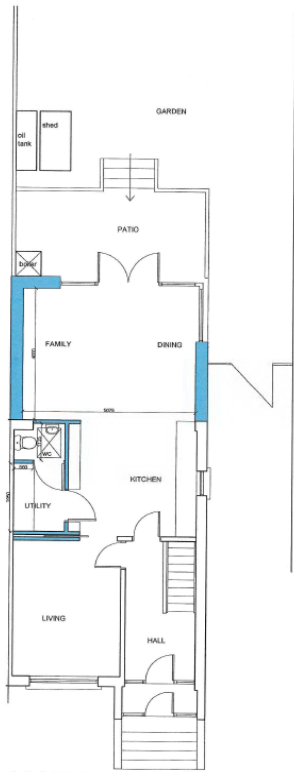
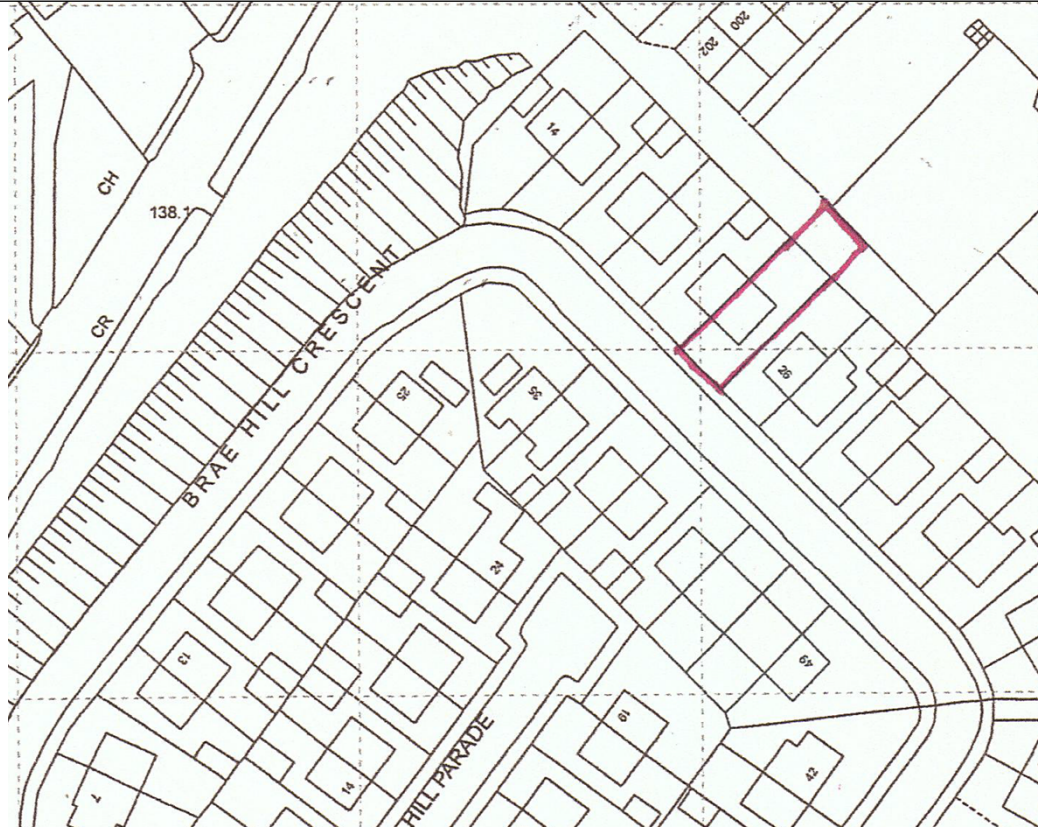


Development Management Officer Report Committee Application

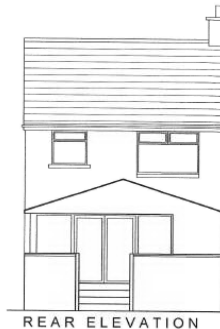
Summary	
Committee Meeting Date: 15 September 2015	Item Number:
Application ID: LA04/2015/0038/F	Target Date: 22 nd July 2015
Proposal: Proposed Single Storey Rear Extension	Location: 24 Brae Hill Crescent Belfast BT14 8FQ
Referral Route: Committee – Excluded from Scheme of Delegation as per point 3.92	
Recommendation:	Approval
Applicant Name and Address: B. Kingston C/O Agent	Agent Name and Address: Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY
Executive Summary: The application seeks full planning permission for the erection of a single storey extension to the rear of dwelling. The main issues to be considered in this case are: <ul style="list-style-type: none"> • The principle of development at this site; • Impact on neighbouring properties; <p>The principle of an extension to this residential dwelling is considered acceptable; the proposal has been assessed against Policy EXT 1 within the addendum to Planning Policy Statement 7: Residential Extensions and Alterations and meets the criteria.</p> <p>No objections have been received.</p> <p>Having had regard to the development plan, relevant planning policies and other material considerations, it is considered that the proposal is acceptable and is recommended for approval subject to conditions.</p>	
Signature(s):	

