

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

| <b>Summary</b>  |   |
|---|---|
| <b>Committee Meeting Date:</b> 15 September 2015  | <b>Item Number:</b>   |
| <b>Application ID:</b> Z/2014/0919/F  | <b>Target Date:</b>   |
| <b>Proposal:</b><br>Two storey extension to rear and new detached garage to rear.   | <b>Location:</b><br>11 Rosetta Park Belfast   |
| <b>Referral Route:</b><br>Previous town Planning Committee Deferral – requested to be presented to committee  |   |
| <b>Recommendation:</b>  | Approval  |
| <b>Applicant Name and Address:</b><br>Afrim Kannabecaj<br>11 Rosetta Park<br>Belfast<br>BT6 0DJ   | <b>Agent Name and Address:</b><br>Doherty Architectural Services<br>37 Wynchurch Avenue<br>Belfast<br>BT6 0JP |
| <b>Executive Summary:</b>   |   |
| <p>The application seeks full planning permission for the erection of a two storey extension and detached single storey garage to the rear of dwelling at 11 Rosetta Park</p> <p>The application was presented to Town Planning Committee on 6<sup>th</sup> November 2014 with an opinion to approve. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/0919/F. Approval was recommended to the Council's Town Planning Committee as the proposal was deemed to be acceptable in terms of Policy PPS 7 Addendum – Residential Extensions and Alterations and PPS 6 Addendum – Areas of Townscape Character</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>• Impact on residential amenity</li> <li>• Impact of character in area of Townscape Character</li> </ul> <p>9 objections were received – 8 from or on behalf of one property including letter from Dr A McDonnell MP– referring to dominance, overbearing, and loss of light.</p> <p>No consultations were required.</p> <p>The proposal is acceptable in terms of planning policy and approval is recommended.</p> |   |
| <b>Signature(s):</b>  |   |

## Case Officer Report

### Site Location Plan

### 11 ROSETTA PARK, BELFAST PROPOSED EXTENSION / ALTERATIONS



Consultations: NA

| Consultation Type                               | Consultee             | Response |
|---|-----------------------|----------|
| Representations:                                |                       |          |
| Letters of Support                              | None Received         |          |
| Letters of Objection                            | 9                     |          |
| Number of Support Petitions and signatures      | No Petitions Received |          |
| Number of Petitions of Objection and signatures | No Petitions Received |          |
| Summary of Issues                               |                       |          |

Impact on residential amenity. – over bearing, dominance, loss of light. Impact on Rosetta Area of Townscape Character

### **1.0 Description of Proposal**

The application seeks full planning permission for the erection of a two storey extension and detached single storey garage to the rear of dwelling at 11 Rosetta Park

### **2.0 Characteristics of the Site and Area**

The site is located at 11 Rosetta Park in south Belfast. The property on site is a two storey detached dwelling finished in a red/brown brick with red clay roof tiles. The property sits on a flat rectangular shaped site along a tree lined avenue. To the front is a garden area bounded by a mature hedge of approx 1.6m. A driveway to the side leads to a detached garage positioned to the rear along the boundary with No.9 Rosetta Park. To the rear is a good sized rear garden bounded along the sides with a timber fence of approx 1.8m and hedging of the same height. The rear boundary is formed by mature hedges and trees. Parking is provided on site.

### **3.0 Background**

3.1 The application was presented to Town Planning Committee on 6<sup>th</sup> November 2014 with an opinion to approve. Members are directed to the full detailed planning report on the planning portal under application reference Z/2014/0919/F. Approval was recommended to the Council's Town Planning Committee as the proposal was deemed to be acceptable in terms of Policy PPS 7 Addendum – Residential Extensions and Alterations.

3.2 Following a deferred office meeting on 17<sup>th</sup> November 2014, the site was revisited and amended drawings were requested. These were to address the concerns of neighbour that extension was overly dominant and also the plans were incorrect. There were no issues with the impact on the ATC of the proposed extension. Amended plans were received on 15<sup>th</sup> July which reduced the ridge by about 0.5m, moved the extension in from the gable but also increased the length of the proposal. An objection has been received following these amendments still referring to dominance, overbearing, and loss of light.

### **4.0 Consideration of Issues**

4.1 9 Letters of representation have been received in relation to the proposal. 7 from the adjoining property at No13 Rosetta Park and 1 from the property at No.15 Rosetta Park and 1 from Dr A McDonnell MP on behalf of resident of No 13.

