

## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date: 26 July 2016</b>	<b>Item Number:7r</b>
<b>Application ID:</b> LA04/2016/1156/F	
<b>Proposal:</b> 2 storey rear extension	<b>Location:</b> 41 Downshire Road Cregagh Belfast BT6 9JL
<b>Referral Route:</b> BCC Employee	
<b>Recommendation:</b>	<b>Approve</b>
<b>Applicant Name and Address:</b> Mr and Mrs S Boyd 41 Downshire Road Belfast BT6 9JL	<b>Agent Name and Address:</b> Alan Bennett Architects 2 St Judes Avenue Belfast BT7 2GZ
<p><b>Executive Summary:</b></p> <p>Area Plan The site is unzoned 'whiteland' and does not fall within a designated area (ATC or Conservation Area)</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 and the addendum to Planning Policy Statement 7 and is considered acceptable.</p> <p>Consultations – None</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
N/A	N/A	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 issue to be considered are:

- The effect on character and appearance
- Design of the proposal
- Impact on amenity

### Characteristics of the Site and Area

The site is two storey detached dwelling finished in both red brick and render 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 and 1.6m timber fencing. To the rear of the property is a large garden area with 1.6m boundary timber fencing. The area is predominantly residential.

### 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 – none

### 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

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 size and 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 two storey rear extension will not present any privacy issues. The introduction of a new first floor window on the gable extension is considered not to impact neighbouring properties (39 Downshire Road and 43 Downshire Road) as there is sufficient separation distance between the properties and the window will be frosted glass. To the rear of the property one window will replace the existing two windows and will look into the remainder of the garden.

Patio doors are proposed for the ground floor to replace existing window. It is considered that there is sufficient separation distance between the property and 43 Downshire Road and so will not impact amenity of the property.

As per paragraph A37 of the Addendum to Planning Policy Statement 7, an angles test has been carried out. The proposal is compliant with the test and will not cause any impact upon loss of light or overshadowing to the neighbouring property.

(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.

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

No objections to the proposal were received.

For the above reasons it is recommended that the proposal is approved.

Neighbour Notification Checked

Yes

Summary of Recommendation: Approval with Conditions

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>	27th May 2016
<b>Date First Advertised</b>	24th June 2016
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 39 Downshire Road, Ballymaconaghy, Belfast, Down, BT6 9JL, The Owner/Occupier, 43 Downshire Road, Ballymaconaghy, Belfast, Down, BT6 9JL, The Owner/Occupier, 44 Downshire Road, Ballymaconaghy, Belfast, Down, BT6 9JL, The Owner/Occupier, 46 Downshire Road, Ballymaconaghy, Belfast, Down, BT6 9JL, The Owner/Occupier, 46A Downshire Road, Ballymaconaghy, Belfast, Down, BT6 9JL, The Owner/Occupier, 8 Rosetta Road East, Ballymaconaghy, Belfast, Down, BT6 0LP,	
<b>Date of Last Neighbour Notification</b>	14th June 2016
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Planning History</b>  Ref ID: Y/2000/0485/F Proposal: Extensions and renovations to existing dwelling Address: 43 Downshire Road, Ballymaconaghy, Castlereagh. Decision: Decision Date: 05.10.2000  Ref ID: Y/2006/0641/F Proposal: Erection of single storey extension to rear of dwelling; also alterations to the existing dwelling that includes the installation of windows at ground and first floor levels to the rear and side elevations. Address: 8 Rosetta Road East, Ballymaconaghy, Belfast, Northern Ireland, BT06 0LP Decision: Decision Date: 02.03.2007  Ref ID: Y/1987/0045 Proposal: Extension to dwelling	

Address: 8 ROSETTA ROAD EAST BELFAST

Decision:

Decision Date:

Ref ID: Y/1978/0043

Proposal: ERECTION OF DOMESTIC GARAGE

Address: 8 ROSETTA ROAD EAST BELFAST

Decision:

Decision Date:

Ref ID: LA04/2016/1156/F

Proposal: 2 storey rear extension

Address: 41 Downshire Road, Cregagh, Belfast, BT6 9JL,

Decision:

Decision Date:

### **Summary of Consultee Responses**

None

### **Drawing Numbers and Title**

Drawing No. 01

Type: Site location plan

Drawing No. 02

Type: Existing and proposed site plan

Drawing No. 03

Type: Existing floor plan

Drawing No. 04

Type: Existing elevations page 1

Drawing No. 05

Type: Existing elevations page 2

Drawing No. 06

Type: Proposed floor plans

Drawing No. 07

Type: Proposed elevation page 1

Drawing No. 08

Type: Proposed elevation page 2

Drawing No. 09

Type: Proposed elevation page 3

Drawing No. 10

Type: Proposed elevation page 4

**Notification to Department (if relevant)**

Date of Notification to Department: N/A

Response of Department: N/A