

Committee Application

Development Management Report

Application ID: LA04/2019/1522/F

Date of Committee: Thursday 23 January 2020

Proposal:

Proposed part two storey and single storey rear extension

Location:

29 Casaeldona Park Belfast BT6 9RB

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:

Mr Ryan Scates
29 Casaeldona Park
Belfast
BT6 9RB

Agent Name and Address:

Alan Gregg
32 Carolhill Drive
Belfast
BT4 2FT

Executive Summary:

Planning Permission is sought for a part two storey and single storey extension to the rear of the dwelling at 29 Casaeldona Park.

The key issues to be considered are:

- The effect on character and appearance
- Design of the proposal
- Impact on amenity

Five representations have been received in relation to the application raising issues including over dominance, overshadowing/loss of light, scale and massing; boundary issues and these are dealt with in full in the case officer report.

The proposal has been amended and reduced during the processing of the application. The most recent amendment was received on 6 January 2020 and neighbours were re-notified, to date of this report no further objections have been received. Members will be advised through late items if any further comments are received.

The proposed extension will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties. It is considered that the proposal will not raise any issues in relation to overshadowing and loss of light, to neighbouring dwellings as the 45 degree angles test has been satisfied.

There is sufficient space remaining within the curtilage of the property for domestic purposes including parking and the manoeuvring of vehicles and storage of bins.

Recommendation

Approval subject to Conditions

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- 1.0 Description of Proposed Development**
 Planning Permission is sought for a part two storey and single storey extension to the rear of the dwelling at 29 Casaeldona Park.
- 2.0 Description of Site**
 The site is located at 29 Casaeldona Park and is comprised of a semi-detached chalet bungalow finished in red brick with a pitched roof. There are dormers to the front and rear of the property. There is a driveway providing off street car parking and a garden bound by a small wooden fence. There is a paved amenity area and grass garden to the rear of the site.
- The surrounding area is mainly medium density residential streets with both semi-detached and detached dwellings, set out in a traditional form with front and rear gardens and side driveways.

Planning Assessment of Policy and other Material Considerations

- 3.0 Site History**
- 3.1 Surrounding Site History**
- | Reference | Location | Proposal | Status | Date |
|---------------|--------------------|--|--------------------|------------|
| Y/2003/0174/F | 31 Casaeldona Park | Two storey and single storey extension to rear of dwelling | PERMISSION GRANTED | 09/07/2003 |
- 4.0 Policy Framework**
- 4.1 Belfast Urban Area Plan
- 4.2 Draft Belfast Metropolitan Area Plan 2015

	The extant development plan remains 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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Addendum to Planning Policy Statement 7: Residential Extensions and Alterations
5.0	Statutory Consultees Responses
5.3	None
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	<u>Representations</u> The application has been neighbour notified and advertised in the local press. Comments have been received from two addresses and they are summarised below, a reply is provided to comments not applicable to the consideration of this proposal.
7.2	Overbearing and dominance - <i>Case Officer's Response: The original proposed extension was for a two storey rear extension which was considered to be dominant and overbearing to the neighbouring properties. It adversely impinged on the immediate aspect or outlook from the adjoining property at No.31. Through several amendments the proposal was altered to a part two storey and single storey extension. The proposal as amended is now subordinate to the existing dwelling as the roof pitch of the extension is set below the existing ridge line. The side wall of the part two storey extension closest to No.31 has been stepped back to create a less dominant extension from the view of the neighbouring property at number No.31.</i>
7.3	Precedent- <i>Case Officer's Response: The proposal for a part two storey and single storey extension complies with policy and each application is determined on its on merit. This type of extension is not untypical in the area.</i>
7.4	Scale and Massing- <i>Case Officer's Response: The scale and massing of the proposed extension is considered acceptable through the amended plans. The proposal is acceptable as it is subordinate to the host dwelling and the pitch of the roof is set below the ridge of the existing dwelling.</i>
7.5	Overshadowing/loss of light- <i>Case Officer's Response: Amendments to the proposal show that the extension has been stepped back to a part two storey and single storey extension. Within the boundary area between the application site and number 31, there is a two storey element which extends for approximately 1.5m. This part of the extension satisfies the 45 degree angles test from the closest habitable room on the ground floor of No.31. From the first floor of No.31 the 45 degree angle complies also. This room is to facilitate a bathroom which is not considered a habitable room. The single storey extension has a flat roof and complies with the 60 degree angles test. The larger part of the two storey element of the proposal satisfies the 45 degree angle. Due to the changes made the 45 degree angles test has been met and no demonstrable harm will impact the neighbouring properties at Nos. 41 and 23 Delamont Park and Nos. 31, 33 and 35 Casaeldona Park in terms of overshadowing and loss of light.</i>

