

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 September 2017	
Application ID: LA04/2017/0623/F	
Proposal: Single storey rear extension, rear dormer and first floor extension to rear. First floor front extension. (amended description)	Location: 10 Broomhill Park Belfast BT9 5JB
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation	
Recommendation: Approval	
Applicant Name and Address: John McIlhone 10 Broomhill Park Belfast BT9 5JB	Agent Name and Address: David Maxwell 12 Ballyblaugh Road Newry BT34 1RR
<p>Executive Summary:</p> <p>Planning permission is sought for a single storey sunroom extension to the ground floor rear, a first floor rear extension, provision of a rear dormer and a first-floor extension to the front of the dwelling.</p> <p>The site is located within the development limits for Belfast and falls within the Malone Conservation Area (sub area L – Broomhill).</p> <p>This full application is accompanied by an application for conservation area consent LA04/2017/0628/DCA.</p> <p>Seven respondents have submitted eleven representations of objection; two of which were in response to neighbour notification following receipt of amended plans.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • If the proposal is sympathetic to the Malone Conservation Area • If the proposal unduly affects the privacy or amenity of neighbouring properties <p>The proposal has been assessed against the SPPS, Policy EXT 1 of APPS 7 and Policy BH 12 of PPS 6. It is considered to be in general compliance with good design principles, as contained within the SPPS. It has been found to be in general compliance with Policy EXT 1 of APPS 7 and Policy BH 12 of PPS 6. The DGMCA has also been considered in determining the proposal.</p> <p>Recommendation</p> <p>Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



Representations:

Letters of Support	None Received
Letters of Objection	11
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	<p>Description of Proposed Development</p> <p>The proposal is for a single storey sunroom extension to the ground floor rear, a first floor rear extension, provision of a rear dormer and a first-floor extension to the front of the dwelling.</p>
2.0	<p>Description of Site</p> <p>The site consists of an existing four-bay, two storey detached dwelling faced in roughcast render to the first floor, with half timbering detail present on the front facade. The ground floor is faced in red brick, with blocked stone surroundings to window and door openings. To the front is an amenity area with paved driveway and boundary wall with attached railings. A wooden fence to one side and a mature hedge to the other, separate the neighbouring properties. To the rear is a relatively narrow amenity area. Boundary treatments to the rear primarily consist of mature hedgerow. The site falls within the Malone Conservation Area (sub area L – Broomhill). The area is residential in character.</p>

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Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History and Surrounding Site History</p> <p>3.1 Site History</p> <ul style="list-style-type: none"> • LA04/2017/0628/DCA - Partial demolition to facilitate single storey rear extension, first floor rear extension rear dormer and first storey front extension (The proposal has been assessed against Policy BH 14 of PPS 6 and has been found to be in compliance with the policy) <p>3.2 Surrounding Site History</p> <ul style="list-style-type: none"> • None relevant
4.0	Policy Framework
4.1	Belfast Urban Area Plan (BUAP) 2001 Draft Belfast Metropolitan Area Plan (dBMAP) 2015
4.2	<p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <ul style="list-style-type: none"> • Good Design Paras. 4.23 – 4.30 <p>Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage (PPS 6)</p> <ul style="list-style-type: none"> • Policy BH 12 – New Development in a Conservation Area • Policy BH 14 – Demolition in a Conservation Area <p>Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Established Residential Areas (APPS 7)</p> <ul style="list-style-type: none"> • Policy EXT 1 – Residential Extensions and Alterations
5.0	Assessment
5.1	The proposal is considered to be in general compliance with good design principles, as contained within the SPPS. It has been found to be in general compliance with Policy EXT 1 of APPS 7 and Policy BH 12 of PPS 6.
5.2	<p>Statutory Consultees Responses</p> <ul style="list-style-type: none"> • None <p>Non Statutory Consultees Responses</p> <ul style="list-style-type: none"> • Council’s Conservation Officer – No objection subject to conditions regarding materials
5.3	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. Seven respondents have submitted eleven representations of objection; two of which were in response to neighbour notification following receipt of amended plans. A summary of the main points raised in the objections are as follows:</p> <ul style="list-style-type: none"> - the proposal will impact negatively on the appearance of the dwelling and built environment - the proposed dormer window and use of materials is incompatible with the dwellings roof profile and the surrounding roofscape - the positioning of the extensions and their impact on the properties three-dimensional form - the impact on neighbouring amenity, namely overlooking, loss of privacy and diminished sunlight.

