

**Development Management Officer Report
Committee Application
Addendum Report**

Summary	
Committee Meeting Date: 15 September 2015	Item Number:
Application ID: Z/2014/1057/F	Target Date:
Proposal: Demolition of existing house and construction of new 2 storey dwelling house and detached garage.	Location: 4 Shrewsbury Park Belfast BT9 6PN
Referral Route: Previous town Planning Committee Deferral – requested to be presented to committee	
Recommendation:	Approval
Applicant Name and Address: Mr and Mrs D Hughes 4 Shrewsbury Park Belfast BT9 6PN	Agent Name and Address: Seamus McLarnon 72 Upper Road Greenisland Carrickfergus BT38 8RL
Executive Summary:	
<p>The application seeks full planning permission for the demolition of existing dwelling and erection of two storey dwelling and detached garage. The Demolition is subject to separate application for consent also before the committee Z/2014/1059/DCA.</p> <p>The application was presented to Town Planning Committee on 9th October 2014 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1057/F. Refusal was recommended to the Council's Town Planning Committee as the proposal was deemed to be acceptable in terms of PPS 6 'Planning, Archaeology and the Built Heritage and PPS 7 'Quality Residential Environments'</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Principle of demolition and suitability of replacement • Impact on character of Conservation Area • Impact on residential amenity <p>6 objections were received</p> <p>Transport NI, Environmental Health and Conservation Area Officer no objections</p> <p>The proposal is considered acceptable in terms of planning policy and approval is recommended</p>	

Signature(s):

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Env Health Belfast City Council	Substantive Response Received
Non Statutory	NI Transport - Hydebank	Substantive Response Received
Non Statutory	Building Control Belfast City Council	

Representations:

Letters of Support	None Received
Letters of Objection	6
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues Demolition of dwelling in Conservation Area, acceptability of replacement

scheme in terms of Conservation Area and residential amenity.

1.0 – Description of Proposal

The application seeks full planning permission for the demolition of existing dwelling and erection of two storey dwelling and detached garage. The Demolition is subject to separate application for consent also before the committee Z/2014/1059/DCA.

2.0 Characteristics of the Site and Area

The site is situated at No.4 Shrewsbury Park in south Belfast. The property is a two storey, three bay dwelling faced in roughcast render (on brick plith) with a pitched, slated, strongly hipped roof. A narrow, gabled bay to the centre of the elevation projects slightly from the front elevation, with door case to the ground floor below segmental canopy held on timber brackets with wide oversail. This is flanked to the left hand side by a ground floor, flat roofed canted bay window, containing a mullioned / transomed frame. This is matched by that to the side / southern elevation. The rear elevation contains a single storey return with pitched roof and what appears to be a stairwell window.

A timber framed garage sits to the rear of the building line. To the front is a garden area with mature shrubs and planting where the boundary is formed by the existing vegetation and trees. A driveway to the side leads to the detached garage. At rear, there is a large flat garden bounded on both sides by a mature hedge of approx 1.6m. The rear boundary is formed by mature hedging and trees. The rear of the site has a south easterly aspect. Parking is provided on site.

3.0 Background

The application was presented to Town Planning Committee on 9th October 2014 with an opinion to refuse. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/1057/F. Refusal was recommended to the Council's Town Planning Committee as the proposal was deemed to be acceptable in terms of PPS 6 'Planning, Archaeology and the Built Heritage and PPS 7 'Quality Residential Environments'

Following a deferred office meeting on 14th November 2014, further information was submitted. This included a Property Condition Survey and an amended scheme which reduced the scale and massing of the proposed replacement dwelling and was more in keeping with development in surrounding area.

4.0 Planning Assessment of Policy and Other Material Considerations

4.1 6 letters of objection have been received in relation to the application, the issues raised are as follows:

Loss of building which makes a material contribution to the conservation area.

Overlooking & loss of privacy

Loss of light

Overshadowing

Over-bearing and crowding effect

Noise and disturbance

Loss of character

4.2 The amended plans for the proposed replacement dwelling draw heavily on the design of

existing dwelling which is to be demolished – hipped roof, slight projecting, central gabled bay, flat roof canted bay windows, horizontal emphasised windows, solid to void, accented doorcase and materials. The massing has been broken up through use of a traditional style, subservient offshoot to the rear reflecting the traditional / contextual three dimensional hierarchical massing of traditional domestic architecture. Side elevation depth and height are broadly acceptable. The slight increase in width still retains a sufficient, contextual visual gap to the boundary / neighbouring property. It is considered the proposed replacement will make an equal or better contribution to the Conservation Area than the existing dwelling and it is therefore considered acceptable in terms of policy PPS 6.

4.3 PPS 7 Policy QD1 ‘Quality Residential Development, DCAN 8 and the 2nd Addendum to PPS 7 ‘Protecting Character in Established Residential Areas’ requires any residential development to respect the surrounding context and to ensure it is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. The design of the proposal should draw upon the best local traditions of form, materials and detailing. These issues have been discussed above and it is considered that the proposal meets these requirements.

