

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/1570/F	Target Date:
Proposal: Single storey side and rear extension, first floor ensuite extension to side with rear roof extension.	Location: 11 Pirrie Park Manor, Ravenhill Road , Belfast BT6 0BF
Referral Route: Referred to Committee by Cllr Mullan	
Recommendation: Approval	Approval
Applicant Name and Address: Sean Quigg 11 Pirrie Park Manor Belfast BT6 0BF	Agent Name and Address: Peter J Morgan 17 Glengoland Crescent Belfast BT17 0JG
<p>Executive Summary:</p> <p>The application seeks planning permission for a single and two storey extension to side/rear of 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; • Impact on the residential amenity of neighbours. • Impact on protected trees <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 character and appearance of the surrounding area or the amenity of neighbouring properties.</p> <p>No consultation were considered acceptable</p> <p>31 Objections were received regarding</p> <ul style="list-style-type: none"> - TPO trees, - overlooking , - the size of the extension is too big and over looking from velux windows - extension being for business use - nuisance caused during construction - conflict on plans causing confusion <p>An amended scheme was received in June 2016 substantially reducing the size of the extension, however 11 further objections were received raising the same issues.</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



Consultations:

Consultation Type	Consultee	Response
Representations:		
Letters of Support	None Received	
Letters of Objection	31	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

Characteristics of the Site and Area

1.0	Description of Proposed Development Single storey side and rear extension with rear roof extension
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2.0	<p>Description of Site</p> <p>The site is a substantial two storey detached dwelling finished in red brick with cross hipped roof with a natural black slate roof tile. There is a ground floor level bay window to the front of the dwelling and driveway providing off street parking. There is a substantial sized side and rear garden surrounded by a 2 metre high wooden boundary fence. There are a number of trees within the site protected by a Tree Protection Orders.</p> <p>The surrounding area is predominately a residential, characterised by two storey red brick detached and semi detached dwellings.</p>
	Planning Assessment of Policy and Other Material Considerations
3.0	Site History
3.1	TPO/1997/011 Tree protection order
4.0	Policy Framework
4.1	Belfast Metropolitan Plan 2015
4.1.1	Zoned EB 03/23 Housing
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy
4.2.1	Good Design Paras. 4.23-4.30
4.3	Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations.
4.3.1	Policy EXT 1
5.0	Statutory Consultees Responses
	None
6.0	Non Statutory Consultees Responses
	None
7.0	Representations
	31
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	<p>Site History</p> <p>TPO/1997/011 Tree protection order</p>
9.2	<p>Consultations</p> <p>It was considered unnecessary to consult any statutory/non-statutory organisations.</p>
9.3	<p>BMAP</p> <p>The site is zoned housing land</p>
9.4	<p>SPPS</p> <p>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.</p> <p>The proposal is assessed against PPS7: Policy EXT 1 Residential Extensions and</p>

	Alterations.
9.5	Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:
9.6	(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.
9.6.1	The application was originally submitted as a two storey side extension to facilitate a ground floor family room and first floor games room and bathroom. The amended scheme is now much reduced, proposing only an ensuite bathroom at first floor, measuring 1.5 x 3 metres (approx) with one velux window. The single storey side and rear extension measures 1.3 metres in width, 8.5 metres in length along the side elevation and 7.8 along the rear elevation. The materials proposed are brick to match existing.
9.6.2	The proposal also involves an alteration to the roof by building out the hipped element to the gable at the rear of the dwelling. A velux window is proposed on each side of the extended roof. Solar panels are proposed on the eastern elevations (which are considered permitted development). The height of the roof extended is no greater than that of the existing roof.
9.6.3	The extension is considered subservient in terms of scale and mass with materials to match existing. The roof is also considered acceptable in terms of policy, as the existing roof is a mix of hipped and traditional pitch hence the extension is not considered out of character. The proposal therefore is considered to be sympathetic to the built form and is acceptable in terms of Criteria (a)
9.7	(b) The proposal does not unduly affect the privacy or amenity of neighbouring residents
9.7.1	As previously stated, 3 no velux windows are proposed, 2 on the new roof extension and 1 on the north western elevation at first floor for the ensuite. The ensuite window is located 1.8m above floor level therefore located above head height. It is considered there will be no overlooking from this window, therefore the privacy and amenity of adjacent residents are not unduly affected.
9.7.2	The velux windows in the new roof extension roof are located on both south east and north west elevations. No finished floor levels have been provided but it can be assumed the cills of these windows are approximately 1 metre above finished floor level, and therefore at head height . They provide light into a proposed second floor bedroom. Overlooking of adjacent properties is assessed as it has been raised as an objection. It is considered, due to orientation of windows and separation distance, these windows will not have a detrimental impact on residential amenity of adjacent properties. Despite a third party request for these windows to be obscured it is not considered necessary to attach such a condition.
9.7.3	The single storey extension has a side and rear window proposed. These are at ground floor and the site is enclosed by boundary fence therefore the will be no

