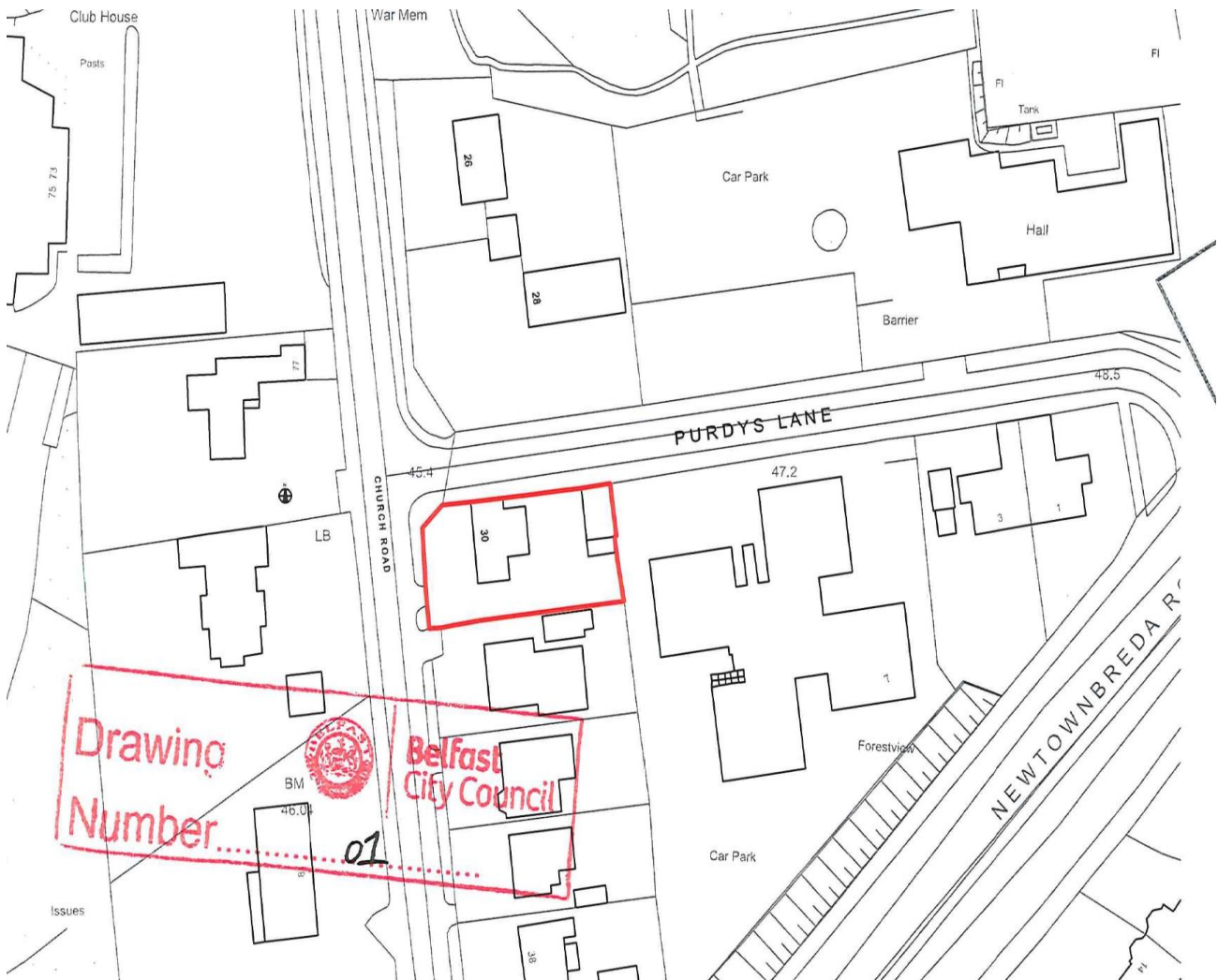


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 September 2019	
Application ID: LA04/2018/2546/F	
Proposal: Demolition of existing dwelling at 30 Church Road and erection of replacement dwelling with associated access car parking and private amenity space.	Location: 30 Church Road Newtownbreda Belfast BT8 7AQ.
Referral Route: Request for referral to the Planning Committee under Section 3.8.1 of the Scheme of Delegation	
Recommendation:	Approval Subject to Conditions
Applicant Name and Address: Carly Anderson 30 Church Road Newtownbreda Belfast	Agent Name and Address: Dimensions Chartered Architects 1 Montgomery House 478 Castlereagh Road Belfast BT5 6BQ
<p>Executive Summary: Full planning permission is sought for demolition of the existing dwelling at 30 Church Road and erection of replacement dwelling with associated access car parking and private amenity space.</p> <p>The key issues in the assessment of this application are: Principle of Development; Design, Character and Appearance; Impact on Residential Amenity; Planning History; Site Access & Parking; and, Other Environmental Matters.</p> <p>3 letters of objection have been received from No 32 Church Road, raising concern regarding the impact of the proposed development on their amenity due to dominance, loss of light and privacy. Issues are considered throughout the report.</p> <p>The proposal will maintain the environmental quality, local character and privacy of existing residents in-keeping with the requirement and usage in this area. The proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings.</p> <p>Taking into account the orientation of the proposed dwelling, the separation distances and the retention of boundary treatments, it is considered that, on balance, the proposal will not have a significant adverse impact on any existing properties.</p> <p>DFI Roads, NI Water and Environmental Health offered no objection.</p> <p><u>Recommendation: Approval Subject to Conditions</u> Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Delegated authority is sought to approve the application with conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Full planning permission is sought for the demolition of the existing dwelling at 30 Church Road and erection of a replacement dwelling with associated access car parking and private amenity space.
2.0	Description of Site.
