

Committee Application

Development Management Report	
Application ID: LA04/2017/2623/F	Date of Committee: 14 August 2018
Proposal: Erection of dwelling with detached garage & associated site works.	Location: 88 Circular Road Belfast
Referral Route: Planning Committee – Director of Planning and Building Control referral / Objections to application	
Recommendation: Approval	
Applicant Name and Address: Mr & Mrs Kennedy 26 Knockburn Park Belfast BT5 7AY	Agent Name and Address: Colin McAuley Planning 2 Millreagh Dundonald Belfast
<p>Executive Summary:</p> <p>The application site is located within the development limits of Belfast and designated within the Circular Road Area of Townscape Character (ATC) within BUAP and dBMAP.</p> <p>The key issues in this planning application are:</p> <ul style="list-style-type: none"> • Principle of development at this location. • Impact of design, scale & layout on ATC designation • Impact on neighbouring residential amenity • Impact on traffic. <p>The surrounding character exhibits a pattern of development that is characterised primarily by large individually designed detached residential dwellings in sizable plots. It is considered that the principle of redevelopment of the site for a new detached dwelling is acceptable in this location.</p> <p>The design proposed is more contemporary than found in the locality but draws upon traditional features and materials, this is considered acceptable as it pays due regard to the surrounding context. The proposed development will not create significant conflict with adjacent land uses or any adverse effect on existing properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance will be at an acceptable level.</p> <p>The proposed massing of the development is not significantly greater than that found within the existing residential area. The proposed domestic use is compatible with the character.</p> <p>Consultees</p> <p>BCC Environmental Health, NIWater and DFI Roads offer no objection subject to conditions and/ or informatives.</p> <p>Representations</p>	

Four objections and three letters of support have been received

Issues of objection raise include: over development, design, breaking building line and impact on residential amenity. These matters are dealt with in the report below.

Having fully considered these objections, the policy context and all other material planning considerations, it is considered that whilst the proposal introduces a change to the environment this change will not result in significant impact to the character and appearance of the area, the Area of Townscape Character or residential amenity.

Recommendation

Approval subject to Conditions

Site Location



Proposed Block Plan



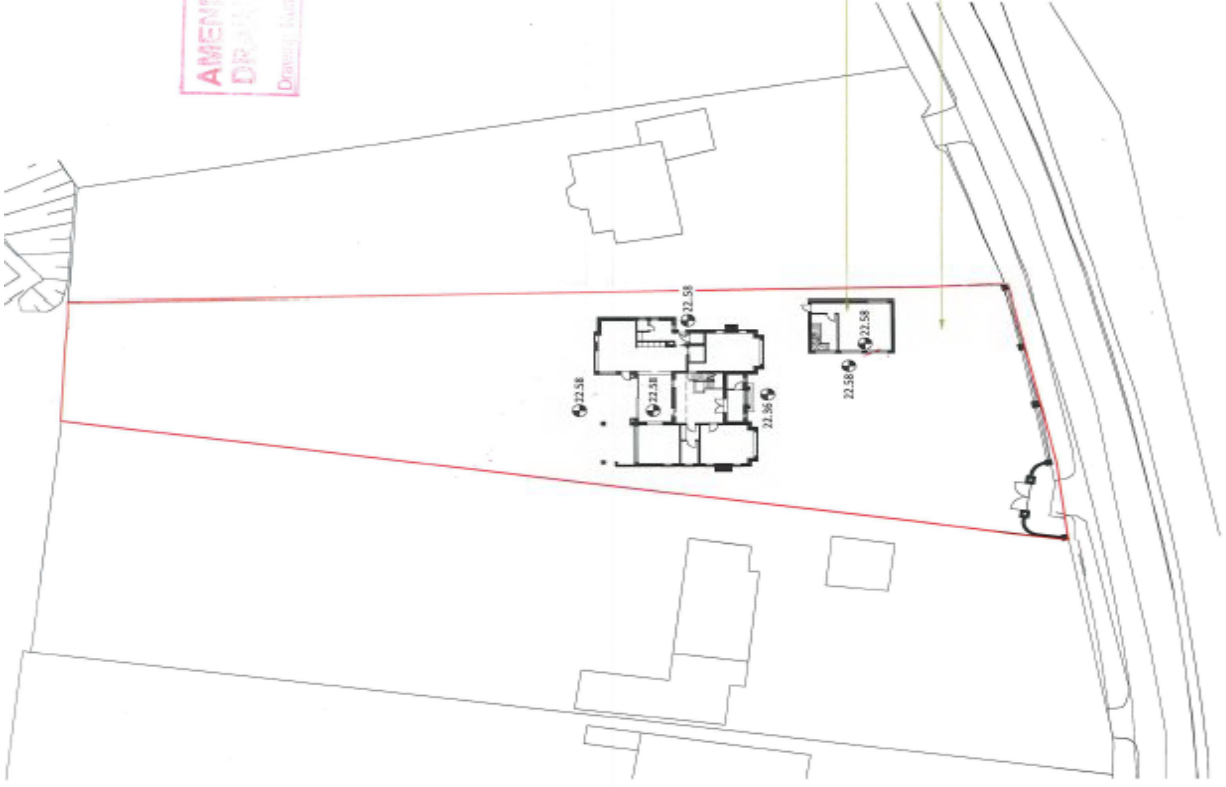
AMENDED
DRAWING
Drawing Number: *03b*

BCC
CHIEF EXECUTIVE'S
DEPARTMENT
RECEIVED
24 APR 2018
BELFAST PLANNING
SERVICE

For full level details please refer
to topographical survey by
Acute Engineering Surveys Ltd.
dated 12/11/17

Garage

Refer to Landscape Architect's
drawings for landscaping and
boundary treatments



C60 Architects and Town Planners

PROJECT	DRAWING	
88 Circular Road	Proposed Block Plan	
CLIENT	SCALE	DRAWN
Mr & Mrs Kennedy	1 : 500	TH
JOB	DWG No	
1074	1074	(p.30)

Proposed Block Plan
1 : 500

Characteristics of the Site and Area	
1.0	Description of Proposed Development Full planning permission is sought for the erection of a detached dwelling and detached garage and associated site works.
2.0	Description of Site The site is an extensive residential plot of land that is enclosed by means of mature vegetation of trees and hedging. The previous buildings on site have been demolished and works have commenced on the erection of the new dwelling and garage; the garage being substantially complete. The topography of the site is generally flat and even with a substantial area of hard standing to the front of both the proposed dwelling and garage, the remainder of the plot is mostly in lawn. The surrounding area is characterised by an eclectic mix of large detached dwellings each occupying an extensive mature plot. The properties are situated well within the plots and set back from the road offering substantial garden areas. The boundary landscaping of trees and hedging lining the road combined with the eclectic architectural styles of dwellings produces a distinctive local environment. The Somme Hospital site is located opposite to the site, it also has substantial grounds fronting the road with mature vegetation that contributes to the local environment. The locality exhibits a quality residential environment.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History LA04/2015/0083/F - 2 storey side and rear extension and double garage – approved July 2015 LA04/2015/0440/F - Demolition of existing house to construct new two storey dwelling with integrated garage – approved April 2016
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 Belfast Urban Area Plan
4.2	SPPS – Strategic Planning Policy Statement Addendum to Planning Policy Statement 6 (aPPS 6) Planning Policy Statement 7 – Quality Residential Environments (PPS 7) PPS 7 Addendum Safeguarding Established Residential Areas (aPPS 7) Planning Policy Statement 3 – Movement, Access and Parking (PPS 3) Planning Policy Statement 12 – Housing and settlements (PPS 12)
5.0	Statutory Consultees Responses
5.1	DFI Roads Service – no objection
5.2	NI Water – no objection
6.0	Non Statutory Consultees Responses
6.1	BCC Conservation Officer

6.2	Environmental Protection Unit (EHO) – Belfast City Council
7.0	Representations
7.1	<p>The application has been neighbour notified and advertised in the local press. The Council has received three letters supporting the proposal and four objections have also been received, including the following matters</p> <ul style="list-style-type: none"> • The proposed dwelling is too close to the neighbouring boundaries i.e. over development. • The garage breaks the building line, is out of scale for the area and will result in the loss of mature vegetation that contributes to the surrounding character. • The proposed garage sets an unwelcome precedent in the area.
7.2	<p>The location of the dwelling allows sufficient space within the boundaries to allow access to the rear via each side. There is also on average a 10m separation distance between the proposed dwelling and the neighbouring dwelling. The character of the area is contributed to by large detached dwellings located centrally within the plot, the proposed dwelling will replicate this characteristic feature.</p>
7.3	<p>The garage sits in front of the building line for dwellings in the area but this is not a unique feature. The neighbouring property at no.86 also has a garage to the front which likely dates from the time the property was erected; planning permission has also been granted for a garage to the front of the dwelling at no.100 Circular Road. Given the existing garage at no.86 and the previous planning approvals on the site for a front located garage it is considered that this proposal will not set a negative precedent. The scale of the garage is comparable to previous approvals on site and an amendment sought has resulted in a 0.4m reduction to the ridge height and external stairs and the doorway will be removed. Vegetation at the site is to be retained and supplemented with new planting and additional hedging has been planted along boundary with no.90. Existing planting on this site is not protected by the ATC designation however, landscaping can be secured by condition.</p>
7.4	<p><u>Reference to Planning History</u> A previous application, LA04/2015/0440/F- Demolition of existing house to construct new two storey dwelling with integrated garage – approved April 2016, received a substantial number of objections generally in the form of standardised letters. The letters refer to other correspondence with the Council Ref: CP/JT/B01007001. This correspondence raises nine points of concern, five of which relate to the processing of the application itself, which is currently subject to the formal complaints procedure. Three points relate to location of the proposal on site e.g. building line. The final point relates to the scale, massing and design of the proposal. The final four points replicate issues raised in respect of this current proposal and are detailed below.</p>
8.0	Other Material Considerations
8.1	<p>Any other supplementary guidance Creating Places; Achieving Quality in Residential Developments. DCAN 8 – Housing in existing Urban Areas and Creating Places.</p>
9.0	Assessment
9.1	<p>The proposal is considered to be in compliance with the development plan.</p>

9.2	<p><u>Principle of Development</u> Within the area plans the site is annotated as being within the existing development limits for the city. The site is zoned as an ATC within both the BUAP and the dBMAP 2015 (designation BT 020) the policy documentation states that development proposals within an ATC will be considered within the context of prevailing regional planning policy and supplementary planning guidance. The SPPS advises that planning permission ought to be granted for sustainable development that accords with the area plan and causes no harm to areas of acknowledged importance. These area of importance are considered to be relevant planning policy and comments from consultees and third parties. Proposals for residential development are expected to conform to relevant criteria set out in planning policy.</p>
9.3	<p><u>Site layout</u> The proposal is for a dwelling that will be larger than that previously approved under LA04/2015/0440/F, which granted approval for the demolition of the original (1930s) dwelling. The proposed dwelling will be situated at a location that is 3.0m closer to the road than the original dwelling on site. There is not a clear distinct building line at this section of road due to the road curvature. Whilst the proposed dwelling will sit forward of the neighbouring property at no.90, it will not sit uncomfortably with neighbouring properties. The proposal also includes the erection of a triple garage with first floor space above, serviced by an internal set of stairs. This element of the proposal is designed to sit forward of the proposed dwelling and is located 13m behind the roadway; there will be further consideration of this element below.</p>
9.4	<p><u>Residential Amenity</u> The impact of the proposal upon residential amenity relates to the impact that the proposal will have upon surrounding properties in terms of overlooking, overshadowing, dominance, noise and other disturbance. For this application the impacts to be considered not only relate to the dwelling but also to the new garage which is to incorporate a home office and store at first floor level; this first floor element to the development was not included in the previous applications.</p>
9.5	<p><u>Impact on neighbouring amenity & Impact of dwelling on surrounding character</u></p> <p><u>Dwelling</u> The position on the site, the width and depth of the proposed dwelling is akin to that previously considered, the footprint of the dwelling proposed is of the similar depth along the boundary with no. 90, its closest neighbour at 33-36m as previously granted under LA04/2015/0440/F and the extension granted under LA04/2015/0083/F. whilst the proposed building will sit forward by 3m this will result in no greater impact to no. 90 as moving it forward in turn will reduce the built form at the rear. Notwithstanding consideration of previous schemes, the footprint and position on the site, due to the size of the plot, relationships to neighbouring boundaries and separation distances is considered acceptable.</p>
9.6	<p>The design of the dwelling is to be amended from the previous approval. The front façade will have a notable change to the central roof section which is now designed to project further forward reducing the amount of exposed wall at this section. This will result in smaller windows to the front central section and is considered to offer a more balanced appearance to the building over the previous design. The scheme also includes the chimney stacks to be external, a design that is acceptable for this property in this area. Changes to the rear, for obvious reasons, are less critical to the appearance of the building and character of its setting within the area. In this case the most notable change is an increase in the first floor length increasing the master bedroom by 1.2m and the associated balcony from 0.9m to 1.5m over previously approval. The design also includes a reduction in the</p>

	<p>height to the centrally located pitch gable above the patio doors. Other changes are to the windows styles and patio doors, two of the previous three doorways are changed to windows. The side elevations remain similar to the approved design with the addition and exclusion of windows at ground and first floor levels. Obscurely glazed windows are proposed to the side elevations which will limit the potential to overlook, this can be strengthened with the imposition of planning conditions regarding these windows.</p>
9.7	<p>It is considered that the design of the dwelling and the materials to be employed in the construction are acceptable and will not detract from the appearance and character of the surrounding area. The development will introduce a new building to the area which over time with appropriate landscaping together with the existing mature vegetation that surrounds the properties will mitigate any impact and integrate the new building, in addition the property will be set back from the road and passing views will be oblique.</p>
9.8	<p>The proposed dwelling will not result in a significant impact to the residential amenity for neighbours. The character of the ATC is defined by large detached dwellings occupying large mature plots the proposal will reflect this character of the surrounding area and is considered in keeping.</p>
9.9	<p><u>Two storey detached garage</u></p> <p>This element of the proposal has raised significant objection from the third party comments received. The proposed garage is to occupy a prominent location to the front of the dwelling, this is not a common feature in domestic site layouts. However, in the context of the neighbouring area whilst not a typical feature there are detached garages to the front of a few dwellings for e.g. the neighbouring dwelling (no.86) has a detached garage although it does not appear to be a recent addition, the appearance of the garage is consistent with the design period of the dwelling.</p> <ul style="list-style-type: none"> • The proposed garage is to measure: 9.2m end to end, 6.7m wide and has a ridge height of 6.9m. The garage is set back from the front boundary with Circular Road by 13m and to the neighbouring boundary with no. 90 by 1.5m. The garage will accommodate three car parking spaces. • LA04/2015/ 0440/F – New dwelling and garage Garage measuring 8.9m end to end x 6.6m wide with a ridge height of 7.2m and 16m from the Circular Road boundary and sitting at 1.5m to the neighbouring boundary with no.90 <p>Previous planning approvals on the site have granted approval for a garage in a similar location on the site which measured</p> <ul style="list-style-type: none"> • LA04/2015/0083/F – House Extensions and Garage Garage measuring 8.5m end to end x 6m with a ridge height of 6m high sitting 18m from the Circular Road boundary and 2.5m to the boundary with no.90;
9.10	<p>The garage will be screened from Circular Road by the existing mature boundary vegetation which will mitigate any impact to surrounding environmental quality. Planting of additional hedging has already taken place between the site and no.90 at the time of inspection. Views of the garage are achievable when travelling south along Circular Road over the front garden area of no.90, this property having a low level wall and vegetation to the front. The newly planted hedging should in a relatively short period of time mitigate largely mitigate any current negative views; a planning condition protecting the existing and new vegetation</p>

	<p>should be imposed on any grant of permission. The garage proposed is larger than previous schemes and is located closer to the Circular Road and the same distance to no.90 as the 0083/F approval. Whilst a secondary building of such scale is not entirely comfortable it is considered that the limited views of the garage will not result in a disproportionate impact on residential amenity, visual amenity or the surrounding character.</p>
9.11	<p>The first floor home office and store, as proposed, above the garage includes a gable window. The views from these windows will be towards the road, for the store window and towards the proposed dwelling from the office window. The office window will offer oblique views towards the front of the neighbouring property. Although the front of a property is not considered to be a private amenity area any introduction of new views over a neighbouring property can lead to a perception of being observed. In this case, a condition requiring obscured glazing to the relevant window thus reducing any perceived impact from the home office window. The proposal will not have any significant overshadowing impact on neighbouring properties given the size of the plots and separation distances between the properties and the existing boundary vegetation.</p> <p>*In relation to the garage, as the scheme proposed is not as currently constructed on site, a condition is recommended to set a time limit on the completion of the works to the garage to ensure it is constructed in accordance with any approved plans.</p>
9.12	<p><u>Private amenity:</u> The dwelling and garage are to be erected within a plot approximately 2600sqm. The size of the plot ensures that sufficient private amenity space will be retained within the curtilage of the dwelling and sufficient vehicular parking space will be provided.</p>
9.13	<p><u>Design:</u> The design of the proposed dwelling includes many of the design features to be found in the surrounding area such as bay windows and external chimneys. It is proposed to employ in the construction, traditional materials of facing brick, cut stone and slate which are acceptable in this area of townscape character. The property being a single detached dwelling mirrors the surrounding area of large detached dwellings and will have no impact on the surrounding housing density; the size of the dwelling is considered to be acceptable providing an above average internal and external space.</p>
9.14	<p><u>Boundary Treatment:</u> The proposal involved the introduction of additional boundary planting which is consider to be a benefit to the local environment and will, to an extent, mitigate some of the negative effects of the development, a recent inspection of the site revealed that hedging approximately 2.0m in height has been planted along the boundary with no.90. A planning condition ensuring the implementation of all the proposed planting should be placed on any approval to ensure that the character of the ATC is protected as much as possible from any perceived negative impact. It is also proposed that a wall with railings is constructed along the front boundary, the design of the wall is considered acceptable and in keeping with the surrounding character.</p>
10.0	<p><u>Conclusion:</u> The proposal accords with the area plans and complies with planning policy, in particular PPS7 and the PPS6 Addendum. Consultees have offered no objections to the proposal.</p>
	<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>

10.1	<p>Summary of Recommendation: Approval subject to Conditions</p>
11.0	<p>Conditions</p> <p>1. The development is permitted from the date of this permission. The garage, hereby approved shall be constructed in accordance with approved plans within 6 months of the date of this permission.</p> <p>Reason: This permission is granted under Section 55 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The window, annotated no.5, on approved plan no.11 date stamped 17 November 2017 shall be fitted with obscure glazing, within two months of the property at 88 Circular Road becoming occupied and permanently retained thereafter.</p> <p>Reason: to protect the amenity of no.90 Circular Road</p> <p>3. The landscaping as detailed within approved landscape masterplan 6187-L-100 A date stamped 24th April 2018 shall be completed within the first planting season after the occupation of no.88 Circular Road.</p> <p>Reason: to ensure a satisfactory planting scheme is achieved that contribute to the existing character of the surrounding area.</p> <p>4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
	<p>Notification to Department (if relevant)</p> <p>N/A</p>
	<p>Representations from Elected members:</p> <p>N/A</p>