	impact on privacy or amenity from these windows.
9.7.4	The proposal is considered acceptable under criteria (b)
9.8	(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.
9.8.1	There are TPO trees on the site however proposed extension does not encroach within the crown spread or root protection zone of any of the protected trees on the site given its minimal size. The proposal is therefore considered acceptable in terms of criteria (c).
9.9	(d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.
9.9.1	Given the size of the extension, sufficient amenity space remains with the curtilage of the property for amenity, with no impact on parking or manoeuvring of vehicles.
9.10	31 objections to the application were received, 11 of these received after the amended scheme was received on 9 th June 2016. They have raised issues listed below <ul style="list-style-type: none"> 1) TPO trees on the site 2) Replacement of removed TPO trees unacceptable as they will impact on the amenity and damage properties on adjacent sites. 3) TPO trees were felled to facilitate the extension and they should be put back. 4) Conflicting information 5) 4 companies registered to the property therefore it is a risk the true intention of the extension is for an office 6) Proposed works will have adverse impact on surrounding properties. 7) Increased traffic during construction
9.11	Previous objections to the original application also included overlooking, and neighbour notification. – All neighbours are notified as required and overlooking from the velux windows is previously assessed in the report.
9.12	With regards points 6 & 7 – these refer to impact on neighbours during construction works and therefore lie outside the remit of this application.
9.13	Points 5 – the proposed extension is for an ensuite and extension to kitchen/dining area. There is no reference to office on the application. Should a business operate from the premises this can be subject to an enforcement investigation. It does not for part of this application proposal
9.14	Point 4 – an issue was raised regarding conflicting information on the submitted drawings. It was raised that some drawings indicted ‘proposed’ while in fact they are existing. The drawings are correctly labelled but the application has been so reduced in size there is little difference now between the existing and proposed scheme.

<p>9.15</p> <p>9.16</p> <p>9.17</p> <p>9.18</p>	<p>Points 1, 2 and 3 refer to TPO trees on the site. Objection letters continually raised the issues regarding the loss of the TPO trees and concerns that newly planted trees are too close to adjacent residential properties, and will therefore impact on the foundations of these properties. The objection letters also requested the following issues information is requested through the planning application:</p> <ol style="list-style-type: none"> 1) a condition report for all trees within the site; 2) location of the trees indicated on a landscaping plan, and a tree survey for the trees which have already been removed.; 3) The extent of the canopy and root system of the replacement trees (to demonstrate the impact on neighbouring properties); 4) adjacent houses shown on tree survey; <p>The proposed extension does not encroach within the crown spread or root protection zone of any of the protected trees on the site. Consent has previously been granted (on two occasions) for removal of 4 no TPO trees in total. First request on 23rd February 2014 was granted consent for removal of 2 No TPO trees and works to 4 other trees, conditioned on replacement planting. The second request on 14th April 2015 was granted consent for removal of 2 additional trees, again on condition of their replanting. 4 No 'Fastigate Oak' Trees have been planted along the boundary of the site to the satisfaction of the Tree Officer. These trees however are causing concern for neighbours due to perceived loss of amenity and damage to foundations of properties from roots.</p> <p>They request that under this planning application, these trees are removed from the boundary and replanted within the site. The consents for the felling of the TPO's lie outside the remit of this planning application having been granted under separate legislation. As this proposed extension has no impact on the existing TPO trees, there is no requirement for the tree surveys requested by the 3rd party to be requested from the applicant. It is also noted that the oak trees planted are the species 'Fastigate' which is a tall thin column type tree, more suited to suburban gardens than the traditional wide spreading oak. Its impact on the adjacent properties will therefore be limited</p> <p>This application is for a minor extension to a detached dwelling and is considered acceptable in policy terms and it therefore recommended for approval.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval with Condition</p>
<p>11.0</p>	<p>Conditions:</p> <ol style="list-style-type: none"> 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. Reason: Time Limit. 2 The materials to be used in the construction of the external surfaces of the extension hereby permitted, shall be as stipulated on drawing 07 date stamped 09 June 2016 with dark slates to roof to match existing. Reason: In the interest of visual amenity.