2.1	The site is a large corner plot at the road junction between Church Road and Purdy's Lane. The topography of the area ensures that the current dwelling on site sits below the road level especially along Purdy's Lane where it appears that the gable wall supports the road and footpath to the side of the site. The dwelling on site is two storey detached,

2.2	<p>finished in render and slate; the property is of little architectural merit. To the rear of the dwelling is located a red brick outbuilding two storey in height also with a slate roof. The dwelling has a two storey and single storey return to the rear. The boundary of the site consists of brick walls and mature vegetation.</p> <p>The character of the area is mixed with both two storey and single storey dwellings some of which are enclosed behind a high level stone wall which forms a prominent feature along the street facing the site. To the rear of the site is located a three storey office block and a large car parking area. A Church and graveyard as well as a golf club are also located in close proximity to the site.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Planning History LA04/2016/0088/F - One detached replacement dwelling - permission refused 09.06.2017</p>
4.0	Policy Framework
4.1	<p>Planning Policy Framework and Guidance included: BUAP 2001 Draft BMAP 2015 (Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.) SPPS for NI: Planning for Sustainable Development PPS 7: Quality Residential Environments Addendum to PPS7: Safeguarding the Character of Established Residential Areas PPS3: Access, Movement and Parking</p>
4.2	<p>Creating Places DCAN 8 Housing in Existing Urban Areas DCAN 15 Vehicular Assess Standards Parking Standards</p>
5.0	Statutory Consultee Responses
	<p>NI Water – No objection DfI Roads Service – No objection with access and parking conditions</p>
6.0	Non Statutory Consultees Responses
	<p>BCC Environmental Health – No objection</p>
7.0	Representations
7.1	<p>The proposal was advertised in the local press and thirteen neighbours notified. To date the Council has received three letters of concern from the owners of No. 32 Church Road The issues of concern raised within the objections include: dominance, loss of light and privacy and will be addressed throughout the report below.</p>
7.2	<p>An email of objection has also been received from MLA Claire Hanna SDLP.</p>
8.0	Other Material Considerations
	<p>None</p>
9.0	Assessment
9.1	<p>The key issues in the assessment of this application are:</p> <ul style="list-style-type: none"> • Principle of Development; • Design, Character and Appearance;