4.2 Issues arising from the letters are:  
Dominance, loss of light and overshadowing from the rear extension  
The raising of the roof is out of character with the streetscape  
'Hemmed in' concern from the proposed rear extension  
Loss of light

4.3 The amended plans submitted on 15 July have accurately surveyed the site and dwelling.

The proposed extension is set in from the existing gable 0.8m, it has a depth of 5.3 on the southern side (along boundary with No 13) and , 5m along its northern side (along boundary with No 9). The proposed height of the extension is 5.3 metre to the eaves. Both ridge and eaves of proposed extension are lower than existing and therefore subordinate to main dwelling house . The proposed extension is subordinate in scale, height and massing to the existing dwelling. The built form respects the hierarchical built form of the area as the rear return is stepped in from the gable, and sits below the existing eaves and ridge height. The main public view of the extension will be from the Northern approach however given its design and scale I am satisfied that it will not result in a detrimental visual impact. The proposed finish is red brick which is in keeping with the existing dwelling. Overall I am of the opinion that the proposal maintains the character and built form of the area.

4.4 At first floor level, 2 new windows are proposed along elevation with no 13 but to be obscured. 1 new window proposed along the elevation with No 9 but due to existing extension at No 9 no overlooking will result.

4.5 The new detached garage shall be constructed in the north west corner of the site, at the very rear, along the boundaries with No.9 Rosetta Park and an apartment block within Rosetta Way. The existing garage shall be demolished and a new larger one measuring 6.5m in depth, 6.5m in width and have a height to ridge of 2.5m and to peak of 4.2m.

4.6 The proposal will not result in the loss of or damage to any trees or any other significant landscape features.

4.7 Planning Policy EXT 1 of the Addendum to PPS 7 also provides policy guidance for extensions in relation to the impact on neighbouring residential amenity.

4.8 The proposed extension meets the angle test in relation to No. 13 and No.9 Rosetta Park therefore the proposal will not result in overshadowing or loss of light.

4.9 The properties to the rear of the site will not be effected in terms of overshadowing or dominance. The proposed new bedroom window will not result in any greater overshadowing than the existing situation on the site as the existing return as a bedroom window on the rear gable.

4.10 Parking availability at the site will not be affected by the proposal. With the addition of the proposed extension approx. 80sqm of amenity space will remain to the rear of the property which is considered to be sufficient.

4.11 Objections refer to the length of the extension resulting in dominance, over bearing and loss of light due to scale, massing and design of extension. The extension projects 4.8m beyond the rear of the objector's property. It is not considered the length of the extension is overly dominant or would result in an unacceptable loss of outlook. The extension itself is 2.5 metres shorter than extension approved to rear of No 9 and is therefore not out of character with the surrounding area. With regard loss of light/overshadowing, the proposed extension meets the angle test. It is therefore considered acceptable. The replacement garage is also considered acceptable as sufficient amenity space remains within the curtailage of the property.

Neighbour Notification Checked

Yes

Summary of Recommendation: Proposal is acceptable in terms of policy

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.

Signature(s)

Date:

**Representations from elected representatives.**

Dr A McDonnell – on behalf objector.

Cllr Mullan – phone call on behalf of objector

Cllr Armitage – e-mail request for meeting on behalf of objector – meeting not arranged.

## ANNEX

|   |                |
|---|----------------|
| <b>Date Valid</b>   | 7th July 2014  |
| <b>Date First Advertised</b>  | 18th July 2014 |
| <b>Date Last Advertised</b>   | 8th May 2015   |
| <b>Details of Neighbour Notification</b> (all addresses)<br>Alasdair McDonnell MP<br>120A, Ormeau Road, Belfast, Ormeau, Down, Northern Ireland, BT7 2EB<br>Kathleen Murphy<br>13 Rosetta Park Ballynafoy Belfast<br>Kathleen Murphy<br>13, Rosetta Park, Belfast, Down, Northern Ireland, BT6 0DJ<br>Kathleen Murphy<br>13, Rosetta Park, Belfast, Down, Northern Ireland, BT6 0DJ<br>Kathleen Murphy<br>13, Rosetta Park, Belfast, Down, Northern Ireland, BT6 0DJ<br>Michael Le Velly<br>15 Rosetta Park Ballynafoy Belfast<br>The Owner/Occupier,<br>22 Rosetta Park Ballynafoy Belfast<br>The Owner/Occupier,<br>9 Rosetta Park, Ballynafoy, Belfast, Down, BT6 0DJ<br>The Owner/Occupier,<br>Apartment 29 , Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 30 , Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 31, Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 32, Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 33, Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 34, Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 35, Blessington Court, Rosetta Way, Ballynafoy, Belfast, Down, BT6 0DN,<br>The Owner/Occupier,<br>Apartment 36, Blessington, Court, Rosetta Way, Belfast |                |
| <b>Date of Last Neighbour Notification</b>  | 30th July 2015 |
| <b>Date of EIA Determination</b>  | na             |

|   |    |
|---|----|
| <b>ES Requested</b>   | No |
| <b>Planning History – non relevant to site</b>  |    |
| <b>Summary of Consultee Responses</b><br>NA   |    |
| <b>Drawing Numbers and Title</b><br>Drawing No. 01 – location map<br>Drawing 02b – block plan<br>Drawing 03a – plans & elevations as existing<br>Drawing 05c – proposed floor plans<br>Drawing 06d – proposed elevations<br>Drawing 07 –proposed garage |    |