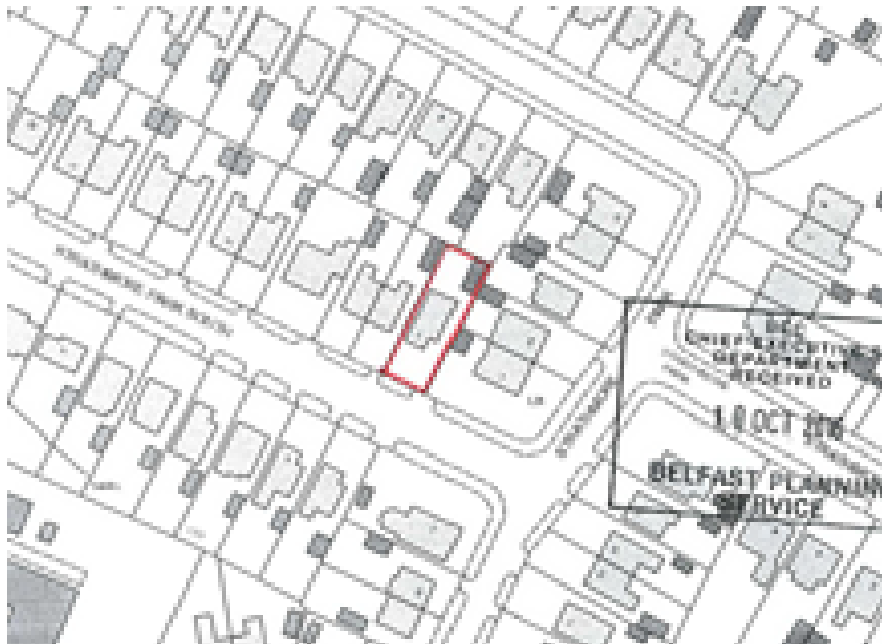


**Development Management Officer Report
Committee Application**

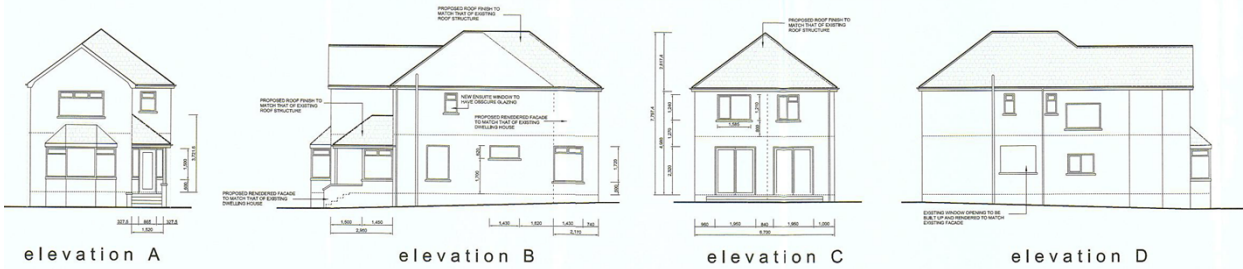
Summary	
Committee Meeting Date: 13th December 2016	
Application ID: LA04/2016/2170/F	
Proposal: 2 storey rear extension and single storey porch to front. Elevation changes.	Location: 3 Strathmore Park South Belfast BT15 5HJ
Referral Route: Applicant is an Elected member of the Council	
Recommendation:	Approve
Applicant Name and Address: John J Magee 3 Strathmore Park South Belfast BT15 5HJ	Agent Name and Address:
<p>Executive Summary: The application seeks permission to construct a two storey rear extension and a single storey front porch to an existing detached dwelling. The main issues to be considered in the case are the impact on;</p> <ul style="list-style-type: none"> • Acceptability of the design of the proposal • Impact on residential amenity; and • Effect on the character and appearance of the dwelling/area <p>The proposal has been assessed against policy and is considered compliant.</p> <p>No objections were received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p>	

