

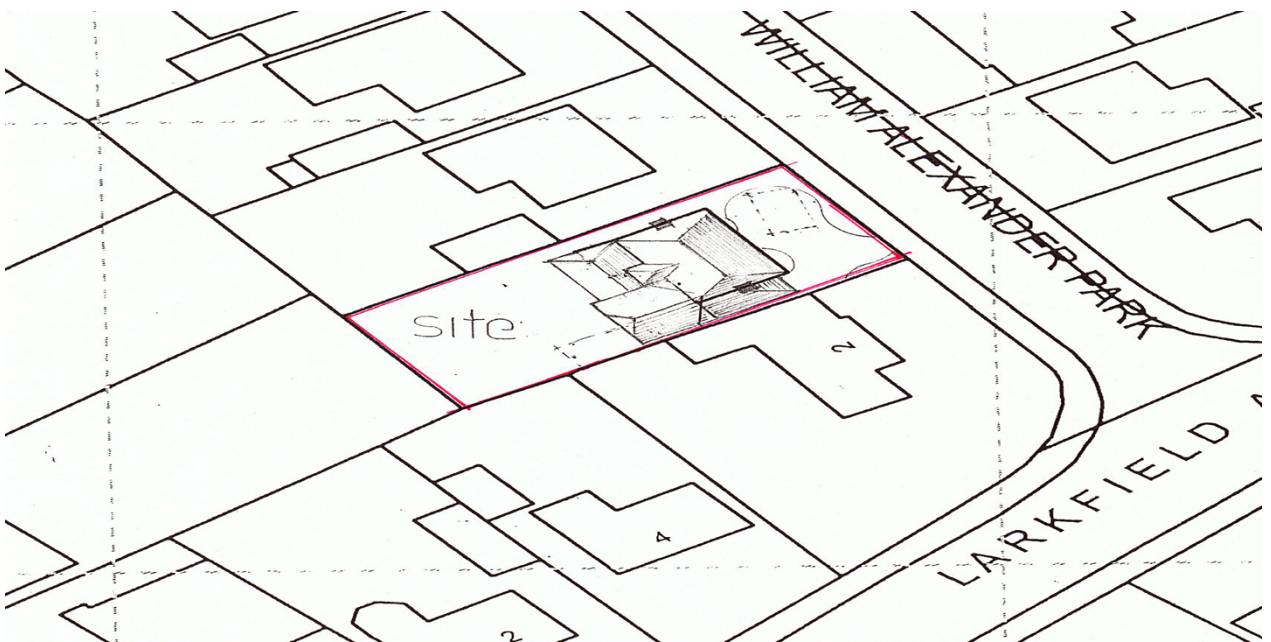
**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 15/12/2015	Item Number:
Application ID: LA04/2015/0780/F	Target Date:
Proposal: Two storey side and rear extension with alterations. Demolition of existing garage, proposed single storey side extension for storage and replacement of single storey flat roof with hip pitched roof to match main roof.	Location: 4 William Alexander Park Ballyfinaghy Belfast BT10 0LW
Referral Route: Applicant a member of staff within Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Mr & Mrs C Quinn 4 William Alexander park Ballyfinaghy Belfast BT10 0LW	Agent Name and Address: Michael O'Hare 1 Balmoral Drive Belfast BT9 6PD
Executive Summary: The application seeks permission for a two storey side and rear extension, demolition of existing garage and proposed single storey side extension and replacement of single storey flat roof with hip pitched roof to match existing. The main issues to be considered in this case are: <ul style="list-style-type: none"> • Impact of the proposal upon the character and appearance of the area and • Impact on the living conditions of neighbours. The proposal has been assessed against relevant planning policies including BMAP, SPPS and the addendum to planning policy statement 7. No objections/representations have been received. The proposal complies with relevant planning policy and is considered acceptable.	

Case Officer Report
Site Location Plan



Block Plan



Consultations: None

Consultation Type

Consultee

Response

Representations: None	
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 N/A	
Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for a two storey side and rear extension, demolition of existing garage and proposed single storey side extension and replacement of single storey flat roof with hip pitched roof to match existing.</p>
2.0	<p>Description of Site</p> <p>The existing site is located on William Alexander Park which lies west of the Upper Lisburn Road, Belfast. The site is rectangular in shape and comprises a two-storey red brick detached dwelling with a hipped roof. There is a tarmac area to the front to facilitate in-curtilage parking and a large amenity area (patio & lawn) to the rear. Boundary treatment of the site consists of a red brick wall to the front and vegetation to the rear and fencing to the side.</p> <p>The surrounding area is predominately characterised by residential use. Most properties within proximity of the site are detached houses set on reasonable sized plots with front and rear gardens.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2004/0392/F - 4 William Alexander Pk, Ballyfinaghy, Belfast, Northern Ireland, BT10 0LW Proposed granny flat to rear of existing dwelling. Approved 22/06/2004</p> <p>Z/1992/0692 - 2 William Alexander Park. BT10 Extension to dwelling including conservatory. Approved 10/09/1992</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015</p> <p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>Addendum to Planning Policy Statement 7 (PPS 7) Residential Extensions and Alterations</p>
5.0	<p>Assessment</p> <p>The proposal has been assessed against the relevant Policy Context as set out in</p>

the SPPS and the Addendum to PPS7. The Addendum to PPS7 states that planning permission will be granted where

- (a) The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area,
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents,
- (d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Design

The proposal is to the rear and side of a two storey detached dwelling. The proposal will significantly increase the size of the property. It is proposed to demolish the existing garage which is currently located to the rear of the dwelling. The proposed rear extension is two storey. The proposed side extension is single storey and extends to within 0.5m of the boundary of the neighbouring property at No 2 William Alexander Park. The property at No 2 William Alexander Park has a single storey extension to the side of the dwelling with a window on the front elevation and a window on the side elevation. The side elevation defines the boundary between Nos. 2 and 4 William Alexander Park. The window to the front of the extension serves an open plan living/ kitchen area while the window at the side is fitted with obscure glazing. It is noted that the side window is not the main window or the main source of light for the living accommodation.

The single storey element of the extension is proposed within 0.5m of the neighbouring extension at No. 2. The two storey proposed extension is set further back to the rear of the property. It is acknowledged that the proposal will reduce the amount of light entering the side window of No. 2 however given that under permitted development rights the owner of No 4 William Alexander Park could erect a wall 2m high along the boundary which would result in a similar impact in terms of reduced light to the side window the proposal is considered on balance to be acceptable.

The occupant of No.2 is aware of the impact of the proposal and raised no objections.

The extension is considered sympathetic with the built form of the existing property in terms of scale, massing, design and external finish. Proposed materials/finishes match those of the existing dwelling. The proposal maintains and does not detract from the overall character and appearance of the surrounding area. This is compliant with Criterion (a) of Policy EXT1 of the Addendum to PPS7.

Private Amenity Space:

A sufficient sized private amenity area will remain within the curtilage of the property to allow for domestic activities such as drying of clothes, storage of bins and recreational uses. Sufficient parking will be retained within the curtilage of the dwelling for the parking of two cars to the front. This element is compliant with

	<p>criterion (d) of Policy EXT 1 of the Addendum to PPS7.</p> <p>Privacy: None of the windows in the proposed extension present any overlooking issues. There are proposed windows and a door to the front elevation, windows proposed on the East side elevation and windows and a door proposed on the West side elevation of the extension. Screening is provided by the existing boundary treatments. The properties to the rear of the site will not be affected in terms of overshadowing or dominance. The proposed new windows will not result in any greater overlooking than the existing situation on the site. The proposal is therefore compliant with criterion (b) of Policy EXT 1 of the Addendum to PPS 7 in that it will not unduly affect the privacy of neighbouring properties.</p> <p>The proposed extension meets the angle test in relation to No. 2 and No.6 William Alexander Park therefore the proposal will not result in overshadowing or loss of light.</p> <p>Having taking all the factors into consideration I am satisfied that the proposal is compliant with all relevant policies and guidance.</p>
6.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Approval is recommended with conditions.</p>
7.0	<p>Conditions</p> <p>As required by Section 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: Time Limit.</p>
8.0	<p>Notification to Department (if relevant) Not required</p>
9.0	<p>Representations from Elected members: None</p>

ANNEX

Date Valid	30th July 2015
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Date First Advertised	21st August 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 William Alexander Park Ballyfinaghy Belfast The Owner/Occupier, 14 The Hawthorns Ballyfinaghy Finaghy The Owner/Occupier, 16 The Hawthorns Ballyfinaghy Finaghy The Owner/Occupier, 2 Larkfield Avenue Ballyfinaghy Belfast The Owner/Occupier, 2 William Alexander Park Ballyfinaghy Belfast The Owner/Occupier, 3 William Alexander Park Ballyfinaghy Belfast The Owner/Occupier, 4 Larkfield Avenue Ballyfinaghy Belfast The Owner/Occupier, 4 William Alexander Park Ballyfinaghy Belfast The Owner/Occupier, 5 William Alexander Park Ballyfinaghy Belfast The Owner/Occupier, 6 William Alexander Park Ballyfinaghy Belfast	
Date of Last Neighbour Notification	19th August 2015
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site Location Plan 02 – Site Layout and Block Plan 03 – Existing Layouts and Elevations 04 – Proposed Layouts and Elevations	
Notification to Department (if relevant) Date of Notification to Department: Not required Response of Department: N/A	