	<ul style="list-style-type: none"> • Impact on Residential Amenity; • Planning History; • Site Access & Parking; and, • Other Environmental Matters.
9.2	<p><u>Principle of development</u></p> <p>The site is located within the existing development limits for the city as stipulated within the BUAP and dBMAP; no other land use restrictions or designations apply. As such the demolition of the building and principle of development is deemed acceptable at this location subject to consideration of planning and other environmental matters.</p> <p><u>Design, Character and Appearance</u></p> <p>9.3 The proposal is for the erection of a two storey dwelling with a single storey return to the rear. The proposed finishes of the dwelling will consist of slate and red brick to the two storey element and a painted/self-coloured render and cedar wood cladding to the single storey element. The main two storey element is designed with double storey cant bays to either side of a centrally located doorway. To the side of this main element is an integral garage. The ridge height of the garage section of the build is set below the main ridge height of the proposed house which is designed to match with ridge heights along the road. The front and rear façades of the garage section are also set back from the main dwelling's front and rear facades which will ensure that this element of the new build is viewed as subservient to the main dwelling. The dwelling is also designed with chimneys to either gable wall introducing a traditional appearance to the proposal. The character of the area consists of large detached buildings ranging from single to three storeys in height with a mixed palette of materials. It is considered that the scale, design and materials of the proposal is appropriate and will respect the existing residential character and appearance of the area.</p> <p>9.4 It is proposed to increase the height of the boundary wall that runs along Purdy's Lane to an overall height of 2.0m. It is considered that the proposed increase in height will not detract from the surrounding character of the area. A number of properties in the immediate area have high level boundary walls. This addition will not appear out of character.</p> <p>9.5 The proposal will have a larger footprint than the existing dwelling, however, adequate private amenity space will be retained within recommended guidelines and is considered to be appropriate for the proposal and the area.</p> <p>9.6 The proposal is considered to comply with Policy QD1. The proposal will maintain the environmental quality, local character and privacy of existing residents in-keeping with the requirement and usage in this area. The principle of a dwelling at this location is acceptable. The proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings.</p> <p>9.7 The proposed density is not significantly higher than that found in the locality due to it replacing the existing dwelling located on the site. The pattern of development is in keeping with overall character and environmental quality. The proposal complies with Policy LC1 of Addendum to PPS7 in that the proposed density is not significantly higher than that found in the established residential area.</p>

	<p><u>Impact on Residential Amenity</u></p>
9.8	<p>The proposal is situated on a corner plot with the roadway of Purdy's Lane to the north, an office block to the east of the site. The impact on neighbouring amenity is therefore limited to one immediate neighbouring dwelling at No.32 Church Road which is to the south of the site. As detailed above 3 letters of objection have been received from this neighbouring property.</p>
9.9	<p>In terms of loss of sunlight/over shadowing and privacy, it is considered that the proposal will not significantly impact on the neighbouring property as the site is located to the north of the neighbouring property. In addition, a mature landscaped buffer which has heights in excess of 3.0m currently defines the boundary between the two properties ensuring that any additional impact should be kept to the minimum.</p>
9.10	<p>It is acknowledged that the proposed dwelling is designed to be higher than the existing building on site. It is also proposed to locate the dwelling closer to No.32 with the current separation distance reducing from approximately 10m to 5.5m. It is considered that a proposed separation distance of 5.5m - which is not uncommon in the urban context - coupled with the existing boundary vegetation along the side boundary of the site will provide screening and ensure that any perceived dominance will be not have a significant adverse impact on the No 32. If Committee is minded to approve the application, the retention of existing landscaped boundaries can be conditioned.</p>
9.11	<p>The proposal has one first floor gable window that looks onto the neighbouring property, this window serves a landing and not a habitable space within the proposed dwelling and can be conditioned to be installed and retained as obscure glazing. Other proposed first floor windows for offer a relationship between properties that is common to all residential areas.</p>
9.12	<p>The design of No 32 Church Road is such that its gable wall faces directly onto Church Road. The driveway for this property is located along the boundary with the application site. No 32 Church Road has two windows overlooking the driveway and one window looking directly onto Church Road.</p>
9.13	<p>Taking into account the orientation of the proposed dwelling, the separation distances and the retention of boundary treatments, it is considered that, on balance, the proposal will not have a significant adverse impact on any existing properties in terms of dominance, overlooking, overshadowing or loss of light.</p>
	<p><u>Planning History</u></p>
9.14	<p>The planning history on site includes a refused application (LA04/2016/0088/F) for a detached replacement dwelling. The application was refused for two reasons: the scale and massing of the design would impinge on the existing character of the area; and, the potential impact on the amenity of the neighbouring site at No 32 Church Road. Although the proposal and the refused application are of a similar ridge height the design of the current proposal with narrower gables and a single storey return to the rear will ensure that it will not have a significant adverse on the neighbouring property in terms of overlooking, overshadowing or loss of light. The two storey side element of the proposal, that houses the garage, is set back from the front and rear elevations and set down from the ridge height of the proposed height reducing the overall appearance of massing. The overall design is therefore considered to be more in harmony with the surrounding character than the application that was previously refused on the site.</p>