4.4 Another key requirement of this policy is that there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. No. 2 is located adjacent to the north side of the site. This property has a number of windows along its southern gable, facing directly onto the proposal. Boundary treatments, although mature, are low in height and do not provided a screen effect.

4.5 The concerns of objectors refer mainly to the scale, bulk and massing of the two storey rear return and the impact this will have on the amount of sunlight thy received into the rear of their property. PPS 7 QD 1 (h) states that the layout of a new development should not result in an unacceptable adverse effect on existing properties in terms of overlooking, loss of light, over shadowing, noise or other disturbance. It is acknowledge that the two storey element of the proposed dwelling projects 6.8 metres further back from the rear of the existing two storey element. Part of this extension has been set in from the gable by 1 metre with the extension projecting over 5 metres beyond the rear wall of the adjacent dwelling at no 2. The separation distance from the boundary to the proposed extension is over 3 metres with a further 2 metres to the gable of No 2. The angle test set out in PPS 7 Addendum – Residential Extensions and alterations proves general guidance to assess the impact of an extension on adjacent properties. While this proposal is for new build, the angle test is still helpful in assessing the impact of the extension on the adjacent property. The proposed rear return falls outside the 45 degree angle and therefore is considered acceptable. Due to the orientation of the extension, there is no doubt that the extension will result in loss of direct sunlight into the rear rooms of No 2 however, the policy test is detrimental impact on amenity. The extension will allow for day light and will not result in unacceptable over shadowing and is acceptable in policy terms.

4.6 Transport NI– no objections
Environmental Health – no objections.
Conservation Area Officer – No objections

Neighbour Notification Checked

Yes

Summary of Recommendation: Application is acceptable in terms of policy – recommend approval

Conditions.

- 1) As required by Section 61 of the Planning Act (Northern Ireland) Order 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
- 2) The existing boundaries of this site, as indicated on the approved plan date stamped 02 (Revision 2) , shall be permanently retained at a height no less than 1.8 metres and any dead or dying trees/shrubs will be replaced within 3 months.
- 3) All hard and soft landscape works shall be carried out in accordance with the details set out in drawing 02 (revision 2) date stamped 2nd July 2015 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of the dwelling hereby approved and grassed areas permanently retained .

Signature(s)

Date:

Representations from elected representatives.

Gavin Robinson MP – arranged office meeting on behalf of applicant

Cllr Hanna – facilitated office meeting on behalf of objector.

ANNEX	
Date Valid	11th August 2014
Date First Advertised	29th August 2014
Date Last Advertised	17th July 2015
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 1 77A Balmoral Avenue Malone Upper</p> <p>The Owner/Occupier, 1 Shrewsbury Park Malone Upper Belfast</p> <p>The Owner/Occupier, 10 Shrewsbury Park Malone Upper Belfast T A Howie</p> <p>2 Shrewsbury Park Malone Upper Belfast Thomas and Anne Howie 2, Shrewsbury Park, Belfast, Antrim, Northern Ireland, BT9 6PN</p> <p>The Owner/Occupier, 3 Shrewsbury Park Malone Upper Belfast</p> <p>The Owner/Occupier, 5 Shrewsbury Park Malone Upper Belfast G McGill, Clyde Shanks 5, Oxford Street, Belfast, Antrim, Northern Ireland, BT1 3LA</p> <p>The Owner/Occupier, 6 Shrewsbury Park Malone Upper Belfast N McVeigh, Ulster Architectural Heritage Society 66, Donegall Pass, Belfast, Antrim, Northern Ireland, BT7 1BU N McVeigh, Ulster Architectural Heritage Society 66, Donegall Pass, Belfast, Antrim, Northern Ireland, BT7 1BU</p> <p>The Owner/Occupier, 7 Shrewsbury Park Malone Upper Belfast</p> <p>The Owner/Occupier, 77 Balmoral Avenue Malone Upper Belfast</p> <p>The Owner/Occupier, 8 Shrewsbury Park Malone Upper Belfast</p> <p>The Owner/Occupier, 9 Shrewsbury Park Malone Upper Belfast Bell Clyde Shanks on behalf of mr and mrs Howie,5 Oxford Street,Belfast,bt1 3la</p>	
Date of Last Neighbour Notification	30th July 2015
Date of EIA Determination	NA

ES Requested	No
Planning History Ref ID: Z/2005/2409/F Proposal: Single storey extension to rear of dwelling and alterations. Address: 4 Shrewsbury Park, Malone Upper, Belfast, BT09 6PN Decision: Approval Decision Date: 20.02.2006	
Summary of Consultee Responses Transport NI, Environmental Health and Conservation Area Officer – no objections	
Drawing Numbers and Title Drawing No 1 Location Map- Drawing No 02 (Rev 2) – Proposed Plans and Elevations Drawing No 3 – Proposed Garage Details.	
Notification to Department (if relevant) following agreement by committee	