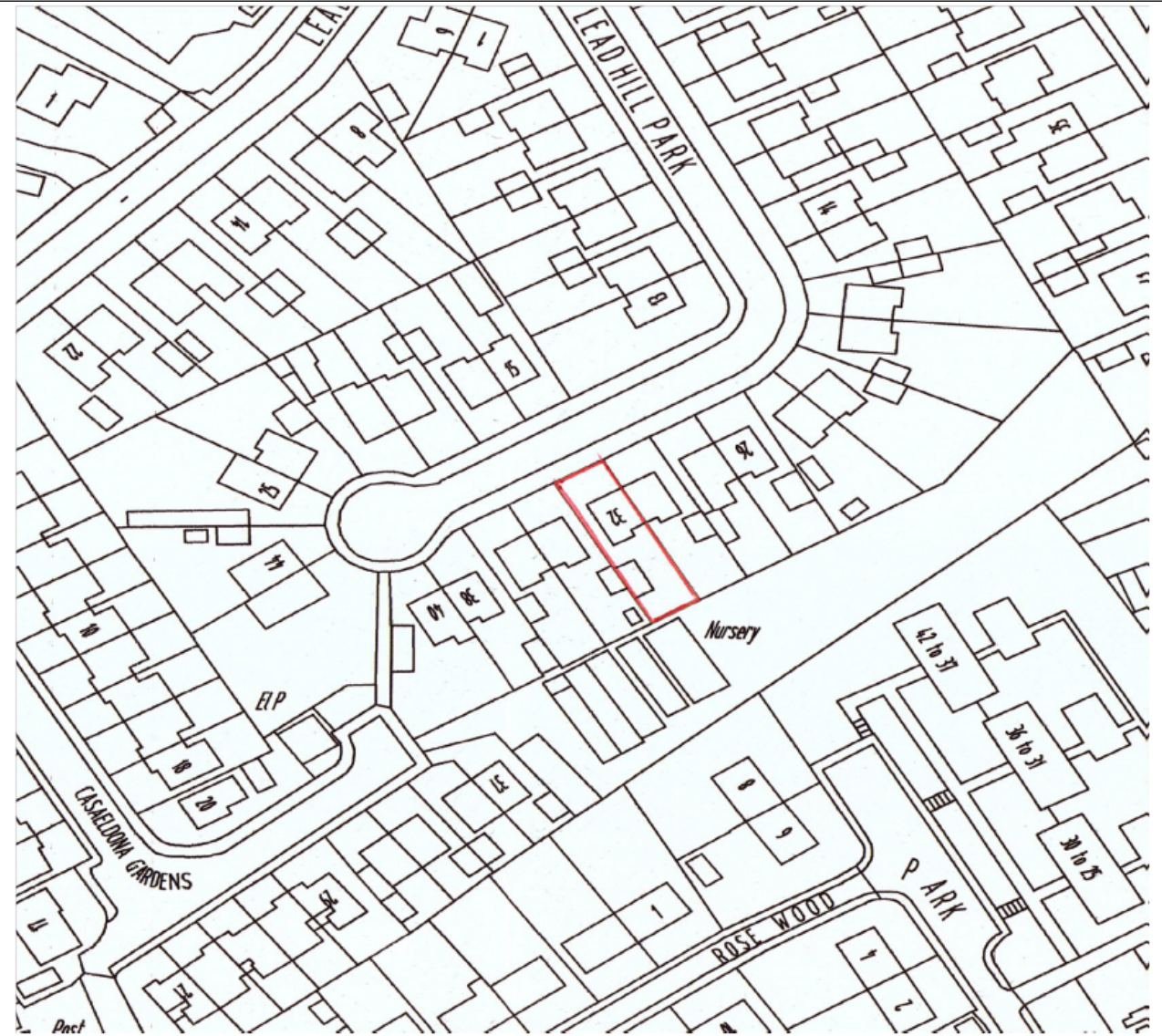


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 71
Application ID: LA04/2016/0815/F	
Proposal: Single storey extension to rear of dwelling.	Location: 32 Leadhill Park Belfast BT6 9RW
Referral Route: Applicant is BCC employee	
Recommendation:	Approval
Applicant Name and Address: Sharon Long 32 Leadhill Park Belfast BT6 9RW	Agent Name and Address: Tony McCoey 3 Thirlmere Gardens Belfast BT15 5EF
<p>Executive Summary:</p> <p>This application seeks full planning permission for a single storey rear extension</p> <p>The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours.</p> <p>The proposal has been assessed against relevant policy and guidance and is considered to comply with policy. It is recommended that the application is approved subject to standard time limit condition.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
	None	N/A

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.