Case Officer Report

Site Location Plan



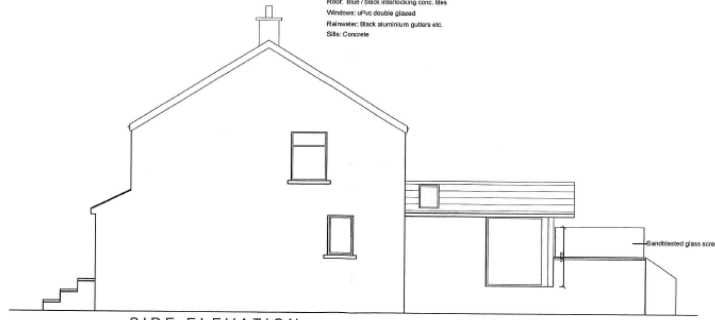
GROUND FLOOR PLAN PROPOSED



REAR ELEVATION

FINISHES SCHEDULE:
Walls: red brick to match existing
Roof: Blue/black interlocking tiles
Windows: UPVC double glazed
Rainwater: Black aluminium gutters etc.
Site: Concrete

AM
DI
DTP



SIDE ELEVATION

Consultations:		
Consultation Type	Consultee	Response
Representations:		
Letters of Support	None Received	
Letters of Objection	None Received	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Summary of Issues Assessment of acceptability of development in this location Impact of proposal on neighbouring properties		
Characteristics of the Site and Area		
1.0 Description of Proposed Development Erection of single storey extension to rear of dwelling.		
2.0 Description of Site 2.1 The site is a two storey semi detached dwelling finished in rustic brick and concrete roof tiles. The rear garden area of the site is currently laid out in concrete flag stones and is enclosed by timber fencing. The character of the surrounding area is residential with housing finished to the same style as site dwelling. The topography of the area is sloping with the road falling from east to west ensuring that the each semi detached block is at a different level to the neighbouring block. At the time of inspection work had commenced to the attached neighbouring dwelling for a similar single storey extension approved under Z/2014/1664/F.		
Planning Assessment of Policy and Other Material Considerations		
3.0 Site History 3.1 No other planning history on site		
4.0 Policy Framework 4.1 Belfast Metropolitan Area Plan 2015 4.1.1 The site is located within an area with no specific zoning 4.2 Planning Policy Statements 1-24 specify 4.2.1 First addendum to PPS 7 (Residential Extensions & Alterations)		
5.0 Statutory Consultees Responses 5.1 None		
6.0 Non Statutory Consultees Responses 6.1 None		
7.0 Representations 7.1 The application has been neighbour notified and advertised in the local press. No		

comments have been received.

8.0 Other Material Considerations

8.1 None

9.0 Assessment

9.1 The proposal is considered to be in compliance with the development plan.

9.2 The scale and massing of the proposed extension is considered to be acceptable to the rear of the host building. The materials to be used in the construction are to match the host dwelling. The extension being to the rear and constructed of similar materials will not detracted from the character of the surrounding area.

The proposed corner window within the extension and raised patio will not significantly impact on the amenity of the neighbouring property at no. 26. Amended plans were received which incorporate a sand blasted glass screen to prevent overlooking from the patio into the rear garden of no. 26. The screen together with the separation distance between the extension and the common boundary and the existing boundary treatment will prevent significant overlooking from the window.

The neighbour at no.26 has stated that she has no concerns with the proposal. The extension will not result in the loss of landscape features that contribute to the local environmental quality. Sufficient space will remain for domestic use and parking will be unaffected by the proposal.

9.3

Having considered the proposal against relevant policies and material considerations, as set out above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

10.0 Summary of Recommendation

10.1 Approval

11.0 Conditions

11.1 Standard time limiting condition and a condition to ensure the retention of the patio screen.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Approval

Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The screening, as detailed in approved drawing 04a, date stamped 27th July 2015, shall be installed within three months of the extension being substantially complete and shall be permanently retained.

Reason: To protect the amenity of neighbouring properties.

Signature(s)

Date:

ANNEX	
Date Valid	8th April 2015
Date First Advertised	8th May 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 22 Brae Hill Crescent Old Park Belfast The Owner/Occupier, 26 Brae Hill Crescent Old Park Belfast The Owner/Occupier, 37 Brae Hill Crescent, Old Park, Belfast, Antrim, BT14 8FQ, The Owner/Occupier, 39 Brae Hill Crescent, Old Park, Belfast, Antrim, BT14 8FQ,	
Date of Last Neighbour Notification	7th May 2015
Date of EIA Determination	
ES Requested	Yes
Planning History Ref ID: LA04/2015/0038/F Proposal: Proposed Single Storey Rear Extension Address: 24 Brae Hill Crescent, Belfast, BT14 8FQ, Decision: Decision Date: Ref ID: Z/1995/2746 Proposal: Environmental improvements Address: BENVIEW PARADE & BENVIEW AVENUE BELFAST BT14 Decision: Decision Date: Ref ID: Z/2014/1664/F Proposal: Proposed Single Storey Rear Extension Address: 24 Brae Hill Crescent Belfast BT14 8FQ Decision: Approval Decision Date: 21/04/2015	

Summary of Consultee Responses

N/A

Drawing Numbers and Title

Drawing No. 01
Type: Location Map
Status: Submitted

Drawing No. 02
Type: Block Plan
Status: Submitted

Drawing No. 04a
Type: Proposed plans and elevations
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Drawing No.
Type:
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department: