

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 26 July 2016</b>	<b>Item Number: 7q</b>
<b>Application ID:</b> LA04/2016/1073/F	
<b>Proposal:</b> Single storey side extension.	<b>Location:</b> 29 Irwin Avenue Belfast BT4 3AF
<b>Referral Route:</b> Applicant is a member of staff of the council	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Caroline Dixon 29 Irwin Avenue Belfast BT4 3AF	<b>Agent Name and Address:</b> Building Consultancy Services Ltd 29 Gilnahirk Avenue Belfast BT5 7DR
<p><b>Executive Summary:</b> The application seeks planning permission for a single storey side extension.</p> <p>Area Plan The site falls within a designated Area of Townscape Character (BT 051)</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> <li>• Impact of the proposal upon the character and appearance of the area,</li> <li>• Design of the proposal; and</li> <li>• Impact on the residential amenity of neighbours.</li> </ul> <p>The proposal has been assessed against relevant planning policies and guidance including BMAP, SPPS, addendum to Planning Policy Statement 7, and the Addendum to Planning Policy Statement 6. The proposed alterations are considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>Conservation officer has been consulted on the application and highlighted issues with the proposal.</p> <p>Issues highlighted</p> <ul style="list-style-type: none"> <li>• Extension preferred to the rear</li> <li>• Glazed corners</li> <li>• Preferred fully faced in red brick</li> </ul> <p>The issues highlighted have been considered within the report. It is considered that the impact of the side extension will not have a detrimental impact on the townscape character of the area due to the scale of the proposal.</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
Non Statutory	Conservation Officer	

**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 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.

**Characteristics of the Site and Area**

The site is two storey semi-detached dwelling finished in red brick with bay window to the front. To the front of the property is a paved gated driveway with small garden. Boundary treatments consist of 1m hedging which also borders Irwin crescent. To the rear of the property is a large garden area with increased level changes to the back boundary treatments. The area is predominantly residential and within an ATC.

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

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 - Conservation officer made some objections 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

The proposal is assessed against the Addendum to PPS 6: Areas of Townscape Character

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 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 side extension will not present any privacy issues. The introduction of a new window on the gable extension is considered not to impact neighbouring properties (27 Irwin Avenue) as there is sufficient separation distance between the properties and boundary treatments are sufficient to block any views in or out of the site.

To the rear of the property there will be one new window that will look into the remainder of the garden. It is considered that the separation distance between the site and 69 Irwin Crescent is acceptable. The change in ground level and boundary treatments to the rear will help to screen any impact on privacy or amenity

(c) The Department will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and

respects the built form of the area; the proposal will maintain the overall character and respect the built form.

(d) 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.

(e) 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 corner site and it is therefore considered that there is sufficient space remaining for recreational and domestic purposes.

Consultation – Conservation Officer

Issues highlighted

- Extension preferred to the rear
- Glazed corners
- Preferred fully faced in red brick

The issues highlighted have been considered within the report. It is considered that the impact of the side extension will not have a detrimental impact on the townscape character of the area due to the scale of the proposal.

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 (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.

<b>ANNEX</b>	
<b>Date Valid</b>	19th May 2016
<b>Date First Advertised</b>	3rd June 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 27 Irwin Avenue, Ballyhackmore, Belfast, Down, BT4 3AF The Owner/Occupier, 31 Irwin Avenue, Ballyhackamore, Belfast, Down, BT4 3AF, The Owner/Occupier, 42 Irwin Crescent, Ballyhackamore, Belfast, Down, BT4 3AQ, The Owner/Occupier, 46 Irwin Avenue, Ballyhackamore, Belfast, Down, BT4 3AF, The Owner/Occupier, 48 Irwin Avenue, Ballyhackamore, Belfast, Down, BT4 3AF, The Owner/Occupier, 69 Irwin Crescent, Ballyhackamore, Belfast, Down, BT4 3AQ,	
<b>Date of Last Neighbour Notification</b>	6th June 2016
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b> None	
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Type: Location plans and block plans  Drawing No. 02 Type: Existing and proposed plans  Drawing No. 03A Type: Existing and proposed elevations	
<b>Notification to Department (if relevant) N/A</b>	