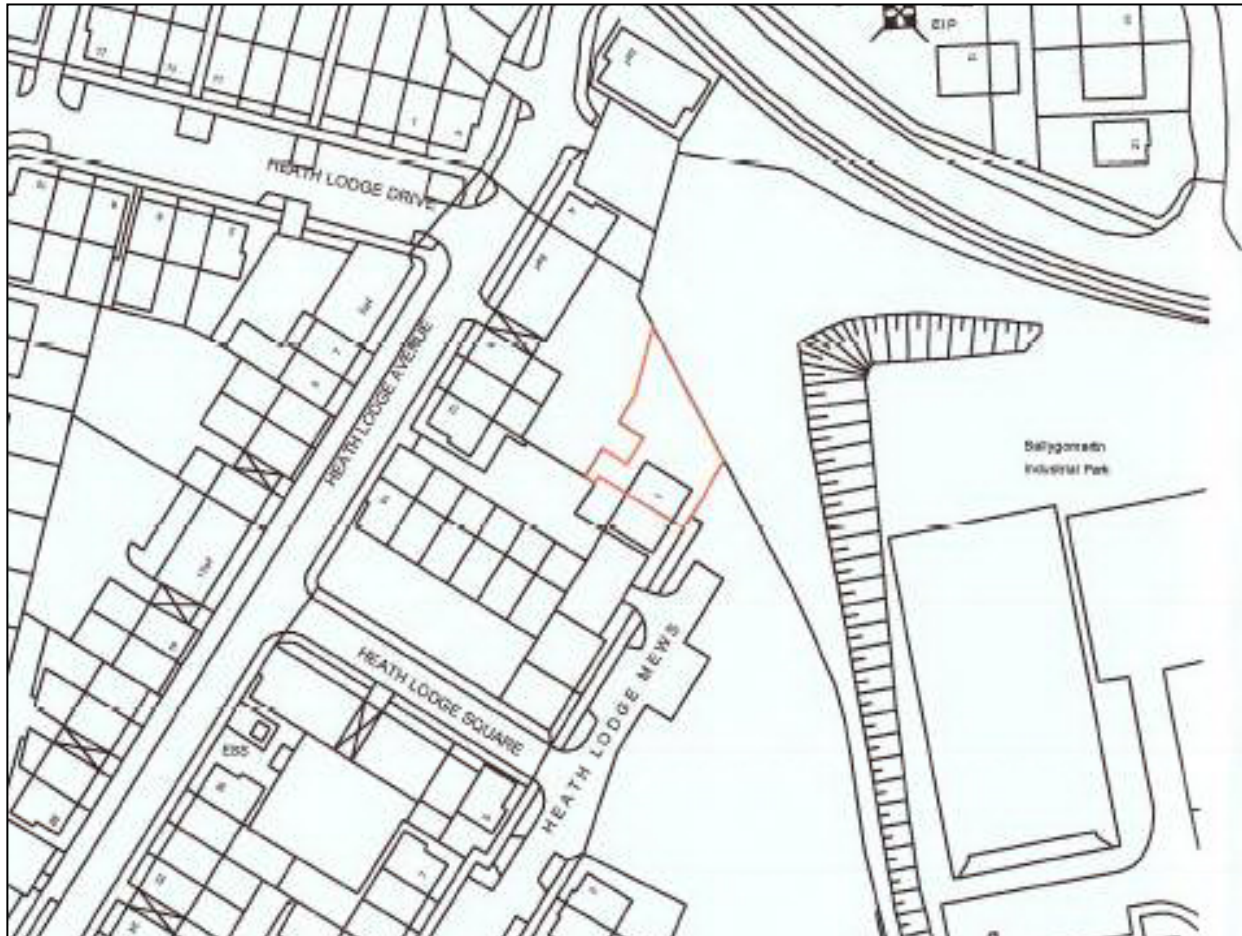


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 16 <sup>th</sup> August 2016	<b>Item Number:</b> 8s
<b>Application ID:</b> LA04/2016/1231/F	
<b>Proposal:</b> Single storey side extension	<b>Location:</b> 1 Heathlodge Mews Belfast BT13 3WF
<b>Referral Route:</b> Belfast City Council Employee	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> Martin Thompson 1 Heathlodge Mews Belfast BT13 3WF	<b>Agent Name and Address:</b> Chris Wilson 33A Albert Road Carrickfergus BT38 8AD
<p><b>Executive Summary:</b></p> <p>The application seeks planning permission for a single storey side extension to a semi-detached dwelling.</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; 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. 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>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 single storey side extension.

##### 2.0 Description of Site

The site is located at No. 1 Heathlodge Mews, in a residential area off Ballygomartin Road in North Belfast. It consists of a variety of house types, from two storey semi-detached dwellings, to terraced townhouses. Houses are finished in either red brick or render painted white, with communal parking lay-bys available.

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

##### 3.0 Site History

None

##### 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.

<b>5.0</b>	<b>Statutory Consultees Responses</b>
	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	None
<b>7.0</b>	<b>Representations</b>
	None
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
9.1	Site History None
9.2	Consultations It was considered unnecessary to consult any statutory/non-statutory organisations.
9.3	BMAP The development is zoned as a committed housing site.
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: <ul style="list-style-type: none"> <li>(a) The scale, massing, design and external materials of the proposal are sympathetic with the built form and the appearance of the existing property, and will not detract from the character and appearance of the surround area. The proposal will extend from the north eastern gable wall, and will be 5m in length and 4m in width. The proposal will be 4.2m in height; therefore, the extension is subservient in terms of scale and mass. It is to be finished in rustic facing brick, with a colour pattern to match the existing brickwork of the dwelling. The proposal therefore is considered to be sympathetic to the built form.</li> <li>(b) The proposal will not adversely affect the privacy or amenity of neighbouring residents. There is a communal parking area to the north of the property, which serves the adjoining block of flats, and there are no neighbouring properties to the north west of this property; therefore it is considered that the extension will not have a detrimental impact on the privacy and amenity of neighbouring properties.</li> <li>(c) The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental</li> </ul>

	<p>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.</p>
9.7	No objections to the proposal were received
9.8	For the above reasons, I recommend approval for the proposal.
10.0	<b>Summary of Recommendation:</b> Approval with Condition
11.0	<p><b>Conditions:</b></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>
12.0	<p><b>Notification to Department (if relevant):</b></p> <p>N/A</p>
13.0	<p><b>Representations from elected members:</b></p> <p>None</p>

<b>ANNEX</b>	
<b>Date Valid</b>	6th June 2016
<b>Date First Advertised</b>	1st July 2016
<b>Date Last Advertised</b>	7 <sup>th</sup> July 2016
<b>Details of Neighbour Notification (all addresses)</b>	
<p>The Owner/Occupier, 10 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, 12 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, 3 Advantage Way,Ballymurphy,Ballygomartin Industrial Estate,BELFAST,Co. Antrim,BT13 3LZ</p> <p>The Owner/Occupier, 3 Heath Lodge Mews,Ballymurphy,Belfast,Antrim,BT13 3WF,</p> <p>The Owner/Occupier, 8 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment A,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment B,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment C,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment D,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment E,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p> <p>The Owner/Occupier, Apartment F,6 Heath Lodge Avenue,Ballymurphy,Belfast,Antrim,BT13 3WH,</p>	
<b>Date of Last Neighbour Notification</b>	28th June 2016
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

<b>Drawing Numbers and Title</b>
Drawing No. 1 Site location/ Proposed floor plans and elevations Drawing No. 2 Existing floor plans and elevations
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: Response of Department: