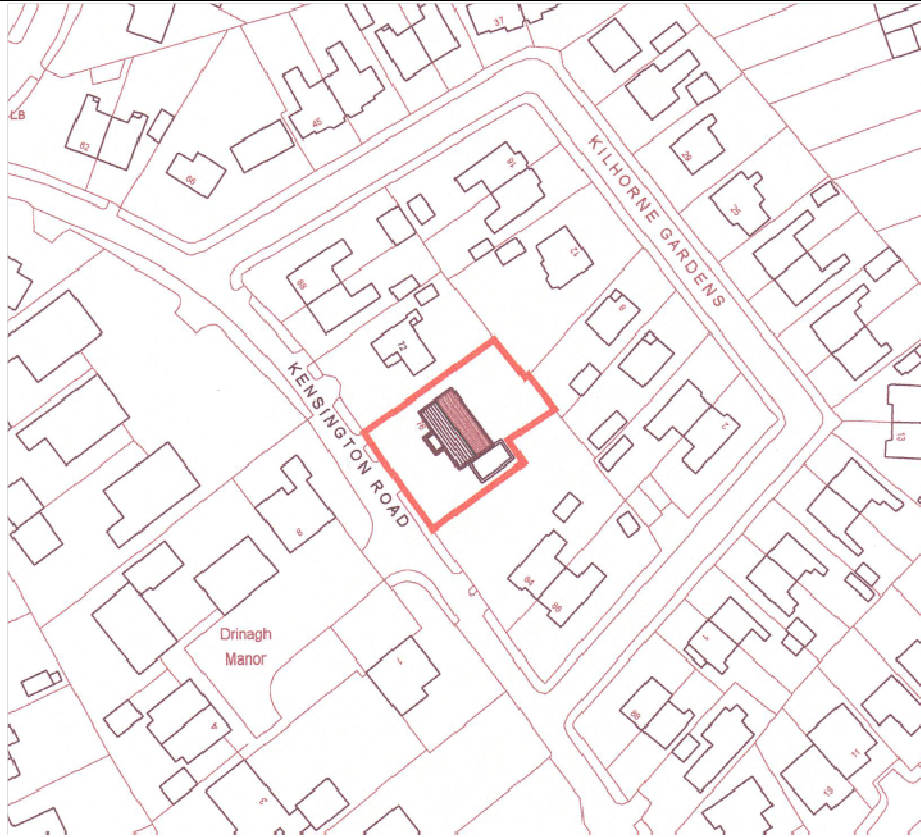


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 30 July 2015	Item Number: 7
Application ID: Z/2015/0059/F	
Proposal: Extension to kitchen with alterations to front elevation and existing side garage. (Amended plans)	Location: 76 Kensington Road Belfast BT5 6NG
Referral Route: Committee consideration - BCC employee is applicant	
Recommendation:	Approval
Applicant Name and Address: Oonagh Murray 76 Kensington Road Belfast BT5 6NG	Agent Name and Address: Oscar and Oscar 22-30 Hopefield Avenue Belfast BT15 5AP
<p>Executive Summary:</p> <p>The application is for full planning permission for a single storey side extension, with alterations to the dwelling and relocation of the vehicular access. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Residential Amenity; • Character and appearance of the area; • Impact on the Area of Townscape Character <p>The proposed extension is of a small scale and is compliant with policy EXT 1 of the Addendum to PPS 7 Residential Extensions and Alterations and policy ATC 2 of the Addendum to PPS 6 Areas of Townscape Character. The proposal has no impact in terms residential amenity</p> <p>Approval is recommended subject to conditions in respect of time limit for commencement of the development, materials to be used in the construction and the access specification.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Transport - Hydebank	No objections subject to Conditions and Informatives

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The key issues are the effect of the proposal upon the character and appearance of the area and the Area of Townscape Character and the impact of the proposal on the living conditions of neighbours.

Characteristics of the Site and Area

1. Description of Proposed Development

The proposal is for a single storey flat roofed extension to the side and front of the dwelling to replace an existing integral garage, alterations to the dwelling and relocation of the vehicular access. The access is being moved by 5.6metres closer to the boundary with neighbouring property at no72 and the front will then be planted out. The extension is to be finished in white/buff brick to match with the existing porch. Windows are to be timber framed and repairs to the render and plaster as and where required.

