

Your Ref:

Our Ref: Z/2013/0860/F



Mr P McNaney  
Chief Executive  
Belfast City Council  
City Hall  
Belfast

Chief Executive's Office		
Date 21/11/13		
Seen by CX		
Referred to		
ACX	Corp Comms	Dem Serv
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref 75160		

Belfast Area Planning Office  
Bedford House  
16-22 Bedford Street  
Belfast  
Town Parks  
BT2 7FD

Direct Line: 028 90 252801  
Date: 19 November 2013

Dear Mr McNaney

**PROPOSAL: NEW BAY WINDOW & ENTRANCE DOOR TO FRONT ELEVATION AND  
2 STOREY REAR EXTENSION**

**ADDRESS: 322 STRANMILLIS ROAD, BELFAST**

The above planning application was included on the schedule of applications to the Town Planning Committee on 3 October 2013 with an opinion to approve planning permission. The application was deferred for an office meeting which took place on 9 October 2013 and after further consideration was returned to the Town Planning Committee again on 17 October 2013 with the opinion unchanged. The application was voted against and it was then presented to the Full Council Meeting on 4 November 2013. Council voted to reject the Department's opinion to approve.

This application was assessed under the relevant planning policy relating to house extensions and meets the criteria as set out. Objections from neighbours have also been fully considered in respect of overlooking, over shadowing and proximity of the development to neighbouring property and the Department consider that the proposed would not result in a significant impact on residential amenity.

In addition, under a previous approval the existing dwelling has permission to be demolished and replaced, this current application is considered a lesser scheme.

Taking these matters into consideration, the Department remains of the opinion that the proposed development is acceptable. I would advise you that a decision to approve the application will be issued within the next few days.

Yours sincerely

**C E McILWAINE**