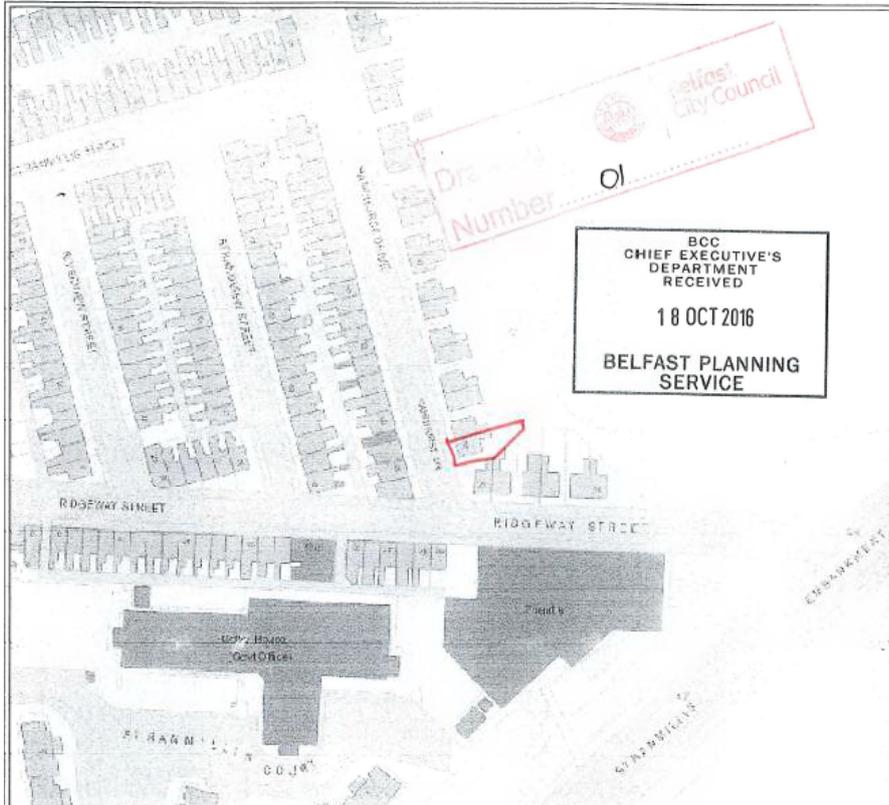


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 March 2017	
Application ID: LA04/2016/2235/F	
Proposal: 2 storey rear extension. Elevation changes.	Location: 98 Sandhurst Drive Stranmillis Belfast
Referral Route: Requested by local Councillor.	
Recommendation:	Refusal
Applicant Name and Address: Mary & Paul McGovern 60 Main Street Derrylin BT92 9BL	Agent Name and Address: Ronan Murphy Unit 3 Craft Village 26C Main Street Belleek BT93 3FX
<p>Executive Summary:</p> <p>The application seeks full planning permission for the erection of a 2 storey rear extension and elevation changes to the original dwelling consisting of reducing the size of rear window and the insertion of a new window in the existing side gable. This is a revision of a previous proposal that was refused permission (ref. Z/2014/1705/F) and which was subsequently dismissed at appeal.</p> <p>The Development Plan (BMAP) identifies the site as within the development limits of Belfast. The Plan also identifies the site within the Stranmillis Area of Townscape Character.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Impact on amenity the character of the ATC; and • Impact on amenity. <p>One letter of objection was received. The issues raised are addressed in the case officer report.</p> <p>The proposal was assessed against the Development Plan (BMAP 2015) and relevant regional planning policies. The proposal is contrary to regional policy.</p> <p>No consultees were consulted as none were considered necessary in this case. A refusal is recommended due to the potential of the proposal to have a detrimental impact on amenity.</p>	

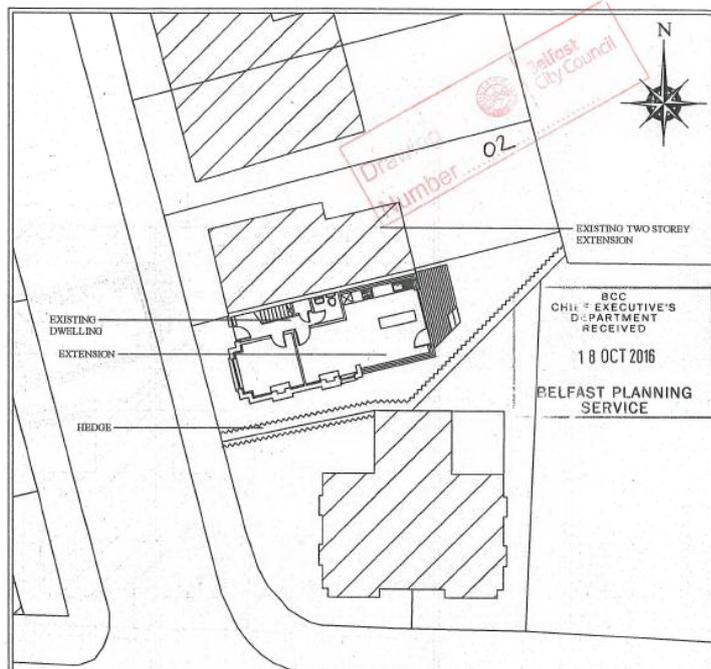
Case Officer Report

Drawings and Plans:



Site Location Plan

Block Plan





Existing Elevations / Floor Plans



Proposed Elevations / Floor Plans

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

1.0	Description of Proposed Development:	
1.1	Erection 2 storey rear extension. Elevation changes consisting of reducing the size of rear window and the insertion of a new window in the existing side gable.	
2.0	Description of Site/Area:	
2.1	<p>The application site is adjacent to the corner of Ridgeway Street. The site is occupied by a two storey semi-detached dwelling with a single storey return. The dwelling has a pitched roof, chimney and red brick finish. The neighbouring, adjoining properties to the south of the dwelling (No. 26 and 28 Ridgeway Street) are at a significantly lower level than the application site and abut it at a 90 degree angle approx. A single storey return projects from the rear elevation of the dwelling. The rear garden is irregular shaped. Rear boundaries are defined by a mix of hedges and fences. The boundary between the proposal and Nos. 26 and 28 Ridgeway Street are defined by a hedgerow. The site abuts Botanic Park playing fields to its rear, which is on a significantly lower level to the application site.</p> <p>The immediate area is predominately residential. The surrounding area is characterised by dwellings similar to that on the application site.</p>	
Planning Assessment of Policy and other Material Considerations		
3.0	Site History:	
	<p>Z/2014/1705/F - 98 Sandhurst Drive. 2 storey rear extension. Refusal – upheld on appeal - ref. 2015/A0101.</p> <p>Z/2002/1212/F - 96 Sandhurst Drive. 2 storey rear extension to existing dwelling. Permission granted.</p>	
4.0	Policy Framework	
4.1	Belfast Metropolitan Area Plan 2015	
	4.1.1	The site is with an Area of Townscape Character - Stranmillis (Village) – BT 055 as designated in the Belfast Metropolitan Area Plan (BMAP) 2015.
4.2	Regional Planning Policy Statements:	
	4.2.1 Strategic Planning Policy Statement for NI (SPPS)	
	4.2.2 Addendum to Planning Policy Statement 7: Residential Extensions and Alterations.	
	4.2.3 Creating Places; Achieving Quality in Residential Developments. DRD / DoE.	
	4.2.4 Addendum to Planning Policy Statement 6 (PPS 6): 'Areas of Townscape Character'	
	4.2.5 Creating Places; Achieving Quality in Residential Developments. DRD / DoE.	
5.0	Assessment	

5.1	<p>History: The previous proposal was refused on dominance due to its impact on number 26 Ridgeway Street. The new proposal seeks approval for a similar extension, albeit with the following revisions: The ridge height has been lowered by 0.5m and the first floor width has been reduced by 1.4m on its south elevation. The ground floor width and the overall depth remains the same. A first floor window in the side elevation has also been omitted.</p>
5.2	<p>The test therefore is whether these changes address the dominance concerns that resulted in the first proposal being refused. As no other material planning considerations were raised during the first assessment and the subsequent appeal, it can be deduced that the only concern to be addressed is that of dominance. However, an assessment of all other policy considerations is set out below.</p>
5.3	<p>Design: The overall width, depth and footprint is subordinate to the existing dwelling. The roof design and windows, etc. are all uniform with existing. Finished materials are sympathetic / in general conformity with those of the original. The roof ridge height is 1.1m lower than the original dwelling. The eaves are level with the eaves of the original. Paragraph A6 of the Addendum to PPS 7 states that the height and general size of an extension should generally be smaller than the existing house. The proposal is compliant with Policy EXT 1(a) of the Addendum to PPS7 and Policy ATC 2 of aPPS 6.</p>
5.4	<p>Private Amenity Space: Adequate private amenity space will remain within the curtilage of the property to allow for domestic activities. There will be access to the front from the rear for bringing out bins, etc. without having to go through the house. The proposal is compliant with Policy EXT 1(d) of the Addendum to PPS7 and Policy ATC 2 of AD PPS 6 in that it maintains the spatial layout of the prevailing local environment.</p>
5.5	<p>Privacy /Overlooking: Due to position and separation distances, none of the windows in the proposed extension will present any overlooking issues. The proposed window in the existing side gable will be screened by the existing boundary treatments. The original proposal also included a window at this location and the PAC also determined that whilst there would only be approximately 5.4m between the opposing living room windows on both the application site and the closest property at number 26 Ridgeway Street, the present screening would minimise the ground floor overlooking. The proposal is therefore compliant with Policy EXT 1(b) of the Addendum to PPS 7 in that it will not unduly affect the privacy of neighbouring properties.</p>
5.6	<p>Overshadowing / Dominance: The impact of the proposal on the adjoining property at number 96 Sandhurst Drive is mitigated by an existing two storey extension on that property.</p>
5.7	<p>In respect of the previous proposal, the PAC found that loss of light was not to an 'unreasonable' degree. As this proposal is a reduction on the previous scheme the PAC's consideration remains relevant.</p>
5.8	<p>In respect of dominance, the PAC's comments in paragraph 6.5 of their determination are also relevant. The PAC stated that:</p> <p><i>...the additional 4.3m long extension to No.98, despite its slight setback, would create an imposing red-brick side elevation of some 10.7m in length and 5.4m to eaves height.</i></p>

5.9	The proposal retains the eaves height and depth/length of the original design and therefore its impact will still be the same, despite the amended setback of the first floor by 1.4m as this is a gradual setback with only 1.4m approx. of the elevation being fully setback. The mass of the side elevation will be approximately 5.4m away from the downstairs living room of the adjoining No.26 of which has its rear yard located within the intervening area. From these viewpoints the mass of the two-storey proposal would appear very dominant and overbearing in comparison to the existing single storey return, which is stepped in by 3m approx. from the gable of the main part of the original dwelling.
5.10	<p>The addition of the first floor and moving the extension closer to No.26, the residents of No.26 will experience the sense of being hemmed in and enclosed by the proposal. The Council emphasises the PAC's comments at paragraph 6.5 in relation to the previous proposal as these are still relevant:</p> <p><i>Although the extension would obviously be apparent from the first floor bedroom (of No. 26), it would be the ground floor living area and yard that would experience the greatest impact. The lower level of No.26 and the corner relationship of the buildings would only add to the impingement that the proposal would have on the amenity of No.26. The arguments in relation to the main outlooks from No.26, the fact that the living room is dual aspect and that the bedroom could be made dual aspect do not overcome the issue of dominance and impact on amenity.</i></p>
5.11	The omission of the first floor window removes any potential visual relief from the imposing 10.7m long red brick wall. However, the commissioner's comments are also duly acknowledged that in the original proposal this window would have provided little visual relief regardless.
5.12	The omission of the first floor window removes any potential visual relief from the imposing 10.7m long red brick wall. However, the commissioner's comments are also duly acknowledged that in the original proposal this window would have provided little visual relief regardless.
5.13	The agent acting on behalf of the applicant has forwarded an argument that under Permitted Development rights their client is able to build an extension that would have no less impact than the proposal. However, the council contends that the proposal would still have a greater impact than that allowed under PD as permitted development would allow an extension no greater than 3 metres in length whereas this proposal is 4.4metres in length.
5.14	<p>Precedent:</p> <p>The proposal is similar in design to the existing extension on the adjoining dwelling (number 96). However, the position of that site in respect of the orientation of adjoining properties is significantly different and is therefore distinguishable.</p>
5.15	The proposal is therefore found to be contrary to Policy EXT 1(b) of APPS 7.
6.0	<p>Summary of Recommendation:</p> <p>It is recommended that the proposal is refused for the reasons set out below:</p>
7.0	Reason for Refusal:

7.1	The proposal is contrary to Policy EXT 1 of the Addendum to PPS 7 in that the extension would, if permitted, adversely affect the residential amenity of the neighbours as the scale and massing of the proposal will result in unacceptable dominance.
-----	---

ANNEX	
Date Valid	18th October 2016
Date First Advertised	4th November 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 26, 28, 30 Ridgeway Street, Malone Lower, Belfast, Antrim, BT9 44 Laganwood House, Newforge Lane, Belfast, Antrim, Northern Ireland, BT9 5NX The Owner/Occupier, 83, 85, 87, 96 Sandhurst Drive, Malone Lower, Belfast, Antrim, BT9	
Date of Last Neighbour Notification	28th October 2016
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/2014/1705/F Proposal: 2 storey rear extension. Address: 98 Sandhurst Drive, Belfast, BT9 5AY, Decision: PR Decision Date: Ref ID: Z/2002/1212/F Proposal: 2 storey rear extension to existing dwelling Address: 96 Sandhurst Drive, Malone Lower, Belfast, Northern Ireland, BT09 5AZ Decision: Decision Date: 14.08.2002	
Drawing Numbers and Title	
Drawing No. 01 Type: Site Location Plan Drawing No.02 Type: Block Plan Drawing No. 03 Type: Existing Plans/Elevations Drawing No. 04 Type: No. Proposed Plans/Elevations.	