2. Description of Site

The application relates to a two storey detached dwelling currently in a state of disrepair finished

in dash with a pitched slate roof and chimneys at each gable end of the dwelling. On the front elevation there is a flat roof porch finished in brick. On the south eastern gable end of the dwelling is an existing single storey flat roof garage. The rear elevation reflects the dwelling previously being two semi detached dwellings when the rear elevation was previously the front elevation a number of years ago. The south eastern boundary of the site is defined by timber panel fencing with the north eastern and north western boundaries being defined by existing mature hedging. The south western boundary is defined by an existing low hedge and vegetation.

Planning Assessment of Policy and Other Material Considerations

3.0 Site history

3.1 Z/1974/0288 - 76-78 Kensington Road – Extension to House- Granted

4.0 Policy Framework

4.1 Regional Development Strategy

4.2 Belfast Metropolitan Area Plan 2015

4.3 Planning Policy Statements 1: General Principles

4.2.1 Good Design paras.15-19

4.4 Addendum to PPS 6: Areas of Townscape Character

4.41 Policy ATC 2

4.5 Addendum to PPS: 7 Residential extensions and alterations.

4.3.1 Policy EXT 1

5.0 Statutory Consultees Responses

5.1 None

6.0 Non Statutory Consultees Responses

6.1 Transport NI was consulted and has no objections to the proposal.

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. No representations have been received.

8.0 Other Material Considerations

8.1 The site is located within an Area of Townscape Character BT 019 – Cherryvalley Extension.

9.0 Analysis

9.1 The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours and the impact of the proposal on the Area of Townscape Character.

9.2 The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area. The existing recreation and amenity space will be unaffected by the proposal has been considered against EXT 1 of the Addendum to PPS 7.

9.3 The scale of the development and its relationship with the existing dwelling and that of the neighbouring properties are considered acceptable. It is considered that the proposal will not be overbearing or unduly affect the privacy of neighbouring residents due to the separation

distance from neighbouring properties, the orientation of the proposed single storey rear extension and the existing boundary treatments of the site. The increasing in height of the garage roof will not negatively impact on the adjacent neighbours, nor will the proposed extension to the front of the dwelling which does not extend beyond the existing building line of the existing front porch projection.

9.4 The proposal has been considered under policy ATC 2 of the Addendum to PPS 6. The proposed extension will not detract from the Area of Townscape Character. Given the dwelling is in a state of disrepair and is not typical of other properties in the area the proposed extension is in keeping with the character of the existing dwelling itself and will not detract from the character of the surrounding area.

9.5 The proposal will not result in the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to the local environmental quality.

9.6 Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

9.6 Taking all factors into consideration on balance, the proposal is considered acceptable and planning permission is recommended.

9.7 The proposal has been considered under policies EXT 1 of the Addendum to PPS 7 and ATC 2 of the Addendum to PPS 6 and is deemed to be acceptable.

Neighbour Notification Checked	Yes
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Summary of Recommendation:

The application is recommended for approval, subject to conditions as detailed below.

Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted, shall match those of the existing dwelling.

Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the existing dwelling.

3. The vehicular access shall be constructed in accordance with Drawing No.03 bearing the date stamp Planning Service Received 21 January 2015, and as directed by the TransportNI Section Engineer.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The existing vehicular access indicated on Drawing No.02 bearing the date stamp Planning Service Received 21 January 2015 shall be permanently closed and the footway properly reinstated to the satisfaction of the TransportNI Section Engineer.

Reason: In order to minimise the number of access points onto the public road in the interests of road safety and the convenience of road users.

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 permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is 1A Airport Road, Belfast, BT3 9DY. A monetary deposit will be required to cover works on the public road.

ANNEX	
Date Valid	21st January 2015
Date First Advertised	13th February 2015
Date Last Advertised	8th May 2015
Details of Neighbour Notification 6 neighbours were notified in accordance with statutory requirements.	
Date of Last Neighbour Notification	22nd April 2015
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/1974/0288 Proposal: Extension To House Address: 76-78 Kensington Road Decision: Granted	
Summary of Consultee Responses Transport NI no objections subject to the attachment of conditions and informatives.	
Drawing Numbers and Title	
Drawing No. 01 Site Location Map Drawing No. 02 Existing Elevations and Plans Drawing No. 03 Proposed Elevations and Plans	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department: N/A	
Representations from Elected Representatives: None	