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The proposal is for full planning permission for a single storey rear extension. The extension is to be finished in clay facing brick, concrete roof tiles, white PVC windows and doors and white PVC rainwater goods all to match the existing dwelling. On the rear elevation patio doors are proposed and one window on the south western elevation and one roof light.</p>
2.0	<p>Description of Site</p> <p>The site is located at 32 Leadhill Park, 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 hipped roof covered in concrete roof tiles. The area is characterised by two storey semi-detached dwellings of similar design and finished with gardens and incurtilage parking. A garage is located in the south western boundary of the site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>3.1 None</p>
4.0	<p>Policy Framework</p> <p>4.1 Regional Development Strategy</p> <p>4.2 Belfast Metropolitan Area Plan 2015</p> <p>4.3 Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <p>4.4 Addendum to Planning Policy Statement 7: Residential extensions and alterations.</p>
4.1	<p>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 suburban residential area characterised by two storey semi detached dwellings located on 'white land' (not zoned for any specific land use).</p>
4.2	<p>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.</p>
5.0	<p>Assessment</p>
5.1	<p>The proposal is considered to be in compliance with the development plan.</p>
5.2	<p>5.2.1 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</p>

	<p>subordinate to the existing dwelling and is acceptable complying with policy EXT 1 of the Addendum to Planning Policy Statement 7.</p> <p>5.2.2 In terms of overshadowing the proposal marginally misses the 60 degree angle test at ground floor level. However considering this along with the sun path rising in the east and setting in the west, it is considered that no.30 may lose some evening sun however not to an unacceptable degree.</p> <p>5.2.3 In respect of overlooking no windows are proposed on the side elevation of the proposed extension adjacent to no 30 Leadhill Park. One window is proposed on the south western (side) elevation of the proposed rear extension, however given the separation distance between it and no.34 Leadhill Park, the existing boundary treatment of a 1.8m (approx) close boarded timber fence and that no.34 sits at an elevated level to the site overlooking from this additional window shall not result. On the rear elevation patio doors are proposed. To the south of the site a nursery (plants) and with the existing boundary treatment shall not result in overlooking.</p> <p>5.2.4 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.</p> <p>5.2.5 Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.</p>
<p>5.3</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
<p>6.0</p>	<p>Summary of Recommendation: Approval</p> <p>The proposal complies with the relevant planning policies and planning permission is recommended.</p>
<p>7.0</p>	<p>Conditions:</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. The materials to be used in the construction of the external surfaces of the extension hereby permitted, shall match those of the existing building as per drawing 02 bearing the Belfast Planning Service date stamp 25th April 2016</p> <p>Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the existing dwelling.</p> <p>Informatives</p>

	<p>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.</p> <p>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.</p>
8.0	Notification to Department (if relevant): N/A
9.0	Representations from Elected members: None

ANNEX	
Date Valid	25th April 2016
Date First Advertised	6th May 2016
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 15 Lead Hill Park, Castlereagh, Belfast, Down, BT6 9RW, The Owner/Occupier, 17 Lead Hill Park, Castlereagh, Belfast, Down, BT6 9RW, The Owner/Occupier, 30 Lead Hill Park, Castlereagh, Belfast, Down, BT6 9RW, The Owner/Occupier, 34 Lead Hill Park, Castlereagh, Belfast, Down, BT6 9RW, The Owner/Occupier, 39 Casaeldona Gardens, Belfast, BT6 9RQ	
Date of Last Neighbour Notification	1st June 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History None	
Summary of Consultee Responses None	
Drawing Numbers and Title	

Drawing No. 01

Type: Site Location, Block Plan & Existing Elevation & Floor Plans

Drawing No. 02

Type: Proposed Elevations & Floor Plans

Notification to Department (if relevant) N/A