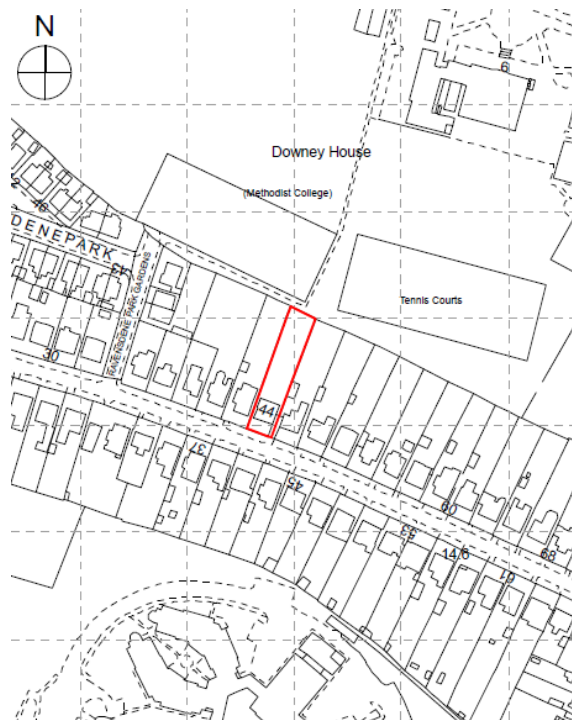


Committee Report

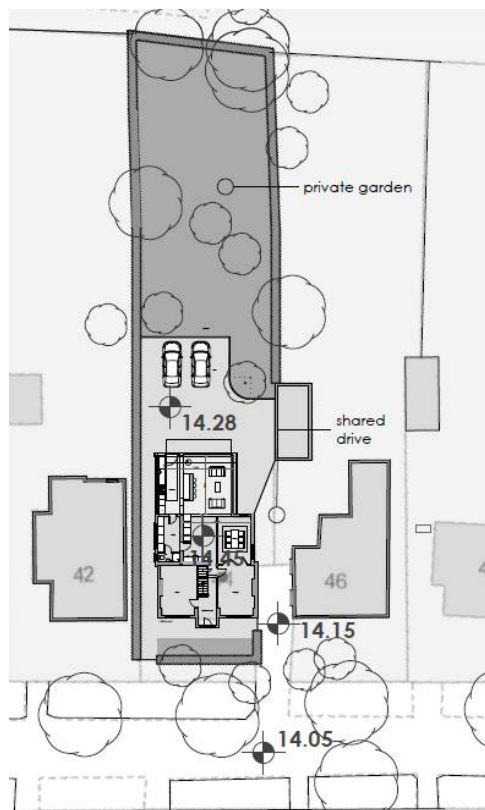
Development Management Report	
Application ID: LA04/2021/1645/F	Date of Committee: Tuesday 17 th August 2021
Proposal: Single and two storey rear extension, rear car parking and turning area.	Location: 44 Ravenhill Park Belfast BT6 0DG.
Referral Route: Applicant a member of staff under Section 3.8.5 (b) of the Scheme of Delegation	
Recommendation:	Approval
Applicant Name and Address: Brian Hanratty 44 Ravenhill Park Belfast BT6 0DG.	Agent Name and Address: Colm Donaghy Chartered Architect 43 Dungannon Street Moy BT71 7SH
<p>Executive Summary: The proposal is for a single and two storey rear extension with a rear car parking and turning area. The proposal infills an area at first floor level and extends from the existing two storey rear return - the two storey element extends approximately 4.8m from the existing return at a height of approximately 7m which is set below the existing rear return. The single storey element extends a further 1m and contains a flat roof at a height of approximately 3.2m. To the rear of the extension is a proposed parking area.</p> <p>Area Plan The site is whiteland within the BUAP and is within the proposed Ravenhill Park Area of Townscape Character (ATC) as designated within both versions of dBMAP.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Character, appearance and design. • Impact on amenity <p>The extension is considered sympathetic to the existing dwelling and surrounding area including the proposed ATC and will not have an adverse impact on the amenity of neighbouring residents.</p> <p>No representations have been received.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation: Approval It is recommended that the application is approved subject to conditions and it is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



