

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

Summary	
Committee Meeting Date: 15 September 2015	Item Number:
Application ID: Z/2014/1059/DCA	Target Date:
Proposal: Demolish existing two storey detached house and single 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 full application is subject to separate application for permission also before the committee under Z/2014/1057/F.</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/2014/1059/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 <p>4 objections were received regarding demolition of a dwelling in the Conservation Area and impact of the replacement dwelling on residential amenity</p> <p>Conservation Area Officer no objections</p> <p>Recommend Consent .</p>	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Representations:		
Letters of Support	None Received	
Letters of Objection	4	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	

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 full application is subject to separate application for permission also before the committee under Z/2014/1057/F.

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/2014/1059/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.

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

4.0 Planning Assessment of Policy and Other Material Considerations

4.1 – 4 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 existing dwelling to be replaced – 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 – Conservation Area Officer has no objections

Neighbour Notification Checked
NA

Summary of Recommendation:

Application is acceptable in terms of policy – recommend consent is granted

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) This consent is granted subject to the implementation of a satisfactory replacement scheme as approved under planning application ref Z/2014/1057/F.

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
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Date First Advertised	
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Date Last Advertised	
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Details of Neighbour Notification NA	
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Date of Last Neighbour Notification	
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Date of EIA Determination	
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ES Requested	No
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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:

Decision Date: 20.02.2006

Summary of Consultee Responses Conservation Area Officer – no objections
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Drawing Numbers and Title Drawing No 1 Location Map-
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Notification to Department (if relevant) Following agreement with Committee
