaking by responding positively to local context and character.
6.10	Policy RD2 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.
6.11	Paragraph 4.1.1 of the Residential Extensions & Alterations Supplementary Planning Guidance (SPG) states that it is important that an extension or alteration does not upset the balance of a property, and that an extension or alteration should therefore be subordinate to the existing property in order to reduce the visual impact of the additional element and that ideally, the depth should be no greater than the depth of the side elevation of the existing property.
6.12	Paragraph 4.1.4 states that the council will expect extensions to be <i>i. Set back from the front of the house by 500mm; and</i> <i>ii. Set down from the existing roofline by 500mm; with</i> <i>iii. At least 1m separation from plot boundary in the case of side extensions.</i> This will allow sufficient space for maintenance and rear access and also limit the 'terracing effect'.
6.13	Paragraph 4.1.10 of the SPG states that a side extension is a practical way to extend a house, where there is sufficient space to do so, and provided that the proposed addition does not result in a negative impact on the street scene or on the amenity and privacy of neighbouring properties.
6.14	Paragraph 4.1.17 of the SPG states that rear extensions may not always be visible from the surrounding area, but care must be taken to ensure the design quality is of a high standard and that rear extensions do not detract from the original house. Care must therefore be taken with design and detailing; and the extension should be of an appropriate length, reflecting the scale, proportion and mass of the existing property.

6.15	The side extension is set back from the front of the existing dwelling by approx. 5.2m. It projects 2m in width at the front, with a total side length of approx. 7.8m. It projects out a further 0.3m where it aligns with the existing rear elevation of the property.
6.16	To the rear it measures a total of 8.3m wide at ground floor level. The single-storey element measures approx. 3m wide, 5.4m long and 2.8m high. The 2-storey element would be approx. 5.3m wide, approx. 5m high to the eaves and 7m to the ridge. It would be stepped down from the existing ridge by the recommended 500mm.
6.17	The footprint of the existing ground floor covers an area of approx. 48.5sqm, and existing first floor covers approx. 48.5sqm. These are proposed to increase to approx. 96.4sqm and 80.3sqm respectively; an increase of approx. 47.5sqm to ground floor and 31.5sqm to first floor.
6.18	The material finish of the extension is to be smooth render, with the single-storey element to be finished in brick where it faces the adjoining dwelling. The roof finish on the 2-storey element is to be slate to match existing, with a flat roof with rooflights on the single-storey.
6.19	A new front boundary treatment is proposed to enclose the front of the site, by way of a low facing brick wall with railing on top, sliding access gate and metal posts at a height of 1m.
6.20	Having due regard to the application site, neighbouring properties and the prevailing character of the local area, the proposal is considered to be subordinate to the existing dwelling for the following reasons.
6.21	It is sufficiently set back from the front elevation by a distance of 5.2m and would therefore not be considered imposing or dominant in the street-scene. The depth of extension, approx. 7.8m, is less than the existing side elevation, approx. 8.2m. The eaves height on the 2-storey element would match the existing, whilst its ridgeline would be lower by 500mm.
6.22	Whilst it would for the most part be finished in smooth render, it is well set back from the street and public views would be limited to the side elevation where one enters Cricklewood Crescent from Cricklewood Park. The visual primacy of the redbrick front elevation and portion of side elevation will ensure the overall balance and character of the street scene remain. The use of white render would also help soften and reduce the visual impact of the extension, distinguishing it clearly as an extension; whereas if it were finished in red brick this would increase the visual perception of the dwelling as a whole in terms of scale and mass. It is also noted that white render is a common finish used in residential extensions and would not in itself be considered harmful to residential character. The matching roof finish allows it to remain subordinate but complementary to the existing. Furthermore, it is accepted that precedent exists across the city within residential areas for extensions to be materially different, providing they are acceptably subordinate and complementary to the host dwelling.

6.23	Existing private amenity space is approximately 142sqm. This would reduce to approx. 111sqm as a result of this proposal. If the garage was not demolished, private amenity space would measure approx. 92.5sqm. Paragraph 5.19 of the Creating Places design guide states that back garden provision/private amenity space should be around 70sqm or greater, and anything less than 40sqm would be unacceptable. Sufficient private amenity space would therefore remain on the site.
6.24	By reason of its scale massing design and external material finish, the proposal is appropriate to the built form and appearance of the existing property and will not detract from the character of the area. For these reasons, the proposal is considered to comply with Policies DES1 (design) and RD2 (residential extensions and alterations), Residential Extensions & Alterations SPG and relevant provisions of the SPPS.
6.25	Impact on Neighbouring Amenity
6.26	Policy DES1 states that planning permission will be granted for new development that is of high quality, sustainable design that makes a positive contribution to placemaking by responding positively to local context and character, ensuring no undue effect on the amenity of neighbouring properties or public spaces by minimising the impact of overshadowing and loss of daylight and ensuring that on-site vehicle parking provision and movement and any external bin storage areas do not have a negative impact at street level.
6.27	Paragraph 7.3.20 of the justification and amplification of Policy RD2 states that proposals for residential extensions must not cause unacceptable harm to local character, environmental quality or residential amenity. Particular regard should be given to spacing between buildings and safeguarding of privacy.
6.28	Paragraph 4.1.10 of the SPG states that a side extension is a practical way to extend a house, where there is sufficient space to do so, and provided that the proposed addition does not result in a negative impact on the street scene or on the amenity and privacy of neighbouring properties.
6.29	Paragraph 4.1.17 of the SPG states that it is particularly important when considering rear extensions to safeguard against any significant negative impact on neighbouring amenity, ensuring privacy and light to neighbouring properties and minimising visual intrusion.
6.30	Paragraph 4.1.20 of the SPG states that care must also be taken to avoid overlooking and it is also preferable that side walls of extensions should be of a solid finish. Where windows facing a shared boundary are proposed, they will only be acceptable where it can be demonstrated that there will be no negative impact on the privacy of neighbours.
6.31	Paragraph 4.1.21 of the SPG states that the use of boundary screening or obscured glazing may be acceptable to mitigate. Paragraph 4.3.6 of the SPG states that the extent to which the potential problems may arise is usually

	dependent upon the separation distance, height, depth, mass and location of an extension and window positions.
6.32	Paragraph 4.3.18 of the SPG states that dominance (in the sense of being overbearing) is the extent to which a new development adversely impinges on the immediate aspect or outlook from an adjoining property. Neighbouring occupiers should not be adversely affected by a sense of being 'hemmed in' by an extension. This can often result from the construction of a large blank wall. Dominance can be increased when the neighbouring property is at a lower ground level to the development site. Loss of light is usually a consequence of dominance.
6.33	Paragraph 4.3.19 of the SPG further goes on to say that two-storey rear extensions to semi-detached and terraced dwellings are usually very prominent when viewed from adjoining dwellings and can dominate outward views from adjoining ground floor windows, appearing excessively large and overbearing. It is appropriate, however, to take account of the prevailing local environment.
6.34	The side elevation of the rear extension, which is on the boundary with 3 Cricklewood Crescent to the north, is single-storey and flat roof finish. The adjoining property has a single-storey rear return where it abuts the application property and comes out along the boundary for approx. 1.4m at a height of 2.6m to eaves. There is also a 2.1m high wall and further 1m high fence running along the northern boundary.
6.35	Whilst the single-storey element would break the 45 degrees angles test from the adjoining habitable window, it would not be considered to a detrimental level due to its orientation at the rear and being south-east facing; sufficient sunlight and daylight will remain to neighbouring habitable rooms. It is also noted that the 2-storey element does not break the 45 degrees angles test and there are no windows proposed on the north facing elevation at ground or first floor level and therefore there is no concern of overlooking, over and above the existing situation to no. 3 Cricklewood Crescent.
6.36	2no. windows are proposed at first floor level on the rear elevation, facing east, which would serve a bedroom. The separation distance between these and habitable windows on facing dwellings to the east would be between 17m and 18.5m. Whilst Creating Places recommends 20m separation, this is a guideline and all proposals must be assessed on their individual merits and taking account of all material considerations. In this instance, when considering the distances between other properties in the vicinity, the application plot size and neighbouring plot sizes, the proposed separation would not be dissimilar or out of keeping with existing character. A mature boundary hedge and tree are also located to the rear of the site which would significantly reduce the potential for overlooking of neighbouring amenity space and ground floor windows. A condition is attached to ensure that all trees, hedging and boundary treatments are retained, and subject to this, the council is satisfied that, on balance, the proposal would not cause demonstrable harm to neighbours to the east by way of overlooking or privacy.