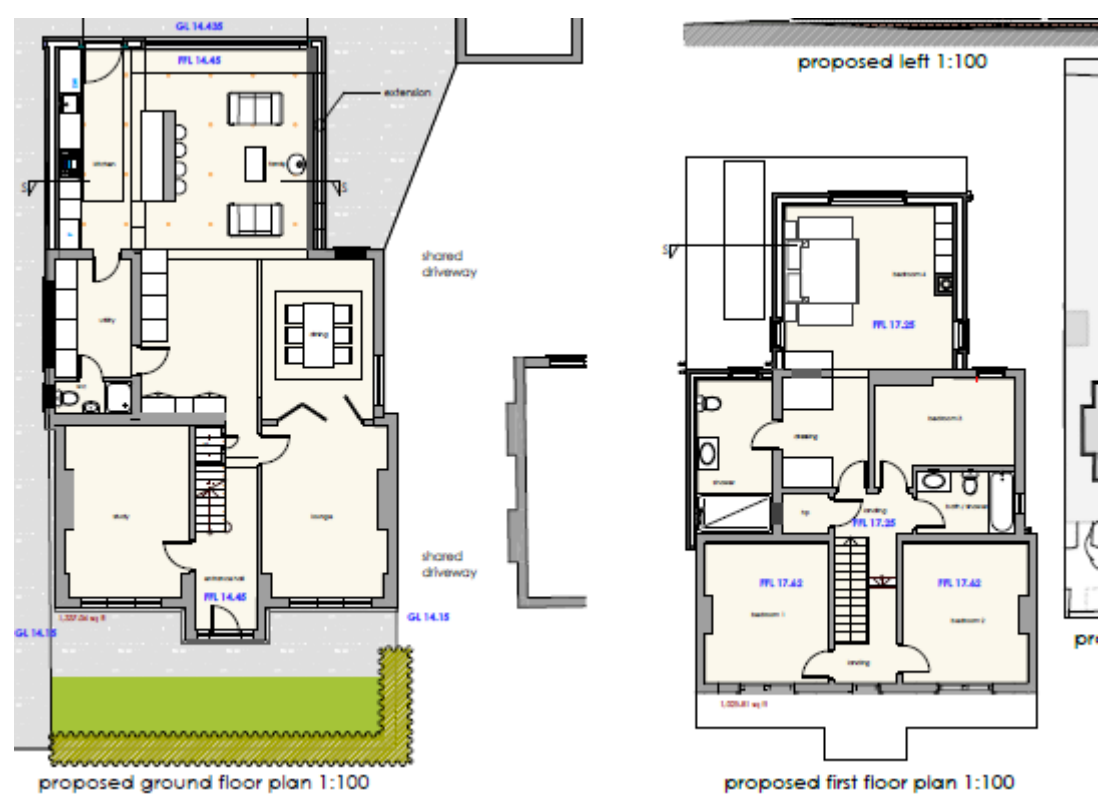
Block Plan



Elevations



Floor plans



Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development</p> <p>The site is located at 44 Ravenhill Park. The property is a two storey, detached, red brick dwelling with a two storey rear return and a single storey lean to. The property contains a small garden to the front bounded by a hedgerow and a large garden to the rear. There is a shared driveway between no. 44 and no. 46 with a parking area directly to the rear of the dwelling.</p> <p>The surrounding area is comprised of similar detached dwellings with red brick being the predominant material, the property is located within the proposed Ravenhill Area of Townscape Character.</p>
2.0	<p>Description of Site</p> <p>Single and two storey rear extension, rear car parking and turning area.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>None</p>
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	<p>Draft Belfast Metropolitan Area Plan 2004, 2015</p> <p>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.</p>
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Addendum to Planning Policy Statement 7: Residential Extensions and Alterations
5.0	<p>Statutory Consultees Responses</p> <p>None</p>
6.0	<p>Non-Statutory Consultees Responses</p> <p>None</p>
7.0	Representations
	<p>The application was neighbour notified on the 26th July 2021 and advertised in the local press on the 23rd July 2021. This period expired on the 9th August 2021. No representations were received.</p>
8.0	<p>Other Material Considerations</p> <p>None</p>
8.1	<p>Any other supplementary guidance</p> <p>None</p>
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p>

