

Development Management Officer Report Committee Application

Development Management Officer Report	
Case Officer: Peter McKeeman	Committee Date: Tuesday 17 th October
Application ID: LA04/2023/3460/F	Target Date:
Proposal: Single storey rear and side extension, roof space conversion to include front and rear dormers, covered garden storage to rear.	Location: 93 Somerton Road, Belfast, BT15 4DH
Applicant Name and Address: Sean Doherty 93 Somerton Road Belfast BT15 4DH	Agent Name and Address: Colm Donaghy 43 Dungannon Street Moy
Referral Route: Referral to the Planning Committee under section 3.8.5 (b) of the Scheme of Delegation	
Recommendation: Approve	
<p>Executive Summary:</p> <p>The application seeks full planning permission for Single storey rear and side extension, roof space conversion to include front and rear dormers, covered garden storage to rear.</p> <p>The site falls within Somerton Road ATC.</p> <p>The scheme was amended to remove a previously proposed rear extension therefore the scheme now comprises a side extension, dormer and covered garden storage to the rear.</p> <p>The key considerations are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on Somerton Road ATC - Impact on amenity <p>Due to the minor nature of the proposals, no consultation was necessary and there were no representations from third parties including neighbours.</p> <p>Recommendation- Approval</p> <p>Having regard to the policy context, the proposal is considered to be acceptable and planning permission is recommended for approval.</p>	

Case Officer Report

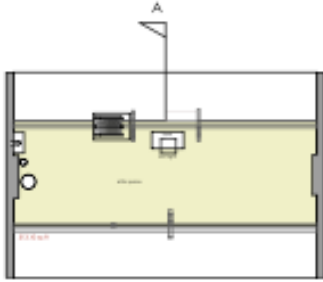
Site Location Plan:



Existing Floor Plans

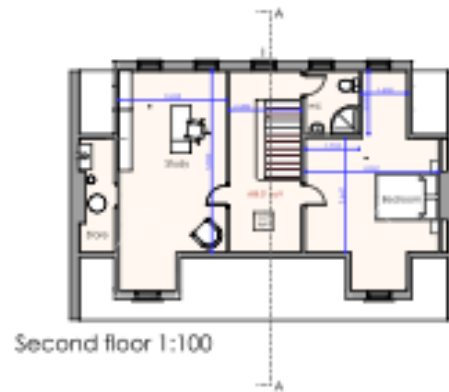


Ground floor 1:100

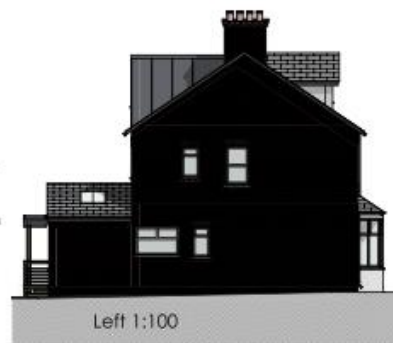


Second floor 1:100

Proposed Plans



Proposed Elevations



Characteristics of the Site and Area	
1.0	Description of Proposed Development Single storey rear and side extension, roof space conversion to include front and rear dormers, covered garden storage to rear.
2.0	Description of Site and Area The dwelling is a 2.5 storey, red brick, detached property with rendered bay windows to the front. The site is situated just outside the boundary of BT052 Somerton Road ATC. The prevailing area is predominantly detached houses finished in a mixture of red brick and render. The rear gardens in the area are of generous plot sizes, primarily bound by privet hedging.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History Z/2003/1516/F. Conversion of roof space providing 3no dormer windows to rear and to include side extensions to provide garage and utility room. Approved.
4.0	Policy Framework
4.1	Development Plan – operational policies Belfast Local Development Plan, Plan Strategy 2035 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) Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS) Other Policies Belfast Agenda
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.0	Statutory Consultations None required

