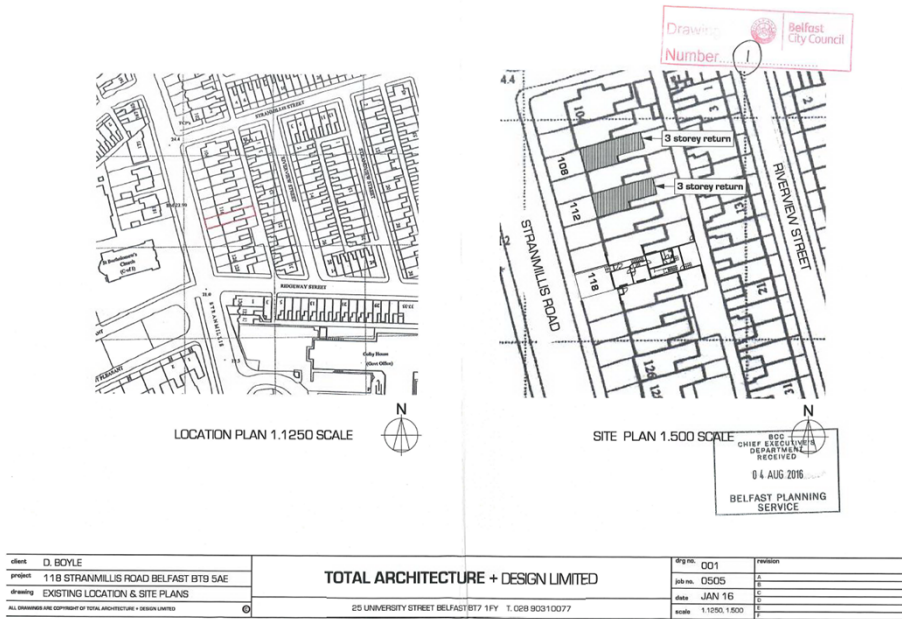


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 January 2018	
Application ID: LA04/2017/1470/F	
Proposal: Single storey rear extension. Second storey rear extension. Elevation changes and replacement dormer window to rear and erection of 3 metre boundary wall to the rear	Location: 118 Stranmillis Road Belfast BT9
Referral Route: Applicant is a Cllr with Belfast City Council	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Mr D Boyle 34 University Avenue Belfast BT7 1GY	Agent Name and Address: Total Architecture + Design Limited 25 University Street Belfast BT7 1FY
<p>Executive Summary: This application seeks full planning permission for the partial demolition of an existing two storey rear return to allow for an extension for addition of third storey; a single storey ground floor rear extension to flat 2 and a reduction in the size of the rear dormer to flat 4.</p> <p>The key issues in the assessment of the proposed development include;</p> <ul style="list-style-type: none"> • Principle of development and use; • Height, scale, massing, layout and design; • Provision of parking; • Provision of amenity space; • Impact on residential amenity of neighbours; and • Impact on character of Stranmillis CA. <p>The site is located within the development limits for Belfast as per the draft Belfast Metropolitan Area Plan 2015 and BUAP and is within a Conservation Area.</p> <p>An application for Conservation Area Consent has also been submitted alongside this full application LA04/2017/1471/DCA.</p> <p>No third party representations have been received in respect of this proposal.</p> <p>The Conservation Area Officer raised no objection to the proposal.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal should be approved.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Part demolition of an existing two storey rear return to allow for an extension for addition of third storey; a single storey ground floor rear extension to flat 2, a reduction in the size of the rear dormer to flat 4 and the erection of a 3 metre high boundary wall to the rear. An application for Conservation Area Consent has also been submitted alongside this full application LA04/2017/1471/DCA.

2.0 Description of Site

2.1 The application site is occupied by a Victorian two bay, two and a half storey terraced dwelling, faced in red brick (in English Garden Wall bond) with half-timbered gable (with barges held on brackets) above a moulded cornice. Four windows occur to the first floor; triplets to the ground floor (with historic frames) adjacent to a semi-circular arched doorway with in antis six panelled door. A two storey, gabled return occurs to the rear with small quarter paned sliding sash window frames to the first floor. This has been sub-divided into 4no self-contained flats. The building forms part of Chilworth Buildings (104 – 128 Stranmillis Road). There is a small yard area to the rear enclosed by a 2m tall approx. rendered block wall with gated access to a shared service alleyway.