	<ul style="list-style-type: none"> • Character, appearance and design • Impact on amenity
9.3	It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.
9.4	<p>Character, appearance and design including proposed Ravenhill Park ATC</p> <p>The proposal infills an area at first floor level and extends from the existing two storey rear return, the two storey element extends approximately 4.8m from the existing return at a ridge height of approximately 7m which is set below the existing rear return. The single storey element extends a further 1m and contains a flat roof at a height of approximately 3.2m. To the rear of the extension is a proposed parking area. The scale and massing of the proposed two storey/ single storey extension is considered sympathetic with the existing dwelling and the surrounding area. The proposed extension is set below the ridge height of the existing rear return with a reduced width to the main house, appearing subservient to the existing property. The surrounding area is comprised of large extensions and the proposal is considered modest in the context of the site and surrounding area. The design is of high quality with the proposed pitched roof mirroring that of the existing return and the use of red brick which matches the existing dwelling. The extension and associated works are located wholly to the rear and therefore will maintain the character of the proposed ATC. Overall, the proposal is considered to accord with Policy EXT1 of PPS7 Addendum and paragraphs 4.23 – 4.30 within the Strategic Planning Policy Statement for Northern Ireland.</p>
9.5	<p>Impact on amenity</p> <p>The proposed extension is considered to be compliant with Policy EXT1 of the addendum to PPS7 in that the proposal will not have an adverse impact on the amenity of neighbouring residents. No 42 adjoins the western boundary of the application site. The proposal meets the angles test. The proposed first floor infill extension extends no further than the existing two storey element of No 42. The proposed two storey extension at the rear is set off the boundary by 4m with the overall extension only projecting a further 2.4m beyond the main building line of No 42 and with its northern orientation, an unacceptable loss of light, overshadowing or overbearing impact will not occur.</p>
9.6	No 46 adjoins the eastern boundary of the application site and is separated by a shared driveway. The proposed extension would marginally fail the light angles test from the nearest ground floor window at No 46. However, this is not a rigid test, rather an assessment tool to be used in conjunction with other factors as set out below. The proposed two storey extension is set in 1.5m from the existing rear return of No 44 and will be approximately 8m away from the nearest ground floor window at No 46 with an intervening driveway and single storey pitched roof garage. This window is already impacted by existing stepped building lines and north facing orientation. Given this and the separation distances to the proposed extension, the proposal would not result in an unacceptable loss of light. Any overshadowing would be limited to the evening and the existing driveway and thus would not result in an unacceptable impact on No 46. Having regard to the separation distances and resultant building lines, the proposal would not result in an overbearing impact on No 46.
9.7	One first floor window is proposed on each gable wall. The window facing No 46 would overlook the existing shared driveway. The window facing No 42 is a small opening which is stepped in and overlooks the side gable / roof to No 42, thus results in no unacceptable loss of privacy to neighbours. Two windows are proposed on the gable wall at ground floor level facing no. 42 including a high level window, the existing mature boundary treatment would prevent overlooking.

9.8	The proposal will also not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.
9.9	There remains sufficient space within the rear of the property for domestic use.
9.10	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. All external facing and roofing materials shall be implemented as specified on the approved plans. <p>Reason: In the interests of the character and appearance of the area.</p> <p>Informatives</p> <ol style="list-style-type: none"> 1. 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: 20/07/2021 Drawing Nos 01, 03.
Notification to Department (if relevant): N/A	
Representations from Elected members: None	