	<p>The issues raised shall be dealt with in the assessment below.</p>
5.4	<p>Other Material Considerations A Design Guide for the Malone Conservation Area (DGMCA)</p>
5.5	<p>Conservation Area Consideration The site falls within the Malone Conservation Area (sub area L – Broomhill). The Council's Conservation Officer raised no objection to the overall proposal however advised of his preference for a more traditional and contextually appropriate style of dormer, but accepted the scale and form of the proposed dormer, subject to conditions being attached in respect of the materials to be used.</p>
5.6	<p>Built form, appearance and character The single storey sunroom extension to the ground floor rear is subordinate to the main dwelling and is considered to be acceptable in that it will not have a detrimental impact on any fabric of significance.</p>
5.7	<p>The first floor rear extension and first floor extension to the front of the dwelling will result in an increase of the eastern gable end from 6.2 metres to 9.3 metres. It is recognised that the increase in gable depth will alter the three dimensional form of the dwelling. However, it is considered that the level of intervention is minimal and that much of the substantial character will be retained, so as not to have a detrimental impact on its overall built form and appearance. The first floor rear extension will run level with the principal façade to the back of the dwelling and is acceptable in terms of form, massing, detailing and external finish.</p>
5.8	<p>The first floor extension to the front of the main dwelling is considered to be acceptable, in this particular instance. It is not deemed to constitute the addition of another storey to an attached garage, when considered in the context of the DGMCA. This is due to the relatively unique position of the garage in that it is attached to the front of the dwelling, together with the fact that the proposed first floor extension does not protrude beyond the existing building line. Rather, it is stepped back from the building line by approximately 0.1m, and does not overlay the entire extent of the existing garage footprint. The proposed first floor extension is considered subordinate to the main dwelling and capable of achieving a harmonious and unobtrusive addition to the front façade. It will not alter the roofline silhouette and the proposed external materials are sympathetic in appearance to the existing dwelling, so as not to detract from the character of the surrounding area.</p>
5.9	<p>The provision of a rear dormer, while not of traditional design, is of a scale and form that is considered to be appropriate to the host dwelling, in that the original ridge line is maintained and sufficient roof slope remains. The proposed dormer does, however, introduce a modern element to the roof profile. While it is visible from a limited number of viewpoints, on balance, the provision of the rear dormer is considered to be acceptable, in that the materials proposed will achieve a sufficient level of integration with the existing roof covering.</p>
5.10	<p>Overlooking The proposed rear dormer is set back from the eaves and it is not considered that the dormer will present an unacceptable degree of overlooking or exceed the outlook which already exists via the existing first floor bedroom window. This bedroom is to be replaced by an ensuite use under the current proposal. In effect, therefore, the existing first floor bedroom will be substituted for the proposed dormer that will serve an additional bedroom and ensuite which is likely to limit the regularity in which the rooms</p>

5.11	<p>are used, particularly during daylight hours. Separation distances between dwelling facades of neighbouring properties and the proposed rear dormer are adequate and there is sufficient natural screening to offer some interruption to the views, so as not to create an unacceptable impediment to neighbouring privacy.</p> <p>Dominance While the first floor rear extension and first floor extension to the front of the dwelling will result in an increase to the gable depth at the eastern side, it is not considered that this will present issues of dominance. Existing separation distances between the main gable walls of the host and adjacent dwelling will be maintained, and it is considered that there will be no adverse impact or sense of encroachment caused by the extensions.</p>
5.12	<p>Overshadowing and loss of light The land on which the host dwelling and its neighbouring properties are situated is relatively level. However, there is a slight slope which positions the host dwelling at a higher level to the neighbouring property at No 12. It is considered that the change in level is negligible so as not to have an adverse effect on neighbouring amenity or cause an unacceptable level of overshadowing or loss of light.</p>
5.13	<p>Landscape features and private amenity space The proposal will not cause any loss or damage to landscape features and has no bearing upon the existing parking provision and manoeuvrability within the curtilage of the dwelling.</p>
5.14	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>
6.0	<p>Summary of Recommendation: Approval subject to conditions.</p>
7.0	<p>Conditions</p> <ol style="list-style-type: none"> <li data-bbox="284 1294 1423 1411">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. <li data-bbox="284 1411 1423 1646">2. The materials to be used in the construction of the external surfaces of the proposal hereby permitted, shall be as stipulated on Drawing No. 02B, date stamped 14 June 2017. Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the Malone Conservation Area. <li data-bbox="284 1646 1423 2009">3. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any Order revoking and/or re-enacting that order, the first floor bathroom windows, first floor ensuite window to Bedroom 4 and the second floor ensuite window, as stipulated on Drawing No. 02B, date stamped 14 June 2017, shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves. Reason: To safeguard the privacy of adjacent properties.

8.0	Notification to Department (if relevant) If approved, the Department for Infrastructure will be notified.
9.0	Representations from Elected members: Committee referral request by Councillor Reynolds.

ANNEX	
Date Valid	22 March 2017
Date First Advertised	14 April 2017
Details of Neighbour Notification (all addresses) 12 Broomhill Park, Malone Lower, Belfast, Antrim, BT9 5JB 19 Broomhill Park, Malone Lower, Belfast, Antrim, BT9 5JB 8 Broomhill Park Central, Malone Lower, Belfast, Antrim, BT9 5JD 17 Broomhill Park, Malone Lower, Belfast, Antrim, BT9 5JB 6 Broomhill Park Central, Malone Lower, Belfast, Antrim, BT9 5JD 15, Broomhill Park, Belfast, BT9 5JB 14, Broomhill Park, Belfast, BT9 5JB	
Date of Last Neighbour Notification	10 August 2017
Planning History Ref ID: LA04/2017/0628/DCA Proposal: Partial demolition to facilitate single storey rear extension, first floor rear extension rear dormer and first storey front extension. Address: 10 Broomhill Park, Belfast, BT9 5JB Decision: Decision Pending	
Drawing Numbers: 01, 02A.	