

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 January 2015	
Application ID: LA04/2015/1261/F	
Proposal: Proposed 2 storey side and rear extension	Location: 5 Chesterfield Park Belfast BT6 0HQ
Referral Route: Belfast City Council member of staff application	
Recommendation:	Approval
Applicant Name and Address: Stella Gilmartin 3 Wheatfield The Granary Ballygowan BT23 5FL	Agent Name and Address: Bryson Architects Ltd Lynden Gate 50 Knockbreda Road Belfast BT6 0JB
Executive Summary: The application seeks planning permission for a 2 storey side and rear extension to a semi-detached dwelling. Area Plan The site is within the city development limit, is unzoned 'whiteland' and does not fall within a designated area (ATC or Conservation Area) The main issues in this case are: <ul style="list-style-type: none"> • Impact of the proposal upon the character and appearance of the area; and • Impact on the residential amenity of neighbours. <p>The proposal has been assessed against relevant planning policies and guidance including BMAP, SPPS and the addendum to Planning Policy Statement 7. The proposed extension is considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>No consultations were necessary.</p> <p>It is recommended that the application is approved subject to conditions as set out in the report.</p>	

Case Officer Report

Site Location Plan

**Characteristics of the Site and Area**

1.0 Description of Proposed Development

The proposal is for a 2 storey side and rear extension. It involves the removal of the existing timber garage.

2.0 Description of Site

The site is located at no.5 Chesterfield Park, a residential area off the Knockbreda Road in south-east Belfast. It consists of a 2 storey red brick dwelling with a detached timber garage to the rear.

Planning Assessment of Policy and other Material Considerations

3.0 Site History - none

4.0 Policy Framework

Belfast Metropolitan Area Plan 2015
Strategic Planning Policy Statement for Northern Ireland (SPPS)
Planning Policy Statement 7 - Residential Extensions and Alterations

5.0 Statutory Consultee Responses

None

6.0 Non Statutory Consultee Responses

6.1 None

7.0 Representations

7.1 None

8.0 Other Material Considerations

8.1	None
9.0	Assessment
9.1	Site History - none
9.2	Consultations - none
9.3	<p>BMAP The development is compliant with the area plan in terms of being development within the development limits.</p>
9.4	<p>SPPS Under the SPPS, the guiding principle in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The proposal has been assessed against and complies with relevant policy and guidance as set out below and will not adversely impact on residential amenity or the character of the area.</p>
9.5	The proposal is assessed against PPS 7: Policy EXT 1 Residential Extensions and Alterations
9.6	<p>Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:</p> <ul style="list-style-type: none"> (a) 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 proposed ground floor extension extends out the existing rear return by 5m in length and by 1.5m to the side; it has a 5.5m hipped roof, 2.8 to the eaves. The proposed first floor extension comes out a further 3.1m from the existing rear return and 1.5m to the side; it is 7.2m to the roof pitch and 5.5m to the eaves. The existing building has a roof pitch of 7.8m. The extension is subservient in terms of scale and mass. It is to be finished in brickwork and slates to match the existing. The proposal therefore is considered sympathetic to the existing built form. (b) the proposal does not adversely affect the privacy or amenity of neighbouring residents. The proposal meets the 60 degree loss of light angle test when taken from the nearest ground floor window of the adjoining property. The upper floor does not meet the 45 degree angle test, however, taking into account the orientation of the proposal (north of No.7) and the path of the sun, it is considered that a proposed 52.5 degree angle line is acceptable. A French window and balcony on the rear upper elevation was replaced with a normal window to avoid any overlooking issues. (c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; this is the case with this proposal. (d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles; although the proposal requires the removal of the existing garage there remains in-curtilage parking to the front of the property; there will be a 1m gap along the side boundary to allow for bins to be stored to the rear and brought to the front for collection.
9.7	No objections to the proposal were received.

9.8	For the above reasons I recommend that the proposal is approval.
10.0	Summary of Recommendation: Approval with Conditions
11.0	Conditions:
11.1	<ol style="list-style-type: none"> 1. Time limits for commencement. 2. Materials to match approved plan
11.2	Informatives: <ol style="list-style-type: none"> 1. Party wall 2. Title not transferred
12.0	Notification to Department (if relevant) N/A
13.0	Representations from Elected members: N/A

ANNEX	
Date Valid	28 October 2015
Date First Advertised	06 November 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) Rosetta Primary School, Knockbreda Road, Ballynafoy, Belfast, Down, BT6 0JA, The Owner/Occupier 3 Chesterfield Park, Ballynafoy, Belfast, Down, BT6 0HQ, The Owner/Occupier 7 Chesterfield Park, Ballynafoy, Belfast, Down, BT6 0HQ, The Owner/Occupier 8 Chesterfield Park, Ballynafoy, Belfast, Down, BT6 0HQ,	
Date of Last Neighbour Notification	12 November 2015
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 – Site plan 02 – Block plan 03 – Existing floor plans 04 – Existing elevations and section 05A – Proposed floor plans 06A – Proposed elevations 07A – Proposed section	