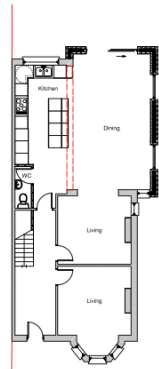
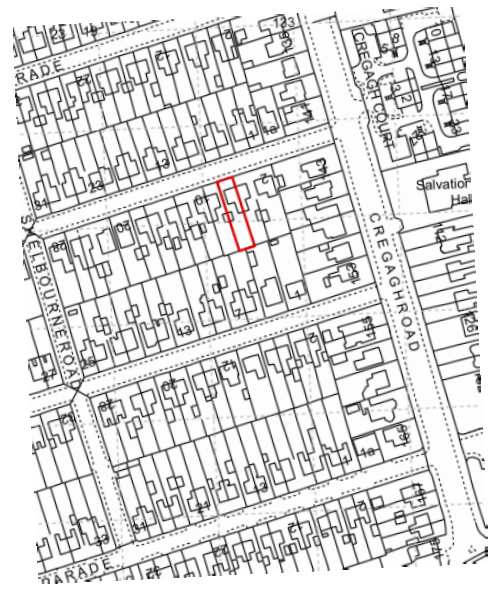


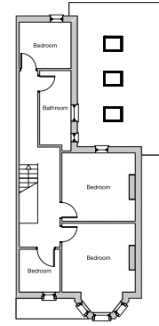
Development Management Officer Report Committee Application

Summary	
Application ID: LA04/2023/4219/F	Committee Date: Tuesday 12 th December
Referral Route:	Paragraph 3.8.5 (a) of the Scheme of Delegation (application by an Elected Member)
Proposal: Single storey rear and side extension and changes to the side elevation.	Location: 6 Haddington Gardens, Belfast, BT6 0AN
Recommendation:	Approve
Applicant Name and Address: 6 Haddington Gardens, Belfast, BT6 0AN	Agent Name and Address: Conor McKenna 16 Loughbeg Park Carryduff
<p>Executive Summary:</p> <p>The application seeks full planning permission for a single storey rear and side extension and changes to the side elevation, located at 6 Haddington Gardens.</p> <p>The site falls under draft Belfast Metropolitan Area plan 2015 - designation BT 031 Area of Townscape Character: Ardenlee.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> - Scale, Massing & Design - Impact on Ardenlee ATC - Impact on amenity <p>No consultation was required, and no representations were received from third parties including neighbours.</p> <p>Recommendation</p> <p>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.</p> <p>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.</p>	

Site Location Plan:



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

Proposed Plans

Proposed Elevations



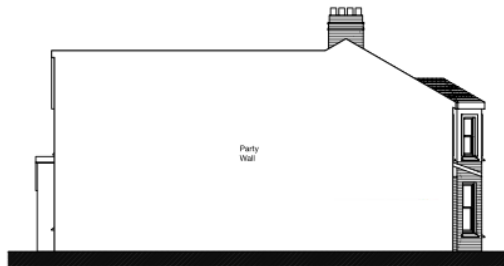
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100

1.0	<p>Characteristics of the Site and Area</p> <p>The dwelling is a semi-detached, 2 storey dwelling finished in red brick and pebble dash, with two bay windows to the front and a pitched roof. The site is in Draft ATC Ardenlee.</p> <p>The prevailing area is predominantly semi-detached houses finished in a mixture of red brick and render.</p> <p>The rear garden hosts a detached garage on the shared boundary with No. 8 which is set to be demolished to make room for the extension. The boundaries are a mixture of mature hedging and timber fencing.</p>
2.0	<p>Description of Proposal</p> <p>Single storey extension to rear and side. Changes to side elevation. Demolition of existing garage.</p>
3.0	<p>Planning Assessment of Policy and Other Material Considerations</p> <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>
4.0	<p>Policy Framework</p> <p>The Belfast Local Development Plan (LDP), when fully completed, will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.0	<p>Scale, Massing, Design</p> <p>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> <p>The proposal seeks to create a single storey side and rear extension between the two-storey rear return and the shared boundary with No. 08. The detached garage will need to be demolished to accommodate this. A demolition statement has been provided which is considered to be acceptable in accordance with policy BH2. 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> <p>The side/rear extension is finished with a monopitch roof and render and is considered to match the character of the area. The side extension will be stepped in from the front</p>

	<p>elevation by approximately 6.9 metres. The proposal will come off the two-storey rear return by 4.1 metres, leaving approximately 1.1 metres between the extension and the shared property boundary. It should however be noted that the shared boundary is angled so this number varies. Paragraph 4.1.4.(iii) of the SPG recommends at least 1 metre separation from plot boundary in the case of side extensions, so 1.1 metres is considered sufficient when considered with the stepping back of the extension as well.</p> <p>Overall, it is considered that the side/rear extension is designed in a way that complements the host dwelling and is of an appropriate scale, massing and design. The prevailing area is material which displays a range of single and two storey extensions.</p>
<p>6.0</p>	<p>Impact on Neighbouring Amenity</p> <p>Paragraph 4.3.6. of the SPG states that extensions can cause problems for the enjoyment of a local area, particularly in neighbouring properties, through loss of privacy, dominance and overshadowing/loss of light. The council consider that this extension will respect neighbouring amenity and the character of the area. The two proposed windows on the side elevation of the new extension will not hinder the privacy of No. 08 due to the 1.8-metre-high close boarded fence on the shared boundary and the separation distance from the plot boundary. The proposed windows on the rear elevation will look rearward onto the site and are not a concern.</p> <p>Dominance is not considered to be an issue as both No. 04 & 06 Haddington Gardens have single storey rear extensions and this is an infill extension between the rear return and the plot boundary that protrudes only marginally further. Furthermore, the dwellings in this row of houses benefit from south facing rear gardens, benefitting from daylight/sunlight from the rear for most of the day.</p> <p>The extension is designed in a manner which respects the amenity of neighbours.</p>
<p>7.0</p>	<p>Impact on Ardenlee Draft ATC</p> <p>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/rear extension is finished in a way that will match the existing dwelling.</p> <p>It is considered that the side/rear extension, finished in a zinc pitched roof and white render, will integrate with the site well, blending in with the host dwelling and sympathetic to the ATC. Render is prevalent in the surrounding area. Paragraph 4.1.9 of SPG 2023 Residential extensions and alterations states that where gaps between houses are a common feature of the street, proposals which close such gaps or create a terracing effect are likely to be unacceptable. In such instances, and in cases where a side extension does not provide enough additional space, a single storey side/ rear extension that wraps around the host property is more likely to be acceptable than a two-storey extension. The council therefore consider that with the significant stepping back from the front elevation and ample space left between the extension and the side boundary, the proposal is acceptable and will not have a detrimental impact on the character of the ATC.</p>
<p>8.0</p>	<p>The proposal also includes the demolition of the existing garage. This is not considered significant in the context of the ATC.</p>

8.1	Climate Change A householder design statement has been provided which complies with ENV 1-4, delegated authority is requested should any issues arise requiring resolution post committee.
9.0	Summary of Recommendation: It is recommended that planning permission be granted. 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.
10.0	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. Informatives 1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development. 2. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.