

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number:7o
Application ID: LA04/2016/1233/F	
Proposal: Single storey rear extension	Location: 21 Sandhill Parade Belfast BT5 6FG
Referral Route: Belfast City Council member of staff application.	
Recommendation:	Approval
Applicant Name and Address: Paula Stewart 21 Sandhill Parade Belfast BT5 6FG	Agent Name and Address: MBA Design Services 52 Lansdowne Park Belfast BT15 4AG
<p>Executive Summary:</p> <p>The application seeks permission for a single storey rear extension to an existing dwelling.</p> <p>Area Plan: The site does not fall within a designated area.</p> <p>The key issue to be considered are:</p> <ul style="list-style-type: none"> • The effect on character and appearance • Design of the proposal • Impact on amenity <p>The area conforms to the area plan zoning and planning policy. The proposed extension is considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>No consultations were necessary.</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

- 1.1 Single storey extension to rear.

2.0 Description of Site

2.1 The site is a two storey semi detached dwelling finished in black and white dashed render located at 21 Sandhill Parade. The dwelling has a pitched roof finished in brown roof tiles. To the front of the dwelling there is a small garden space and shared driveway providing off street parking to the side. The front boundary treatment consists of 1 metre boundary fence. There is a 1.5 metre wall and fence separating the adjoining property to the front. To the rear of the dwelling there is a substantial grassed area with mature hedges separating the neighbouring property and a 2 metre fence and mature trees separating the site from the adjoining property. The area is predominately a residential area.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

- 3.1 None

4.0 Surrounding Site history

4.2 Z/2008/1393/F – 23 Sandhill Parade. Permission granted for the erection of 2 storey rear extension, attic conversion and new rear/side garage with garden shed.

5.0 Policy Framework

- 5.1 Belfast Metropolitan Area Plan 2015
 - 5.1.1 Zoned as white land
- 5.2 Strategic Planning Policy Statement for Northern Ireland
 - 5.2.1 Good Design Paras. 4.23-4.30
- 5.3 Addendum to PPS 7: Residential Extensions and Alterations.
 - 5.3.1 Policy EXT 1

6.0 Statutory Consultees Responses

- 5.1 None

7.0 Non statutory consultees responses

- 7.1 None

8.0 Representations

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

9.0 Assessment

Character and appearance

The proposal is considered to be in compliance with good design paragraphs within the Strategic Planning Policy Statement for Northern Ireland which seeks to ensure good design. The proposed extension will not adversely impact the character and appearance of the surrounding area.

The design of the proposal is considered to be sympathetic with the built form and appearance of the existing property and will not detract from the appearance of the surrounding area. The scale of the proposal is considered to be in keeping with the existing dwelling on site and with surrounding neighbouring properties.

Design

The high quality design and finish of the proposal is considered to be compliant with the addendum to PPS7 where high quality design is encouraged and will afford appropriate protection of the surrounding area.

The proposal complies with Policy EXT1 of the Addendum to PPS7 in that 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.

Materials used for the proposed extension are to match the existing dashed render of the dwelling.

Impact on amenity

The proposal will not unduly affect the privacy or amenity of neighbouring residents. There is substantial mature planting at the boundary to neighbouring dwellings. Although there are windows on the proposed extension which face the neighbouring property, the boundary treatment and mature hedges are sufficient enough to maintain the privacy of the neighbouring amenity area.

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

There is sufficient space remaining within the curtilage of the property for recreational and domestic purposes including parking and the manoeuvring of vehicles.

As per paragraph A37 of the Addendum to PPS7 an angle test has been carried out. The proposal meets the angle test and is therefore considered acceptable

Neighbour Notification Checked

Yes

Notification to the Department (if relevant: N/A

Representations from Elected members: None

Summary of Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

Conditions

1. As required by Section 61 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

ANNEX	
Date Valid	6th June 2016
Date First Advertised	1st July 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Neills Hill Park Belfast BT5 6F The Owner/Occupier, 117 Orangefield Avenue, Ballyhackamore, Belfast, Down, BT5 6DJ, The Owner/Occupier, 119 Orangefield Avenue, Ballyhackamore, Belfast, Down, BT5 6DJ, The Owner/Occupier, 19 Sandhill Parade, Ballycloghan, Belfast, Down, BT5 6FG, The Owner/Occupier, 23 Sandhill Parade, Ballycloghan, Belfast, Down, BT5 6FG,	
Date of Last Neighbour Notification	24th June 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History Site History None Surrounding Site history Z/2008/1393/F – 23 Sandhill Parade. Permission granted for the erection of 2 storey rear extension, attic conversion and new rear/side garage with garden shed.	
Summary of Consultee Responses None	
Drawing Numbers and Title Drawing No. 01 Type: Site Location Map Status: Submitted Drawing No. 02 Type: Existing and proposed block plans Status: Submitted Drawing No. 03 Type: Existing and proposed floor plans and elevations Status: Submitted	
Notification to Department (if relevant) N/A	

