

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2016/0394/F	
Proposal: Demolition of existing single storey return and development of single storey extension to provide dining/lounge	Location: 15 Mount Merrion Park Belfast
Referral Route: Applicant's partner is a member of staff of the Council	
Recommendation:	Approval
Applicant Name and Address: Mr B Cassin 15 Mount Merrion Park Belfast BT6 0GA	Agent Name and Address: Knox and Clayton 2a Wallace Avenue Belfast BT27 4AA
<p>Executive Summary:</p> <p>The application seeks planning permission for a single storey rear extension.</p> <p>Area Plan The site is unzoned 'whiteland' and does not fall within a designated area (ATC or Conservation Area)</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> • Impact of the proposal upon the character and appearance of the area, • Design of the proposal; and • Impact on the residential amenity of neighbours. <p>The proposal has been assessed against relevant planning policies and guidance including BMAP, SPPS and the addendum to Planning Policy Statement 7. The proposed alterations are considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>Rivers agency was consulted on the application and offered no objection.</p> <p>It is recommended that the application is approved subject to conditions as set out in the case officer report.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Rivers Agency	Content

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

- Impact of the proposal upon the character and appearance of the area,
- Design of the proposal; and
- Impact on the residential amenity of neighbours.

Characteristics of the Site and Area

The site is a two storey semi detached property finished in red brick and hipped tiled roof. To the front of the dwelling there is a two storey bay feature. There is an existing single storey rear return and detached garage towards the rear of the site. Access to the garage is through a tarmac driveway to the front and side of the dwelling. Boundary treatment to the front and side of the dwelling consists of a 1metre wall and fencing. To the rear of the dwelling there is a 1.5 metre boundary wall separating the adjoining

neighbouring property. The remainder of the rear boundary consists of a boundary fence. The area is a predominately residential area.

Planning Assessment of Policy and Other Material Considerations

The key issues to be considered are:

- Impact of the proposal upon the character and appearance of the area,
- Design of the proposal; and
- Impact on the residential amenity of neighbours.

Planning Assessment of Policy and Other Material Considerations

Site History - none

Consultations – Rivers Agency, offered no objection to the proposal

BMAP

The development is compliant with the area plan in terms of being development within the development limits.

SPPS

Under the SPPS, the guiding principle in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The proposal has been assessed against and complies with relevant policy and guidance as set out below and will not adversely impact on residential amenity or the character of the area.

The proposal is assessed against the Addendum to PPS 7: Policy EXT 1 Residential Extensions and Alterations

Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

(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. The proposed extension is considered to be appropriate in size and scale and will not adversely impact the character and appearance of the area. The proposal will be finished in materials to match the existing dwelling. The proposal is therefore considered sympathetic to the existing built form.

(b) The proposal does not adversely affect the privacy or amenity of neighbouring residents.

The proposed single storey extension will not present any privacy issues as all windows on the proposed extension will look into the remainder of the rear garden. The proposal includes the moving of one window at ground floor level on the existing gable. It is considered that this will not present any privacy issues as the existing window is being moved and there will not be a new window introduced.

As per paragraph A37 of the Addendum to PPS7 an angle test was carried out. The proposal does not meet the angle test by a minimal amount. It is considered that the

proposal will not adversely impact the adjoining neighbouring property to an unacceptable degree.

(c) The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; this is the case with this proposal.

(d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles; there will be minimal loss of space for recreational and domestic purposes. The dwelling is located on a large rectangular site and it is therefore considered that there is sufficient space remaining for recreational and domestic purposes.

No objections to the proposal were received.

For the above reasons I recommend that the proposal is approval.

Neighbour Notification Checked

Yes

Summary of Recommendation: Approval with Conditions

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 materials to be used in the construction of the external surfaces of the extension hereby permitted, shall match those of the existing dwelling.

Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the existing dwelling.

Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Representation from an Elected Member: None

ANNEX	
Date Valid	19th February 2016
Date First Advertised	11th March 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 13 Mount Merrion Park, Ballymaconaghy, Belfast, Down, BT6 0GA, The Owner/Occupier, 16 Mount Merrion Park, Ballymaconaghy, Belfast, Down, BT6 0GB, The Owner/Occupier, 17 Mount Merrion Park, Ballymaconaghy, Belfast, Down, BT6 0GA, The Owner/Occupier, 18 Mount Merrion Park, Ballymaconaghy, Belfast, Down, BT6 0GB, The Owner/Occupier, 2 Cheltenham Gardens, Ballynafoy, Belfast, Down, BT6 0HS	
Date of Last Neighbour Notification	10th March 2016
Date of EIA Determination	
ES Requested	No
Planning History None	
Summary of Consultee Responses No objection	
Drawing Numbers and Title	

Drawing No. 01
Type: Site Location
Status: Submitted

Drawing No. 02B
Type: Proposed Plans and Elevations
Status: Submitted

Drawing No. 03
Type: Existing Plans and Elevations
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department: N/A
Response of Department: N/A