6.37	The side elevation to the south is staggered and a separation distance of 1m from the boundary is achieved at all times. Due to the topography of the site, the boundary runs at an angle from west to east and the separation distance increases from 1m to 1.7m at its widest point towards the rear. This is in line with the SPG recommendation for a 1m separation distance to allow for maintenance, bin storage and to limit the terracing effect.
6.38	2no. first floor windows are proposed on this elevation, which, due to the orientation of the application site and neighbouring properties, face the rear garden of 54 Cricklewood Park to the south. A door and window are also proposed to replace an existing door and 2 no. windows at ground floor level.
6.39	As above, this elevation is located approx. 1m from the boundary, and due to the mature boundary hedging which provides adequate screening, the door and window at ground floor would not cause issues of overlooking. The boundary treatment will be conditioned to ensure their retention.
6.40	The 2 no. windows at first floor level will serve the main bathroom and en-suite, and these would be fitted with obscure, opaque glazing. A condition is attached to ensure that these are implemented and retained as such, and subject to this, there would be no issues of overlooking or impact on privacy to the south from these windows.
6.41	Building Research Establishment Guidelines - Site Layout Planning for Daylight & Sunlight states that 50% of a garden must receive 2 hours of sunlight on 21st of March. Having undertaken a calculation of sunlight hours on SunCalc.org, the council is satisfied that the host and all neighbouring gardens will still receive at least 2 hours of sunlight on 50% of their garden/outdoor amenity space in light of the proposed works.
6.42	Whilst the proposal would cast a shadow to the north, this would be limited to early afternoon, and sufficient light would remain to neighbouring dwellings. It would therefore not be considered dominant or at a level which would cause detriment to neighbouring amenity. Whilst the two-storey nature may increase the visual appearance of the rear element of the property, in the absence of any significant direct or consequential impact on neighbouring properties or amenity, it would be unreasonable to require further reduction or justify refusal of the application on this aspect.
6.43	For these reasons, and subject to conditions, the proposal would not harm the amenity of adjacent and nearby properties by way of loss of privacy, dominance, overshadowing/loss of light or loss of outlook at an unacceptable level.
6.44	The proposal is therefore considered to comply with Policies RD2 (residential extensions and alterations) and DES1 (principles of urban design), Residential Extensions & Alterations SPG and relevant provisions of the SPPS.

6.45	Road Safety & Car Parking Policy TRAN6 states that planning permission will be granted for a development proposal involving direct access, onto a public road where such access will not prejudice road safety or significantly inconvenience the flow of road users.
6.46	In line with DfI Creating Places & Parking Standards, a semi-detached house should have 1no. in-curtilage space provided, with provision for a total of 2.25no. car parking spaces, including on-street parking. According to Parking Standards the standard space requirements for a car is 2.4m x 4.8m. In line with this, there is sufficient space on site to accommodate the safe parking and manoeuvring of 2no. cars, with additional provision on street. DfI Roads have been consulted in relation to parking and access arrangements as the competent authority. Whilst concerns were initially, amended plans have since been received which DfI Roads has considered and now finds acceptable.
6.47	Car parking is considered conducive and ancillary to the use of the dwelling and the proposal, as now amended, is considered acceptable as per Policy TRAN6 (access to public roads) and relevant provisions of the SPPS. A condition is attached requiring implementation of access and parking arrangements as per the amended plans. Other Considerations
6.48	The proposal would not result in an unacceptable loss of 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. Sufficient amenity space remains on site having regard to the location of the property. Representations
6.49	A total of 13no. representations has been made on the application from neighbouring properties and from an elected politician on behalf of a neighbour. The issues raised are summarised and addressed as follows: Ground levels not accurate on existing plans: <i>The council clarified with the applicant/agent that the levels indicated are correct. Having conducted a site visit, officers are content that the plans as submitted present an accurate representation.</i> Formal request for site visit: <i>A site visit has been undertaken by the case officer to the proposal site and neighbouring properties.</i> Overdevelopment of the site: <i>The proposal has been assessed above under relevant planning policy, guidance and having regard for all material considerations. Sufficient amenity</i>

space and parking would remain on site; separation distances are considered acceptable; and the site is of sufficient size to accommodate the proposed extension without detriment to the application site or neighbouring properties.

- **Design of rear extension detracts from original house:**

The proposed design has been assessed against policy and, subject to appropriate conditions, is considered acceptable in this instance for the reasons noted above.

