

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Application ID:</b> LA04/2021/0104/F	<b>Committee Meeting Date:</b> 16 <sup>th</sup> March 2021
<b>Proposal:</b> Installation of rear dormer to roof and a second floor side window. Works to include renovation of existing single storey side and rear extension to include replacement of pitched roof for flat roof, exterior render finish and fenestration changes. Erection of timber fence.	<b>Location:</b> 16 Ardmore Drive Belfast BT10 0JN
<b>Referral Route:</b> Application made by a relative of an elected member under Section 3.8.5 of the Scheme of Delegation.	
<b>Recommendation: Approval Subject to Conditions</b>	
<b>Applicant Name and Address:</b> Mr James Girvan 16 Ardmore Drive Belfast BT10 0JN	<b>Agent Name and Address:</b> Robert Bryson 51 Malone Road Belfast BT9 6RY
<p><b>Executive Summary:</b> The application seeks full planning permission for installation of rear dormer and a second floor side window. Works also to include renovation of the existing single storey side and rear extension to include replacement of a pitched roof with a flat roof, an exterior render finish and fenestration changes. The proposal also includes the erection of a timber fence.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>- Scale, Design &amp; Massing;</li> <li>- Impact on the Surrounding Character;</li> <li>- Impact on Amenity;</li> </ul> <p>The proposed extension will not adversely impact the character and appearance of the surrounding area. It is considered to be appropriate in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties.</p> <p>No objections have been received.</p> <p><u>Recommendation – approval subject to conditions</u> Having had regard to the extant development plan, the draft development plan, relevant planning policies, and other material considerations the proposed development is considered to be acceptable.</p>	

## Case Officer Report

### Site Location Plan



### Characteristics of the Site and Area

<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Full planning permission is sought for the installation of rear dormer to the roof and a second floor side window. Works also include renovation of the existing single storey side and rear extension to include a replacement roof - from a pitch roof to a flat roof - exterior render finish and fenestration changes. The proposal also include the erection of a 1.8m high timber fence.
<b>2.0</b>	<b>Description of Site.</b>
2.1	The site is one half of a pair of semi-detached two storey dwellings finished in red brick and concrete roof tiles. The site plot is sizeable, located at the top of a cul-de-sac. The site dwelling has been extended in the past with a single storey extension to the rear that projects past the side gable. The site also contains a garage. It is noted that the attached neighbouring dwelling has also been extended with a single storey extension and a dormer roof extension. The character of the surrounding is medium density residential.

<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Planning History</b>  Z/1998/0165/F kitchen extension to dwelling planning permission granted 22/04/98.
<b>4.0</b>	<b>Policy Framework</b>
4.1	<u>Planning policy framework and guidance included:</u> Belfast Urban Area Plan 2001  Draft Belfast Metropolitan Area Plan 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 Northern Ireland Planning for a Sustainable Environment  Planning Policy Statement 7 (1 <sup>st</sup> addendum) Residential Extensions & Alterations
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	None
<b>6.0</b>	<b>Non-Statutory Consultees Responses</b>
	None
<b>7.0</b>	<b>Representations</b>
7.1	The application has been neighbour notified and advertised in the local press. No third party representations have been received.
<b>8.0</b>	<b>Other Material Considerations</b>
	None
<b>9.0</b>	<b>Assessment</b>
9.1	The key issues to consider in the assessment of this application are as follows:  <ul style="list-style-type: none"> <li>- Scale, Design &amp; Massing;</li> <li>- Impact on the Surrounding Character;</li> <li>- Impact on Amenity;</li> </ul>
9.2	<u>Scale, Design &amp; Massing</u> Full planning permission is sought for the installation of a rear dormer to the roof and a second floor side window. Works also include renovation of the existing single storey side and rear extension to include a replacement roof - from a pitch roof to a flat roof - exterior render finish and fenestration changes. A timber fence is also proposed.
9.3	It is considered that the scale, massing, design and materials of the proposal are compatible with the dwelling and surrounding area. The size of the proposed dormer extension is within the stipulations for permitted development. The proposed dormer roof and walls will be finished in a grey material (trocal single ply membrane) which is considered to be an appropriate and contrasting finish and will not detrimentally impact the design of the dwelling

	<p>or the wider area. The proposed rear dormer will not cause a visual intrusion in the street scene.</p>
9.4	<p>The proposal also includes an alteration to a doorway, located at the second floor level of the gable, to a window. This window, like the door previously, serves an attic bedroom. It is considered that this alteration will not detract from the design of the dwelling nor impact on the surrounding character.</p>
9.5	<p>A single storey extension is currently located to the rear of the dwelling. It is proposed to alter the roof form of this extension from a pitched roof to a flat roof, and increase window openings. The extension will be finished in a smooth plaster finish painted white. The alterations to the extension are considered to be sympathetic and appropriate and will not detract from the host building or the surrounding character.</p> <p><u>Impact on the Surrounding Character</u></p>
9.6	<p>The proposal will not detract from the appearance and character of the surrounding area. The scale proposed is considered to be sensitive to the surrounding area and to the existing dwelling. It is considered that the proposal maintains the overall character and respects the built form in the area.</p> <p><u>Impact on Amenity</u></p>
9.7	<p>The proposed dormer extension by virtue of its location on the rear roof slope and adjacent to an existing dormer will not impact on the neighbouring dwellings to either side of the site. It does however, introduce a new outlook towards the rear of neighbouring properties located on Ardmore Avenue. The new outlook will be from an existing converted loft, for bedroom use, the additional outlook will reflect what a common relationship within the urban context is. Separation distances and existing vegetation will also assist in mitigating against any potential for overlooking. The new gable windows will have reduced views from the present door and therefore will not introduce any new impact on neighbouring private amenity. The alterations to the single storey extension will not result in any loss of neighbouring amenity.</p>
9.8	<p>The proposal will not impact on the existing amenity provision within the site nor will it result in the loss of landscaping features that contributes to the surrounding character. There will be no alteration or loss in the current car parking provision on site.</p>
<b>10.0</b>	<b>Summary of Recommendation: Approval Subject to Conditions</b>
10.1	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p> <p>Summary of Recommendation: Approval</p>
<b>11.0</b>	<b>Conditions and Informatives</b>
	<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 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>

**Informative**

The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 26/01/2021 Drawing Nos 01, 02, 04, 05 & 06

**ANNEX**

<b>Date Valid</b>	13 <sup>th</sup> January 2021
<b>Date First Advertised</b>	29th January 2021
<b>Date Last Advertised</b>	
<b>Elected representative Interest:</b>  None	
<b>Neighbours notified &amp; Advertised :</b>  8 Neighbours	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
<b>Notification to Department (if relevant)</b>  Date of Notification to Department: N/A Response of Department:	