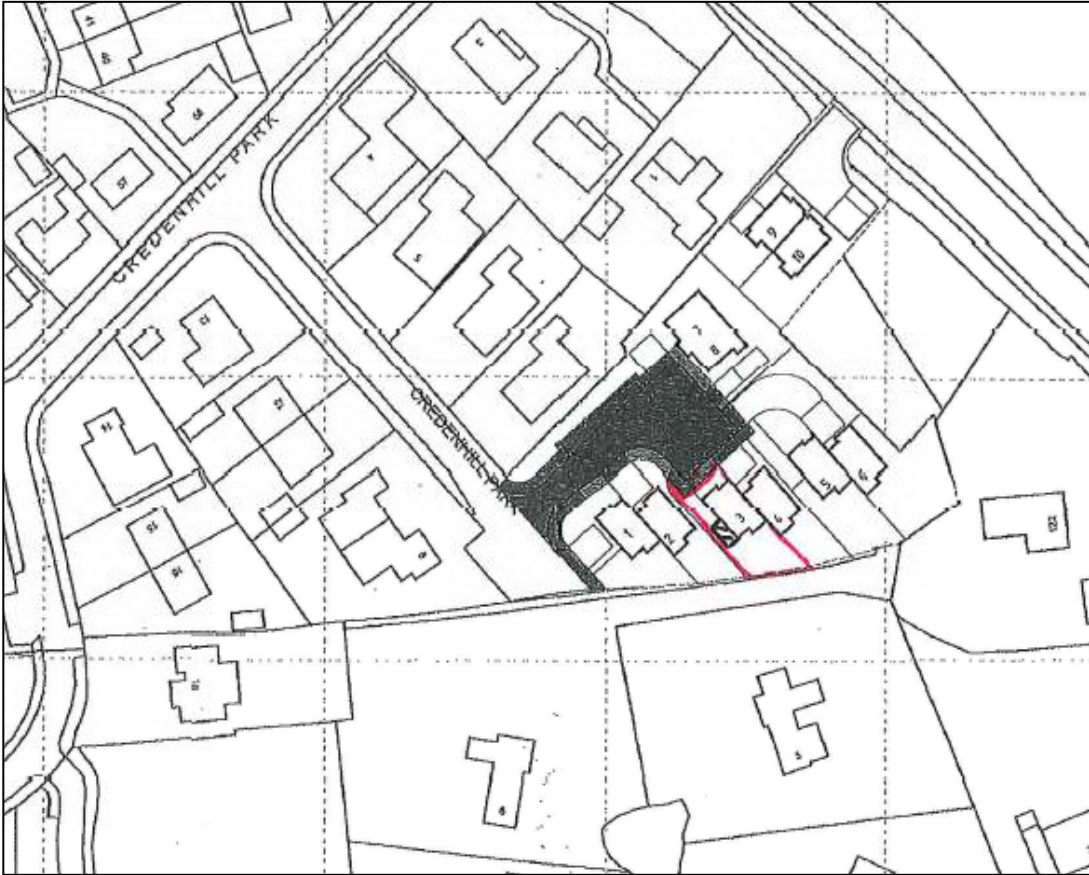


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7p
Application ID: LA04/2016/0973/F	
Proposal: One and a half storey side extension.	Location: 3 Credenhill Wood Dunmurry Belfast BT17 0YZ
Referral Route: Belfast City Council Employee	
Recommendation:	Approval
Applicant Name and Address: Robert McCormick 3 Credenhill Wood Dunmurry Belfast BT17 0YZ	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks planning permission for one and a half storey side extension to a semi-detached dwelling.</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; 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 extension is considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>No objections were received.</p> <p>Transport NI was consulted, and has no objections.</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

The proposal is for a one and a half storey side extension.

2.0 Description of Site

The site is located as No. 3 Credenhill Wood, a residential area off Upper Dunmurry Lane in south-west Belfast. It consists of a two storey, semi-detached dwelling, finished in white render, with incurtilage parking.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

S/2001/0851/F - 5 The Park, Upper Dunmurry Lane, Belfast.
Detached garage & play rooms.
Permission granted 10.08.2001

S/1993/0954 - 5 The Park, Upper Dunmurry Lane, Belfast
Extension to dwelling
Permission granted

S/1983/0446 - 6 The Park, Upper Dunmurry Lane, Belfast
Extension to dwelling

	Permission granted
4.0	Policy Framework
	Belfast Metropolitan Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations.
5.0	Statutory Consultees Responses
	None
6.0	Non Statutory Consultees Responses
	Transport NI – approval with informatives
7.0	Representations
	None
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	Site History None
9.2	Consultations Transport NI was consulted on the proposal and offered no objection to the proposal, however, two informatives must be added.
9.3	BMAP The development is compliant with the area plan, in terms of being development within development limits.
9.4	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 as been set out below and will not adversely impact on residential amenity or the character of the area.
9.5	The proposal is assessed against PPS7: Policy EXT 1 Residential Extensions and Alterations.
9.6	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 ground floor extension extends out from the existing gable wall by 2.5m, and is 5m in length; it has a pitched roof which measures 2m from the ridge to the eaves and will sit at an overall height of 6m. The extension is subservient in terms of scale and mass. It is to be finished in render to match the existing dwelling. The proposal therefore is considered to be sympathetic to the built form.

	<p>(b) The proposal does not adversely affect the privacy or amenity of neighbouring residents. The proposal will be adjacent to the blank gable wall of No. 2 Credenhill Wood. The rear elevation of No. 2 is stepped, with the southern corner of the property extending out further than the eastern corner. The southern section which extends further has a window which faces No.3. The proposal will not impact on light to this window given the distance from the common boundary. The boundary between No. 2 and No. 3 is defined by a 1.8m high wooden fence, which is considered to be sufficient screening between the properties. There are no windows proposed on the side of the extension facing No. 2, therefore, privacy and amenity of the neighbours will be retained.</p> <p>(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.</p> <p>(d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles; the extension will encompass part of the incurtilage driveway spaces available. However, there will be sufficient space remaining in the driveway for vehicles to park.</p>
9.7	No objections to the proposal were received
9.8	For the above reasons, I recommend approval for the proposal.
10.0	Summary of Recommendation: Approval with Condition
11.0	<p>Conditions:</p> <p>1. Time limits for commencement</p>
12.0	<p>Notification to Department (if relevant): N/A</p>
13.0	<p>Representations from elected members: None</p>

ANNEX	
Date Valid	6th May 2016
Date First Advertised	3rd June 2016
Date Last Advertised	10 th June 2016
Details of Neighbour Notification (all addresses)	
The Owner/Occupier, 2 Credenhill Wood Dunmurry Belfast	
The Owner/Occupier, 4 Credenhill Wood Dunmurry Belfast	
The Owner/Occupier, 5 The Park,Dunmurry,Antrim,BT17 0ER,	
The Owner/Occupier, 6 The Park,Dunmurry,Antrim,BT17 0ER,	
The Owner/Occupier, 8 Credenhill Park,Dunmurry,Antrim,BT17 0ES,	
Date of Last Neighbour Notification	27th May 2016
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Drawing No. 1 Site location map Drawing No. 2 Proposed block plan Drawing No. 3 Existing floor plans and elevations Drawing No. 4 Proposed floor plans and elevations	
Notification to Department (if relevant) N/A	
Date of Notification to Department: Response of Department:	