6.0	<p>Non-Statutory Consultations None required</p>
7.0	<p>Representations None received</p>
8.0	<p>Other Material Considerations None</p>
9.0	<p>Assessment</p>
9.1	<p>Section 45(1) of the Planning Act Northern Ireland 2011 requires regard to be had to the development plan insofar as it is material to the application and to any other material considerations. Section 6(4) states that the determination must be made in accordance with the developmental plan unless material considerations indicate otherwise.</p> <p>The proposal is considered to be in compliance with the Development Plan.</p>
9.2	<p>Assessment The key issues to be considered are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on Somerton Road ATC - Impact on amenity
9.3	<p>Scale, Massing, Design Policy RD2 of the Belfast Plan Strategy 2035 states that planning permission will be granted for extensions or alterations to an existing residential property where the scale, massing, design and external materials of the proposal are appropriate to the built form and appearance of the existing property and will not detract from the character of an established residential area.</p>
9.4	<p>The proposal seeks to create a single storey side extension on the gable of No. 93. Paragraph 4.1.1. of SPG. 2023 Residential extensions and alterations states that it is important that an extension or alteration does not upset the balance of a property, particularly the front elevation. It is also good practice to reinforce the existing form and proportions of the host building. Paragraph 4.1.8 (iii) also states that the roof of the extension should be appropriately integrated with the existing property normally by using a similar pitch on the roof of the extension.</p>
9.5	<p>As the proposed side extension is finished with a pitched roof and red brick, it is considered to complement the host dwelling. The side extension will be stepped in from the front elevation by approximately 1.6 metres. The proposal will come off the gable by 2.7 metres, leaving 0.6 metres between the extension and the shared property boundary. Whilst 4.1.4.(iii) of the SPG recommends at least 1 metre separation from plot boundary in the case of side extensions, the dwelling is a large, detached property and 0.6 metres is considered sufficient given the design and layout of the proposal.</p>
9.6	<p>The proposal also seeks to incorporate front and rear dormers to accommodate an attic conversion. SPG. 4.1.21 states that choosing a dormer roof type that mirrors the existing roof is a good way to ensure that the dormer appears in keeping with the original</p>

	<p>house. The rear dormer is stepped in from the eaves and ridge by approx. 0.1 metre and from both gables by 1.7 metres. It is therefore considered that the rear dormer is of an appropriate scale and will not dominate the roof profile. In terms of the front dormers, they are also of an appropriate scale and coincide with the front elevation well. They are well aligned with the windows beneath and will only look onto the Somerton Road.</p>
9.7	<p>The covered garden storage is considered to be acceptable as it is subordinate to the host dwelling in that it is 3 metres in height at the highest point of the monopitch roof. The storage will sit to the rear of the side extension, will be well screened and will have no impact on the surrounding area.</p>
9.8	<p>Overall, it is considered that the side extension, outdoor covered area and front and rear dormers are appropriately designed to complement the host dwelling and are of an appropriate scale, massing and design.</p>
9.9	<p>Impact on Somerton Road ATC</p> <p>The proposal falls within the boundary of BT052 Somerton Road ATC, and therefore Policy BH3 Areas of Townscape character applies. Policy BH3 Areas of Townscape character states that planning permission will be granted within an ATC where locally distinctive features are retained and sympathetic materials are used that respect surrounding buildings. As noted above, the side extension is finished in a way that will match the existing dwelling. It is considered that the rear dormer, finished in a grey zinc cladding, will integrate with the roof on the rear elevation well, blending in with the grey roof slates. Furthermore, there are no public views of the rear dormer from the front. The front dormers are also considered to be acceptable as they integrate well with the front elevation due to their pitch and they are aligned with the first-floor windows. Whilst there are no examples of front dormers in the prevailing area, the council is content that they complement the host dwelling and do not detract from the character of the ATC.</p>
9.10	<p>Impact on Neighbouring Amenity</p> <p>Paragraph 4.3.8. of SPG. 2023 Residential Extensions and Alterations states that the protection of the privacy of occupants of residential properties is an important element of the quality of a residential environment. It is therefore recognised that dormers, if situated and designed poorly, can constitute overlooking to an unacceptable degree. In this case however, it is considered that the rear dormer will not constitute overlooking to an unacceptable degree. Paragraph 4.3.1 of the SPG states that in the case of dormer windows, restricting the size of the windows and setting it back from the eaves is usually an adequate solution that can protect neighbouring amenity. It is considered by the council that the small window sizes on the rear dormer, the large plot sizes, vegetation and the 15-metre-long rear garden of No. 93 will significantly reduce any potential adverse impact from the rear dormer. The front dormers will onlook onto the Somerton Road and are therefore not considered to be an issue.</p>
9.11	<p>Landscaping/Boundary Treatments</p> <p>Appropriate landscaping and boundary treatments are vital considerations in all development and should form an integral part of any proposal. The new fencing to the side elevation will be 1.7 metres in height. Permitted development would allow up to 2 metres, therefore, the council consider that the proposed fencing is acceptable.</p>

10.0	Summary of Recommendation: It is recommended that full planning permission be granted and delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions, and deal with any other matters that arise prior to issuing the decision, provided that they are not substantive.
11.0	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.

ANNEX	
Date Valid	16.06.2023
Date First Advertised	30.06.2023
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
11 LANSDOWNE ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DB	
12 LANSDOWNE ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DB	
13 LANSDOWNE ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DB	
18 LANSDOWNE ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DB	
20 LANSDOWNE ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DB	
4 ASHLEY GARDENS, LOW-WOOD, BELFAST, ANTRIM, BT15 4DN	
95 SOMERTON ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DH	
97 SOMERTON ROAD, LOW-WOOD, BELFAST, ANTRIM, BT15 4DH	