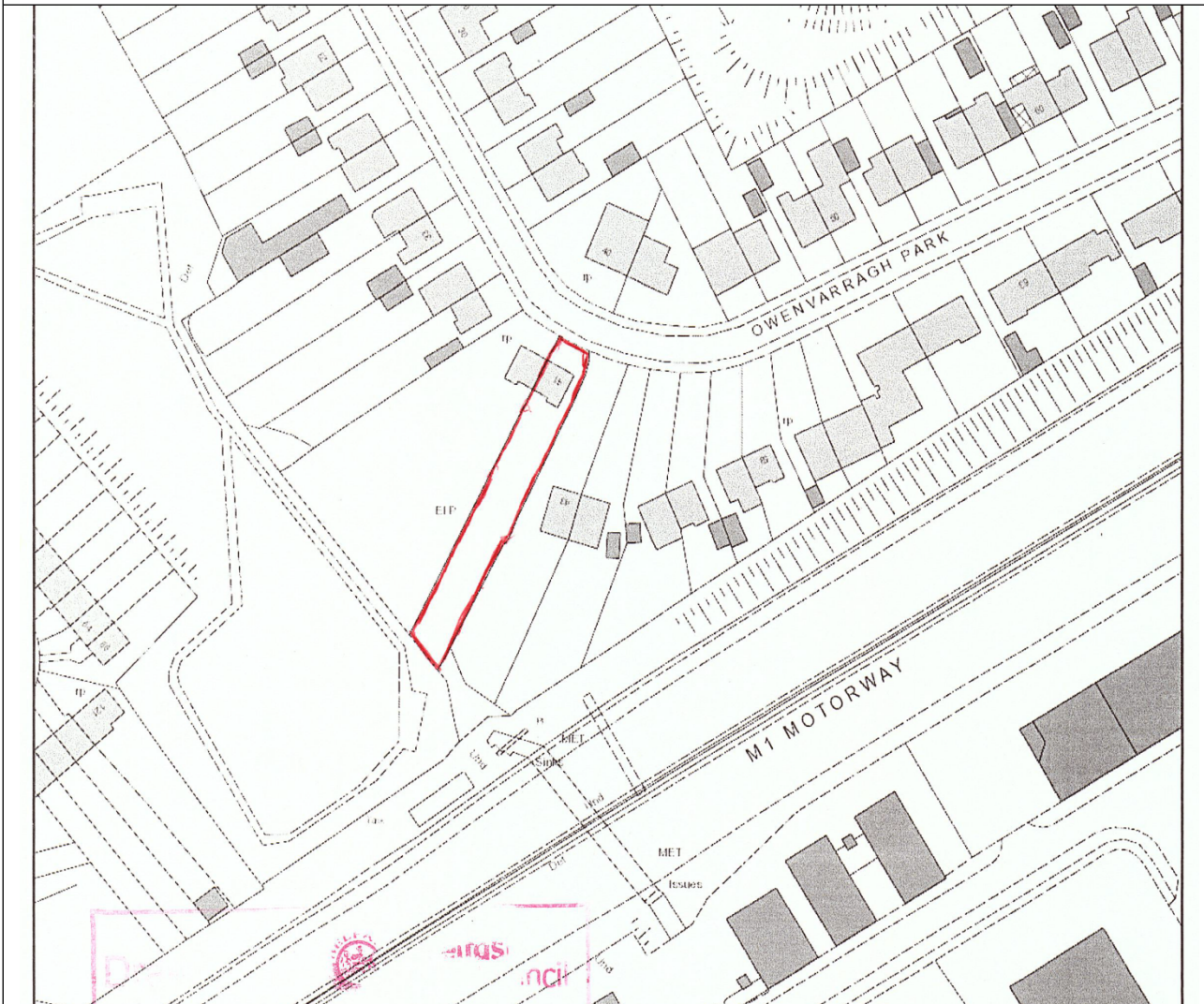


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 April 2016	
Application ID: LA04/2016/0314/F	
Proposal: Two storey rear extension.	Location: 41 Owenvarragh Park Belfast BT11 9BE
Referral Route: Belfast City Council Employee	
Recommendation:	Approval
Applicant Name and Address: Declan Hasson 41 Owenvarragh Park Belfast BT11 9BE	Agent Name and Address:
<p>Executive Summary: The application seeks permission for a two storey rear extension</p> <p>The main issues to be considered are:</p> <ul style="list-style-type: none"> • If the proposal sympathetic to the existing built form • If the proposal unduly affects the amenity of neighbouring residents <p>The proposed extension is considered acceptable and unlikely to adversely impact on the existing built form or amenity of neighbouring properties</p> <p>No objections were received.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

Planning permission is sought for a two storey extension to the rear of property

2.0 Description of Site

The site is located at 41 Owenvarragh Park, Belfast and contains a two storey semi detached dwelling with red/brown brick finish with dark slate roof. The front of the property contains a small landscaped area bounded by a one metre high wall; a hard surfaced drive way leads to the rear. The rear of the site contains a paved area immediately in front of the property leading to a long garden measuring approximately 50m which sits at a lower level. The garden is bounded by large mature trees and hedging.

The site is located within the development limits of Belfast, it is largely a residential area characterised by two storey semi detached and detached dwellings.

Planning Assessment of Policy and other Material Considerations	
3.0	Site History None Relevant
4.0	Policy Framework
4.1	Regional Development Strategy Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The relevant policy consideration for this proposal is Addendum to Planning Policy Statement 7-Residential Extensions and Alterations with particular regard to EXT 1.
9.2	The proposed extension is two storeys and located entirely to the rear, the single storey element will measure 5.8m in length, 5.8m in width and 2.3 metres to the eaves. The two storey element will measure 2.3m in length, 5.8m in width and 4.8m to the eaves. The proposal will therefore appear subordinate to the host building and will not dominate the character of the existing property.