Case Officer Report

Site Location Plan



PROPOSED ELEVATIONS

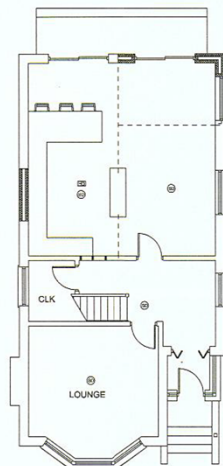


elevation A

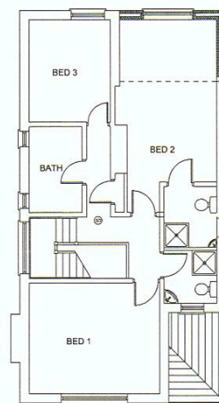
elevation B

elevation C

elevation D



ground



first

PROPOSED FLOOR PLANS

Consultations: None		
Consultation Type	Consultee	Response
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 N/A		
1.0 Characteristics of the Site and Area		
<p>1.1 The site is two storey detached dwelling finished in render and red brick. To the front is a paved amenity area with 0.5m red brick boundary wall. To the rear is an amenity area with a single storey garage. Boundaries are defined by 2m brick walls. The area is predominantly residential.</p> <p>1.2 The proposal seeks to construct a two storey rear extension and a single storey porch to the front of the property.</p>		
2.0 Planning Assessment of Policy and Other Material Considerations		
<p>2.1 Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations (Add PPS 7) Planning Policy Statement 3 – Access, Parking and Movement (PPS 3)</p> <p>2.2 Site History – No relevant Planning History</p> <p>2.3 Consultations – None</p> <p>2.4 BMAP The development is compliant with the area plan in terms of being development within the development limits.</p> <p>2.5 Principle of Development 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.</p> <p>2.6 Key Issues to be considered The key issues to be considered are:</p> <ul style="list-style-type: none"> • Acceptability of the design of the proposal • Impact on residential amenity; and • Effect on the character and appearance of the dwelling/area <p>2.7 Design The proposed two storey extension and single storey porch 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</p>		

considered sympathetic to the existing built form.

2.8 Impact on Residential Amenity

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. To the rear will be two new patio doors to overlook the remainder of the garden. Two new gable windows are proposed at ground floor and one at first floor. The first floor window will be fitted with obscured glazing and will be screened by the neighbouring garage and boundary treatments. It is considered that there will be no detrimental impact to the privacy and amenity of the neighbouring properties.

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 properties.

2.9 Impact on Landscape Features

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.

2.10 Impact on Parking and Amenity Within the Site

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.

2.11 Impact on the Character of the Area

It is considered that the proposal is in keeping with the surrounding area and will not have a detrimental impact on the character of the area.

No objections were received to the proposal.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Having regard to the above assessment and taking account of the scheme as shown in the drawings the proposal is considered acceptable and complies with planning policy. The design of the proposed development is considered acceptable and will not have a detrimental impact on residential amenity/character of the area. Sufficient space remains for parking and amenity provision. No objections were received. It is recommended that the application is approved.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Notification to Department (if relevant)

N/A

Representations from Elected members:

N/A

ANNEX	
Date Valid	10th October 2016
Date First Advertised	28th October 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Strathmore Park South,Low-Wood,Belfast,Antrim,BT15 5HJ, The Owner/Occupier, 17 Strathmore Park,Low-Wood,Belfast,Antrim,BT15 5HH, The Owner/Occupier, 19 Strathmore Park,Low-Wood,Belfast,Antrim,BT15 5HH, The Owner/Occupier, 2 Strathmore Park North,Low-Wood,Belfast,Antrim,BT15 5HR, The Owner/Occupier, 2-4,Strathmore Park South,Low-Wood,Belfast,Antrim,BT15 5HL, The Owner/Occupier, 4 Strathmore Park North,Low-Wood,Belfast,Antrim,BT15 5HR, The Owner/Occupier, 5 Strathmore Park South,Low-Wood,Belfast,Antrim,BT15 5HJ, The Owner/Occupier, 6 Strathmore Park South,Low-Wood,Belfast,Antrim,BT15 5HL,	
Date of Last Neighbour Notification	19th October 2016
Date of EIA Determination	
ES Requested	No
Planning History None Relevant	
Summary of Consultee Responses Not Relevant	
Drawing Numbers and Title Drawing No. 01 Site location plan Drawing No. 02 Plans elevations and block plan	