9.15	<p><u>Site access and parking</u></p> <p>The Council consulted DfI Roads Service regarding the proposed access and parking provision for the development. The response indicates that DfI has no objection to the proposal, the access and parking provision being within acceptable limits. DfI has requested the inclusion of two planning conditions to ensure that the access and parking provision is provided prior to occupation in accordance with the approved plans.</p> <p><u>Other Environmental Matters</u></p> <p>9.16 Both BCC Environmental Health and NIWater were consulted both offered no objection to the proposal subject to the inclusion of informatives. Recent planning history on the site initiated consultations with both NIEA Historic Monuments and Rivers Agency also raised no issues of concern.</p> <p><u>Conclusion</u></p> <p>9.17 The proposed dwelling is considered to be of an acceptable design that is in harmony with the character of the surrounding area. The proposal is also considered not to significantly impinge on the amenity of neighbouring properties. It will provide sufficient amenity and parking space for domestic use.</p>
10.0	Summary of Recommendation: Approval
10.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. Delegated authority is sought to approve the application with conditions.
11.0	Conditions and Informatives
	<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> <p>The development hereby permitted shall not be occupied until hard surfaced areas have been constructed within the site in accordance with the approved site plan, Drawing No.03 bearing Planning Authority date stamp 18th October 2018 plan. This area shall not be used at any time for any purpose other than for parking and movement of vehicles in connection with the approved development.</p> <p>Reason: To ensure that adequate provision has been made for parking and traffic circulation within the site.</p> <p>The vehicular access shall be provided in accordance with the approved site plan, Drawing No.03 bearing Planning Authority date stamp 18th October 2018 prior to the commencement of any other works or other development hereby permitted.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p> <p>The first floor gable landing window, annotated X on approved plan 04b bearing the Council's date stamp 1st July 2019 shall be fitted with obscure glazing prior to occupation of the dwelling and permanently retained thereafter.</p> <p>Reason: to protect the amenity of no.32 Church Road, BT8 7AQ</p>

The existing vegetated boundary between site and no. 32 Church Road shall be retained at a height not less than 2.0m. If for any reason the vegetation is removed or dies it shall be replaced with a similar species and at a planting height of not less than 1.5m.

Reason: to protect the amenity of no.32 Church Road, BT8 7AQ

ANNEX	
Date Valid	23rd October 2018
Date First Advertised	9th November 2018
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>28 Church Road, Newtownbreda, Castlereagh, Down, BT8 7AQ, 32 Church Road, Newtownbreda, Castlereagh, Down, BT8 7AQ, 77 Church Road, Newtownbreda, Castlereagh, Down, BT8 7AN, 79 Church Road, Newtownbreda, Castlereagh, Down, BT8 7AN, Boundary Commission For Northern Ireland, Unit I, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Education & Skills Authority Implementation Team, Unit H, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Institute Of Public Health, Units D & G, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Oversight Commission, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Sodexo, Unit C, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Staff Commission For Education & Library Boards, Unit E, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Ulster Garden Villages Ltd., Units K & L, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR, Youth Council For Northern Ireland, Unit A, Forestview, 6 Purdy'S Lane, Belfast, Down, BT8 7AR,</p>	
Date of EIA Determination	
ES Requested	No
<p>Drawing Numbers and Title</p> <p>01, 02, 03a, 04b, 05b, 06a,</p>	
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department: Response of Department:</p>	