
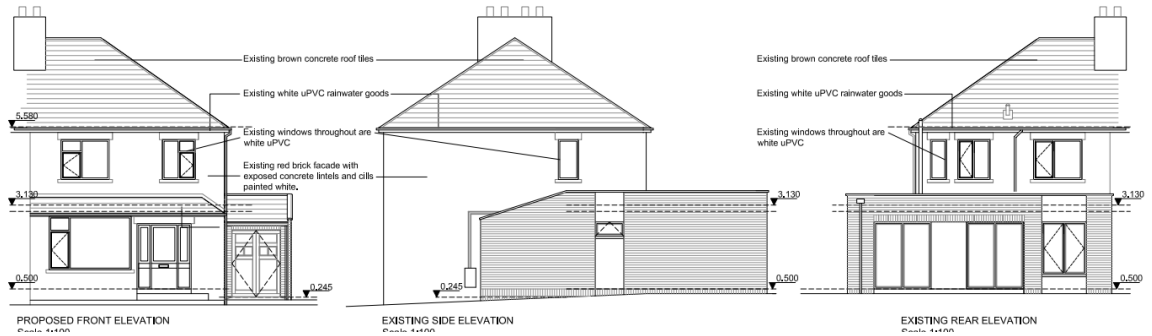


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 20 June 2023	
Application ID: LA04/2023/3166/F	Target Date:
Proposal: Change of roof profile from a hipped roof to pitched roof with rear dormer and rooflights to front	Location: 28 Wynchurch Road Belfast BT6 0JH
Referral Route: Paragraph 3.8.5 (b) of the Scheme of Delegation (application by Council staff)	
Recommendation: Approval	
Applicant Name and Address: ██████████ 28 Wynchurch Road BELFAST BT6 0JH	Agent Name and Address: John Sheehan JS Architectural 44 Newton Park Belfast BT8 6LJ
Officer Report	
1.0	Drawings
1.1	 <p>The drawing is a site plan of a residential area. A street labeled 'WYNCHURCH RO.' runs vertically on the left. A specific plot is outlined in red and contains a green-shaded area representing the proposed development. To the right of the plot, there is a rectangular area labeled 'Tenni' with a double-headed arrow. Below the plot, there is a small square labeled 'TCB'. The plan shows various building footprints and boundaries within the area.</p>

Existing Elevations



Proposed Elevations



2.0 Characteristics of the Site and Area

2.1 The application site is located at 28 Wynchurch Road, off the Rosetta Road in South Belfast. It consists of a two-storey semi-detached dwelling finished in red brick with an existing single storey side and rear extension. The site benefits from in-curtilage parking.

2.2 The surrounding area is categorised by semi-detached dwellings of similar design. The site does not fall within any specific planning zonings or designations.

3.0 Description of Proposal

3.1 The application seeks full planning permission for change of roof profile from a hipped roof to pitched roof with rear dormer and rooflights to front.

4.0	Planning Policy and Other Material Considerations
4.1	<p>Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035</p> <ul style="list-style-type: none"> • DES 1 (Principles of urban design) • RD2 (Residential extensions and alterations) • ENV2 / ENV3, ENV5 (Environmental change) • GB1 (Green and blue infrastructure) • TRE1 (Trees)
4.2	<p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p>
4.3	<p>Supplementary Planning Guidance Residential Extensions and Alterations Supplementary Planning Guidance</p>
4.4	<p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
4.5	<p>Relevant Planning History LA04/2016/0193/F – 28Wynchurch Road - Single storey rear and side extension – Permission Granted.</p>
5.0	Consultations and Representations
5.1	<p>Statutory Consultations None required</p> <p>Non-Statutory Consultations None required</p>
5.2	<p>Representations The application has been advertised and neighbours notified. No representations have been received.</p>
6.0	PLANNING ASSESSMENT
	Development Plan Context
6.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.
6.2	Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.
6.3	The Development Plan is the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP is in two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast and has yet to be published.

6.4	Operational policies – the Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed above.
6.5	Proposals Maps – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.
6.6	Impact on the character and appearance of the area The proposal, by reason of its form, scale, layout, design and materials, would be in keeping with the existing property and surrounding area. There are other pitched roofs in the area and dwellings that have altered /extended their roof profiles to gable roofs within the surrounding area. Therefore, it would be difficult to conclude that the proposal change to the roof would negatively impact on the character and appearance of the area. The proposed dormer will be located to the rear with limited public views.
6.7	It is considered that the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing dwelling and will not detract from the character of the established residential area.
6.8	Impact on neighbour amenity The proposed rear dormer would look down the rear garden and would not give rise to harmful overlooking over and above the existing situation. The new second floor side gable window should be fitted with obscure glazing to prevent overlooking of the neighbour to the south – this should be controlled by planning condition. The proposal would not harm the amenity of adjacent and nearby properties by way of unacceptable overlooking, overshadowing, overbearing, loss of outlook or daylight.
6.9	Other considerations The proposal would not result in an unacceptable loss of existing on-site parking spaces. Suitable provision for bin storage would remain. The proposal would expand the accommodation and better enable the occupant to remain in their home, having regard to Policy RD2 of the Plan Strategy.
7.0	Recommendation
7.1	Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that planning permission is granted subject to conditions.
7.2	Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise.
DRAFT CONDITIONS: 1. The development hereby permitted must be begun within five years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.	

2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order), the proposed second floor window on the south side elevation shall at all times be glazed with obscure glass to at least Privacy Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties.

DRAFT INFORMATIVES:

1. This decision relates to the following approved drawing numbers:
- 01 – Site Location Plan
 - 03 – Proposed Plans
 - 04 – Proposed Elevations

ANNEX	
Date Valid	02 May 2023
Date First Advertised	05 May 2023 (NN) 12 May 2023 (NN) 12 May 2023 (Ad)
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
26 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH	
30 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH	
BALLYNAFEIGH METHODIST CHURCH, 35A WYNCHURCH PARK, BALLYMACONAGHY, BELFAST, BT6 0JL	
29 WYNCHURCH ROA, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH	
31 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH	
33 WYNCHURCH ROAD, BALLYMACONAGHY, BELFAST, DOWN, BT6 0JH	