- **Visual dominance, scale & mass are not subordinate:**

The extension is considered subordinate for the reasons noted in this report. The proposed height, depth and separation distances to neighbouring properties meet the policy and guidance tests. It is set back from the front elevation, set down from the ridgeline, and suitable distances from boundaries are as required. The visual impact of the two-storey element does not in itself result in any consequential impact on neighbouring amenity.

- **Material finish not in keeping, upsets balance of street scene:**

The material finish has been considered above, and whilst it is acknowledged that the surrounding area is characterised by red brick, in this instance the extension is sufficiently set back from the street scene and is located predominantly to the rear. Public views would be limited to the side elevation where one enters Cricklewood Crescent from Cricklewood Park, and it is also noted that the roof finish will match the existing. The visual primacy of the redbrick front elevation and retained portion of the side elevation will remain, and as such the visual impact would not be considered detrimental to the overall balance of the wider street scene. Furthermore, it is noted that were the proposal to be finished in red brick, this may increase the visual perception of dwelling as a whole in terms of scale and mass. The proposal is not located within a conservation area or Area of Townscape Character, and white render is not an uncommon or unsuitable material for residential extensions. Precedent exists in residential areas for a variety of material finishes providing they are complementary to the host dwelling.

- **Impact on neighbouring amenity – loss of light, skyline views & overshadowing:**

The impact on amenity, including light levels and overshadowing has been assessed above. Whilst the single storey element fails the 45 degrees angles test to the north; owing to the site orientation, existing development and boundary treatment, this would be minimal and restricted to a small portion of the day. Sufficient daylight and sunlight levels will remain, in line with BRE guidelines. Whilst the proposal would be visible from neighbouring properties, the loss of views of the skyline from gardens or windows is not a protected under planning policy and is not material planning consideration.

	• Impact on neighbouring amenity – privacy/overlooking: <i>As assessed above, the side extension would not cause issues of overlooking. Ground floor level windows are screened by existing boundary treatment, which are conditioned to be retained in situ, and first floor side elevation windows will be conditioned to be obscure glazed as per the submitted plans.</i> • Health impacts due to loss of amenity: <i>The proposal has been assessed in regard to neighbouring amenity and will not cause undue detriment to existing amenity provision.</i> • Protection of hedging: <i>Alterations to existing hedges does not require planning permission, therefore an Arboriculture Report is not required in this instance. That being said, the proposal has been assessed as presented on the plans in regard to the site conditions, and all existing hedging and boundary treatments are conditioned to be retained to ensure adequate screening remains in situ. As per the condition, any boundary treatment that is removed during construction must be suitably replaced.</i> • Issues relating to parking, access provision & pedestrian safety: <i>As noted above, DfI Roads has been consulted and, having considered the amended plans, offers no objection. Subject to condition, the proposal complies with policy in regard to both parking and access arrangements. No concerns were raised in respect of road or pedestrian safety.</i> • Bin storage: <i>Bin storage and access have been assessed and are policy compliant.</i> • Issues with guttering: <i>This is not a material planning consideration in the assessment of this proposal.</i>
6.50	A concern was noted in respect of the initial submission, with issues raised over the level of set back from the front elevation. Amended plans have since been submitted and the set back as now proposed, approx. 5.2m; far exceeds the minimum requirement of 500mm, and for the reasons noted is found to be acceptable.
6.51	Having considered all relevant concerns noted in the representations, officers are satisfied that the proposal complies with planning policy and that there are no material considerations in this instance that would outweigh the above policy position or justify further amendments or refusal of planning permission.

7.0	Recommendation
7.1	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.
7.2	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.

DRAFT CONDITIONS:

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. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the first-floor windows on the proposed side elevation serving a bathroom and en-suite as indicated on drawing no's 08C, 10D & 11A shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties.

3. All trees, hedging and boundary treatments within the site and as indicated on the approved plans shall be retained unless shown on the approved drawings as being removed. Any trees or planting indicated on the approved drawings 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.

Reason: In the interests of residential amenity and to safeguard the privacy of neighbouring properties.

4. The vehicular access shall be provided in accordance with Drawing No.07C uploaded to the Planning Portal 6th May 2026, prior to the occupation of any other works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No.07C uploaded to the Planning Portal 6th May 2026 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure adequate provision has been made for parking within the site.