7.6	Boundary issues- <i>Case Officer's Response: The proposal is shown to be within the boundary of No.29 and does not encroach into the boundary of No.31. matters around party boundaries are not within the remit of planning.</i>
7.7	Water collection and drainage: <i>Case Officer's Response: The agent has noted that all gutters and fascia will not extend beyond the centre line of the screen wall between the two properties.</i>
7.8	Privacy and Overlooking- <i>Case Officer's Response: whilst the proposed ground floor utility window and new tri fold door are at an angle towards No.31, they will not cause any further harmful overlooking to the neighbouring property due to the existing boundary treatments as the existing floor level and patio levels are to remain as existing. The proposed first floor bedroom window which is also at an angle will be conditioned to be obscured glazing to prevent any overlooking to No.31, as will the proposed bathroom window. The proposed windows will therefore have no impact on the amenity of the neighbouring properties and there will be no issues of loss of privacy or overlooking.</i>
7.9	No elevation drawing submitted that shows the view/impact to No.31- <i>Case Officer's Response: The agent submitted a drawing which provided an elevation that shows the view from No.31.</i>
7.10	<p>Concerns which fall outside of the remit of planning:</p> <ul style="list-style-type: none"> - Cooking extractor vent/ boiler vent - Scaffolding - Decrease value of properties in the area - Washing appliance noise - Joint flat roof and PVC alterations
8.0	Assessment
8.1	Character and Appearance
	The proposal is for a part two storey and single storey extension. The original submitted plans were for a two storey rear extension which was considered to be dominant and overbearing and the flat roof proposed was out of character with the area. The proposal was also largely outside of the 45 degree angles test and caused overshadowing to the neighbouring property at 31 Casaeldona Park through both natural daylight and sunlight.
8.2	
	After several amendments the agent proposed a part two storey and single storey extension. It is considered that this proposal is less obtrusive in nature and does not have a dominant appearance in the surrounding area. The proposed extension will not adversely impact the character and appearance of the surrounding area, as it is considered to be sympathetic with the built form and appearance of the existing property. The scale of the proposal is considered to be in keeping with the existing dwelling on site and with surrounding neighbouring properties. The roof pitch of the extension is set below the ridge line of the existing dwelling and the single part extension has a flat roof. Amendments to the proposal show that the part two storey part of the extension on the boundary with No.31 has been stepped back to prevent any actual or perception of dominance. Overall the scheme is considered acceptable due to the extension being sub-ordinate in height, scale, and mass to the existing property and it is restricted below the ridge line and pitch of the existing dwelling.
8.3	Design
	The quality of the design and finish of the proposal is considered to be compliant with the addendum to PPS7. The proposal is considered to be compliant with Policy EXT1 of the Addendum to PPS7 in that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property

	and will not detract from the appearance and character of the surrounding area. The external finishes of the extension are to match the existing dwelling.
8.4	<p>Impact on amenity</p> <p>The proposed extension is considered to be in accordance with Policy EXT1 of the addendum to PPS7 in that the proposal will not unduly affect the privacy or amenity of neighbouring residents. Whilst the proposed ground floor utility window and new tri fold door are at an angle facing onto No.31 they will not cause any harmful overlooking to the neighbouring property due to the existing boundary treatments as the existing floor level and patio levels are to remain as existing.</p>
8.5	The proposed first floor bedroom window which is also at an angle will be conditioned to be obscured glazing to prevent harmful overlooking to No.31, as will the proposed bathroom window. The additional proposed window openings will have no impact on the amenity of the neighbouring properties and there will be no issues of privacy or overlooking. It is considered that the proposal will not raise any issues in relation to overshadowing and loss of light, as the 45 degree angles test has been satisfied and no overshadowing will occur to the neighbouring properties. The orientation of the site and its neighbouring property is such that the rear is north east facing and therefore the sun path will move around the front of the dwellings in the afternoon and the evening light is unaffected.
8.6	There is sufficient space remaining within the curtilage of the property for recreational and domestic purposes including parking and the manoeuvring of vehicles.
9.0	Summary of Recommendation: Approve subject to Conditions
10.0	The proposal is considered to be in compliance with the development plan and having regard for the policy context and the considerations set out above, the proposal is considered acceptable.
10.2	Planning permission is recommended subject to conditions for the following reasons:
11.0	<p>Conditions</p> <p>1. 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>2. The external materials shall be constructed in accordance with the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area.</p> <p>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 ground floor utility room, first floor side bedroom window and first floor bathroom window on drawing 02D, date stamped 6th January 2020 and marked with an 'x' shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).</p> <p>Reason: To safeguard the privacy of adjacent properties.</p>

Notification to Department (if relevant) N/A

Representations from Elected members:

Request for application to be brought before Planning Committee made by Cllr Michael Long.