2.2 The surrounding area is characterised by eclectic architecture in a varied range of uses, such as residential, ecclesiastical, educational and commercial. Mature trees line the road to the front of the application site.

Planning Assessment of Policy and other Material Considerations

3.0 Site History

Z/1990/0862 - 118 STRANMILLIS ROAD - Conversion of private dwelling to 3 No. self-contained flats – Permitted development.

	<p>LA04/2017/1053/LDE - Flat 2-118 Stranmillis Road - Flat no.2 in first floor rear return (to provide total of 4no. flats in the premises) – Permitted development.</p> <p>LA04/2017/1471/DCA - Part demolition to facilitate alterations to flats 1, 2 & 4. Pending.</p>
4.0	Policy Framework
4.1	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>Belfast Urban Area Plan 2001</p>
4.2	<p>Regional Development Strategy 2035; Belfast Urban Area Plan 2001; Belfast Metropolitan Area Plan (BMAP) 2015 (draft); Strategic Planning Policy Statement for NI (SPPS); Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage (PPS6) Planning Policy Statement 7 (Addendum) - Residential Extensions and Alterations (APPS7); and Planning Policy Statement 3 - PPS3: Access, Movement and Parking.</p>
5.0	Non Statutory Consultees
5.1	Conservation Area Officer – No objection in principle.
6.0	Planning Assessment
6.1	The site falls within the development limits for Belfast and within the Stranmillis Conservation Area. The rear of the site abuts the Stranmillis Village (BT 055) Area of Townscape Character.
6.1	<p>The proposal is for operational development only as the use of the site as 4 separate residential units is existing. This leaves the following issues to be addressed: the impact of the proposal on the:</p> <ol style="list-style-type: none"> 1. Character of the host building / surrounding area; 2. Amenity; 3. Character of the Stranmillis CA; and 4. Impact on parking / traffic.
6.3	<p><u>Impact on the character of the host building / surrounding area</u></p> <p>An additional storey is proposed to the existing 2-storey rear return. This will see an increase in height of 2.7m and provide additional space for flat No. 2. There are 2no. similar 3-storey rear extensions in the same terrace (nos. 108 and 112) and therefore this element will not be out of character. The eaves height of the proposal will be retained under the existing eaves of the main building and so it is considered subservient. Proposed finished materials consist of red brick and grey natural slate roof tiles to match existing finishes.</p>
6.4	<p>The existing property has a rear yard which is at a lower level to the building. Part of the proposal is to construct a new single storey flat roof extension in the lower level yard. Public views are limited as it is to the rear of the property and largely screened by a new 3m tall rear boundary wall. Both the extension and the boundary wall will be finished in red brick to tie in with the existing property. This element is also considered subservient to the main building. Policy EXT 1(a) of APPS7 has been adhered to in that the proposal is of a scale and form that is considered to be sympathetic with the built form and appearance of the existing property and will not detract from the appearance and</p>

	<p>character of the surrounding area.</p>
6.5	<p>The proposed rear dormer window will replace an existing non-original flat roof dormer with one that is narrower and with a pitch roof. Finished materials will consist of natural slate. These changes are considered to be an improvement to the existing condition of the roof. A proposed roof light window to the rear will be heritage range. Policy EXT 1 (a) is considered to be complied with.</p>
6.6	<p><u>Amenity</u></p> <p>No additional overlooking will result from the proposal; side windows on this extension will look towards the blank gable of the return of no.120 and 2no. new windows on the rear gable will look directly onto / towards blank gable ends of rear returns at nos.15-17 Riverview Street. As the proposed new dormer window will replace an existing dormer no additional overlooking will occur. This is compliant with Policy EXT 1(b) of APPS 7 in that it will not unduly affect the privacy of any neighbouring property.</p>
6.7	<p>In terms of overshadowing as per paragraph A37 of the Addendum to PPS 7 an angle test has been carried out. The proposal fails this test when measured from the adjacent property at no. 116. However, the guidance states that this is not a rigid standard that must be met in every case; rather is an assessment tool that will be used in conjunction with other relevant factors. Daylight into the room where this measurement was taken is already impeded by the existing return and the proposal would not significantly exacerbate this situation.</p>
6.8	<p>In respect of dominance, the proposal will appear large when viewed from any ground floor window in No.116 due to the large, blank 3 storey north elevation. However, the guidance at paragraph A31 in APPS 7 states that it is appropriate to take account of the prevailing local environment. No's 108 and 112 have similar sized returns while the north elevation of the existing return and the rear elevations of numbers 15-17 Riverview Street are already have a dominant impact; one that the proposal will not exacerbate. Policy EXT 1 (b) is considered to be met in this case.</p>
6.9	<p>In terms of outlook the proposed ground floor extension to Flat No. 01 is to provide a new bedroom. This will have one window which is at ground floor level at the rear. This window will be approx. 1.4m from distance from a brick wall and will also have limited privacy as it is directly next to a communal open space and bin storage area. However, it is raised above ground level by an average of 1.5m which is sufficient to provide privacy and provide a degree of outlook. The proposal adheres to guidance outlined under paragraph 5.9 DCAN 8.</p>
6.10	<p>A maximum of 25sqm of open, private amenity space will remain to serve 4no apartments. This conflicts with guidance as outlined in the Departmental guide Creating Places which states that communal open space is acceptable for apartments / flats developments but that this should be calculated as 10-30sqm per unit. As such the minimum for this development should be 40sqm. It is acknowledged that the private amenity space does not meet recommended guidance. However, in the prevailing local environment, which is characterised by large dwellings converted into flats a less than standard size amenity space has been accepted. The footprint of the proposed extension is approx. 9sqm which, if added to the amenity space provision, would not result in improving the living conditions to any significant degree. In this context and given the surrounding context and proximity to Botanic Gardens, on balance, the amenity space is considered appropriate and accepted in the area.</p>
	<p><u>Impact on the Character of the Stranmillis CA</u></p>

6.11	<p>The Conservation Officer asked for several design changes and these were incorporated into an amended scheme and the CAO subsequently offered no objection to the proposal. Public views of the proposal will be limited to an alley at the rear of the site while there is already a precedent for 3 storey returns within this terrace row as established in the assessment above. Finished materials can be secured via conditions. The proposal is considered to comply with Policy BH 12 of PPS6.</p> <p><u>Impact on Parking / Traffic</u></p>
6.12	<p>There is no increase in the actual number of units within the site and therefore no impact on the level of parking provision.</p>
7.0	Summary: Approval
7.0	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to the following conditions:</p>
8.0	Conditions:
8.1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
8.2	<p>Notwithstanding the details hereby approved, no development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and the character and appearance of the Stranmillis Conservation Area.</p>

ANNEX	
Date Valid	4th July 2017
Date Advertised	14th July 2017
Details of Neighbour Notification (all addresses) The Owner/Occupier, 120 Stranmillis Road, Malone Lower, Belfast, Antrim, BT9 5AE, The Owner/Occupier, 15 Riverview Street, Malone Lower, Belfast, Antrim, BT9 5FD, The Owner/Occupier, 17 Riverview Street, Malone Lower, Belfast, Antrim, BT9 5FD, The Owner/Occupier, Flat 1, 116 Stranmillis Road, Malone Lower, Belfast, Antrim, BT9 5AE, The Owner/Occupier, Flat 2, 116 Stranmillis Road, Malone Lower, Belfast, Antrim, BT9 5AE, The Owner/Occupier, St Bartholomew'S, 183 Stranmillis Road, Malone Lower, Belfast, Antrim, BT9 5EE,	
Date of Last Neighbour Notification	20th July 2017
Drawing Numbers and Title Drawing No. 01 Type: Site Location Plan Drawing No. 02 Type: Existing Floor Plans Drawing No. 03 Type: Existing Elevations Drawing No. 04 Type: Existing sections Drawing No. 05 Type: Proposed Site Plan Drawing No. 06A Type: Proposed Floor Plans Drawing No. 07A Type: Proposed Elevations Drawing No. 08B Type: Proposed Sections	