12.0	Notification to Department (if relevant): N/A
13.0	Representations from elected members: Cllr Kate Mullan – on behalf of objectors Claire Hanna MLA – Requested update on TPO trees and planting

ANNEX	
Date Valid	30th November 2015
Date First Advertised	31st December 2015
Date Last Advertised	19th August 2016
Details of Neighbour Notification (all addresses)	
<p>John Phelan 1 Ravensdene Mews, Ballynafoy, Belfast, Down, BT6 0BG, The Owner/Occupier, 11 Pirrie Park Manor, Ballynafoy, Belfast, Down, BT6 0BF, The Owner/Occupier, 13 Pirrie Park Manor, Ballynafoy, Belfast, Down, BT6 0BF, Angela Small 13, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF Declan Small 15, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF Declan Small 16 Ravensdene Crescent, Ballynafoy, Belfast, Down, BT6 0DB, Gerard P Major 16, Ravensdene Crescent, Belfast, Down, Northern Ireland, BT6 0DB Linda McLaughlin 17, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF The Owner/Occupier, 18 Ravensdene Crescent, Ballynafoy, Belfast, Down, BT6 0DB, Rory Kelly 19, Pirrie Park Manor, Belfast, Down, Northern Ireland, BT6 0BF Rory and Jane Kelly 2 Ravensdene Mews, Ballynafoy, Belfast, Down, BT6 0BG, M Ashcroft 3 Ravensdene Mews, Ballynafoy, Belfast, Down, BT6 0BG, Lynne McAvoy 5 Pirrie Park Manor, Ballynafoy, Belfast, Down, BT6 0BF, David McDonnell 7 Pirrie Park Manor, Ballynafoy, Belfast, Down, BT6 0BF, Sandra Bernard 9 Pirrie Park Manor, Ballynafoy, Belfast, Down, BT6 0BF, Lisa Nugent</p>	
Date of Last Neighbour Notification	16.08.2016

Planning History

Ref ID: Z/2007/1612/F

Proposal: Erection of seventeen 2 storey dwellings, construction of new road and formation of new access onto Broughton gardens.

Address: Land to western side of Pirrie Park playing fields, between Broughton Gardens and Ravensdene Crescent, Belfast.

Decision:

Decision Date: 18.11.2009

Ref ID: Z/2005/1235/F

Proposal: Erection of 17 two storey dwellings, construction of new road and formation of new access onto Broughton Gardens and associated siteworks.

Address: Land to western side of Pirrie Park playing fields, between Broughton Gardens and Ravensdene Crescent, Belfast

Decision:

Decision Date: 30.03.2006

Ref ID: Z/2006/1252/F

Proposal: Erection of seventeen two storey dwellings, construction of new road and formation of new access onto Broughton Gardens

Address: Lands to western side of Pirrie Park playing fields, between Broughton Gardens and Ravensdene Crescent, Belfast

Decision:

Decision Date: 03.04.2007

Ref ID: Z/2000/2997/RM

Proposal: Erection of seventeen two storey dwellings and construction of new road and access onto Broughton Gardens.

Address: Land to Western side of Pirrie Park playing fields, between Broughton Gardens and Ravensdene Crescent, Belfast

Decision:

Decision Date: 27.02.2002

Drawing Numbers and Title

Drawing No. 1 Site location

Drawing No. 3 (Revision 2) Block Plan

Drawing No 7 – Elevations