9.3	The design of the extension ties in with host building and all finishes match the existing. The proposal therefore compliments the host building and is sympathetic with the neighbouring properties and the built form; it will not detract from the appearance and character of the surrounding area.
9.4	The angles guidance test as outlined in PPS 7 Addendum has been applied in relation to No. 39 Owenvarragh Park. The 45 degree test for the two storey element has been met however the 60 degree test for the single storey element has been slightly breeched. The single storey extension will be stepped down following the topography of the garden, as such this will appear less dominant when viewed from the neighbouring property and will not have a detrimental impact on residential amenity in terms of loss of light.
9.5	A number of new windows are proposed on the south eastern elevation; three on the ground floor, one of which will be an obscure bathroom window and two kitchen windows, one new first floor window is proposed which will be an obscure bathroom window. The

9.6	<p>neighbouring property at No. 43 sits back from No.41 by approximately 15m; it is therefore considered that the new windows will not propose any overlooking issues.</p> <p>It is considered that the proposal will not cause any overlooking, dominance or overshadowing and loss of light will not be a significant issue, there will be little impact on residential amenity and the proposal will not cause any unacceptable damage to landscape features.</p>
9.7	<p>There will be ample remaining space to the rear of the property for recreational purposes and the storage of bins etc The proposal will have no effect on current parking arrangements.</p>
10.0	Summary of Recommendation: Approval
11.0	<p>Conditions/Reasons for Refusal</p> <ol style="list-style-type: none"> 1. Time limits for commencement

ANNEX	
Date Valid	8th February 2016
Date First Advertised	4th March 2016
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 39 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BE, The Owner/Occupier, 40 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BE, The Owner/Occupier, 42 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BE, The Owner/Occupier, 43 Owenvarragh Park, Ballydownfine, Belfast, Antrim, BT11 9BE,	
Date of Last Neighbour Notification	1st March 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History None Relevant	
Summary of Consultee Responses N/A	
Drawing Numbers and Title 01 – Site Location Plan 02 – Elevations and block plans	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department:	
Representation from elected member: None	