

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 14<sup>th</sup> June 2016</b>	
<b>Application ID:</b> LA04/2016/0816/F	
<b>Proposal:</b> Two storey rear extension. Relocation of side window.	<b>Location:</b> 12 Earlswood Road Belfast BT4 3DY
<b>Referral Route:</b> Applicant's mother is a BCC employee	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Mr D McDowell and Ms M Bateson Courtyard Apartment 8 The Mill Village Comber BT23 5GR	<b>Agent Name and Address:</b> Quarry Design Studio 26A Tudor Oaks Holywood BT18 0PA
<b>Executive Summary:</b>  The application seeks full planning permission for a two storey rear extension and relocation of a side window.  The key issues are: <ul style="list-style-type: none"> <li>• the effect of the proposal upon the character and appearance of the area:</li> <li>• on the living conditions of neighbours: and</li> <li>• impact on the character and appearance of the Area of Townscape Character.</li> </ul> The proposal complies with policy and guidance and no objections have been received.  It is recommended that this application be approved with the attachment of conditions.	

## Case Officer Report

### Site Location Plan



#### Consultations:

Consultation Type	Consultee	Response
	None	

#### 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

The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours and impact on the character and the appearance of the Area of Townscape Character.

## **Characteristics of the Site and Area**

### **1. Description of Proposed Development**

The proposal is for full planning permission for a two storey rear extension. The extension is to be finished in a smooth render painted light grey with the first floor element of the extension finished in a light grey rock panel cladding. The ground floor element of the extension is to be a flat roof with the first floor roof being angled patent glazing. The windows and doors of the dwelling are to be aluminium framed in a gunmetal grey.

### **2. Description of Site**

The site is located at 12 Earlswood Road, Belfast. The dwelling is two storey semi-detached dwelling located in a residential area. The dwelling is finished in a rough render painted white with a pitched roof covered in natural slate. The area is characterised by two storey semi-detached dwellings of similar design and finishes with gardens and incurtilage parking. A concrete block garage is located in the western corner of the site.

## **Planning Assessment of Policy and Other Material Considerations**

### **3.0 Site history**

3.1 None

### **4.0 Policy Framework**

4.1 Regional Development Strategy

4.2 Belfast Metropolitan Area Plan 2015

4.3 Strategic Planning Policy Statement for Northern Ireland (SPPS)

4.4 Addendum to Planning Policy Statement 6: Areas of Townscape Character

4.4 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 The application has been neighbour notified and advertised in the local press. No representations have been received.

### **8.0 Other Material Considerations**

8.1 None

### **9.0 Analysis**

9.1 The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours and impact on the character and the

appearance of the Area of Townscape Character.

9.2 The site is located within the settlement development limit for Belfast as designated by the Belfast Metropolitan Area Plan 2015. The site is located within a suburban residential area characterised by two storey semi detached dwellings located with an Area of Townscape Character ( Ref:BT 015 Belmont). To the south is the Upper Newtownards Road, an Arterial Route which is characterised by shopping and commercial units.

9.3 Under the SPPS, the guiding principle for planning authorities 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. It is deemed that this proposal will not result in demonstrable harm to the residential amenity of neighbours.

9.4 In respect of the scale, massing, design and external materials of the proposal, the extension is considered to be sympathetic with built form, character and appearance of the existing dwelling and will not detract from the appearance and character of the surrounding area. The extension is subordinate to the existing dwelling and is acceptable complying with policy EXT 1 of the Addendum to Planning Policy Statement 7 and Policy ATC2 of PPS6.

9.4 In terms of overshadowing the proposal meets the 45 degree angle test at first floor level and the 60 degree angle test at ground floor level therefore overshadowing is unlikely to result.

9.5 In respect of overlooking no additional windows are proposed at first floor level. The proposed ensuite at first floor level is proposed to have an angled patent glazed roof. Therefore overlooking from first floor level will not result from this proposal. At ground floor level the existing window is to be extended to become a floor to ceiling window in the side elevation of the kitchen however this is screened by an existing 1.8m (approx) close boarded timber fence which defines the boundary between the site and neighbouring property no.14 Earlswood Road. One additional window is proposed in the side elevation closest to no.14 located towards the rear elevation of the proposed extension as glazing is to extend to the side elevations. As this glazing is at ground floor level and with the existing boundary treatments to remain the proposal will not result in overlooking.

9.6 The proposal will not result in the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to the local environmental quality.

9.7 Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

9.8 Taking all factors into consideration on balance, the proposal is considered acceptable and planning permission is recommended.

**Neighbour Notification Checked**

Yes

**Summary of Recommendation:**

Taking all factors into consideration on balance, the proposal is considered acceptable and planning permission is recommended.

**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 be as per drawing 03 bearing the Belfast Planning Service date stamp 19<sup>th</sup> April 2016.

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

**Informatives**

1. 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.

2. 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.

<b>ANNEX</b>	
<b>Date Valid</b>	19th April 2016
<b>Date First Advertised</b>	6th May 2016
<b>Date Last Advertised</b>	N/A
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 10 Earlswood Road, Strandtown, Belfast, Down, BT4 3DY, The Owner/Occupier, 14 Earlswood Road, Strandtown, Belfast, Down, BT4 3DY, The Owner/Occupier, 344 Upper Newtownards Road, Strandtown, Dundonald, Down, BT4 3EX, The Owner/Occupier, 346 Upper Newtownards Road, Strandtown, Dundonald, Down, BT4 3EX, The Owner/Occupier, 348 Upper Newtownards Road, Strandtown, Dundonald, Down, BT4 3EX, The Owner/Occupier, 5 Earlswood Road, Strandtown, Belfast, Down, BT4 3DY, The Owner/Occupier, 7 Earlswood Road, Strandtown, Belfast, Down, BT4 3DY,	
<b>Date of Last Neighbour Notification</b>	12th May 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Planning History</b>  None	
<b>Summary of Consultee Responses</b>  None	
<b>Drawing Numbers and Title</b>  Drawing No. 01 - Site location and block plan Drawing No. 02 - Existing floorplans and elevations Drawing No. 03 - Proposed floorplans and elevations	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: N/A Response of Department: N/A	