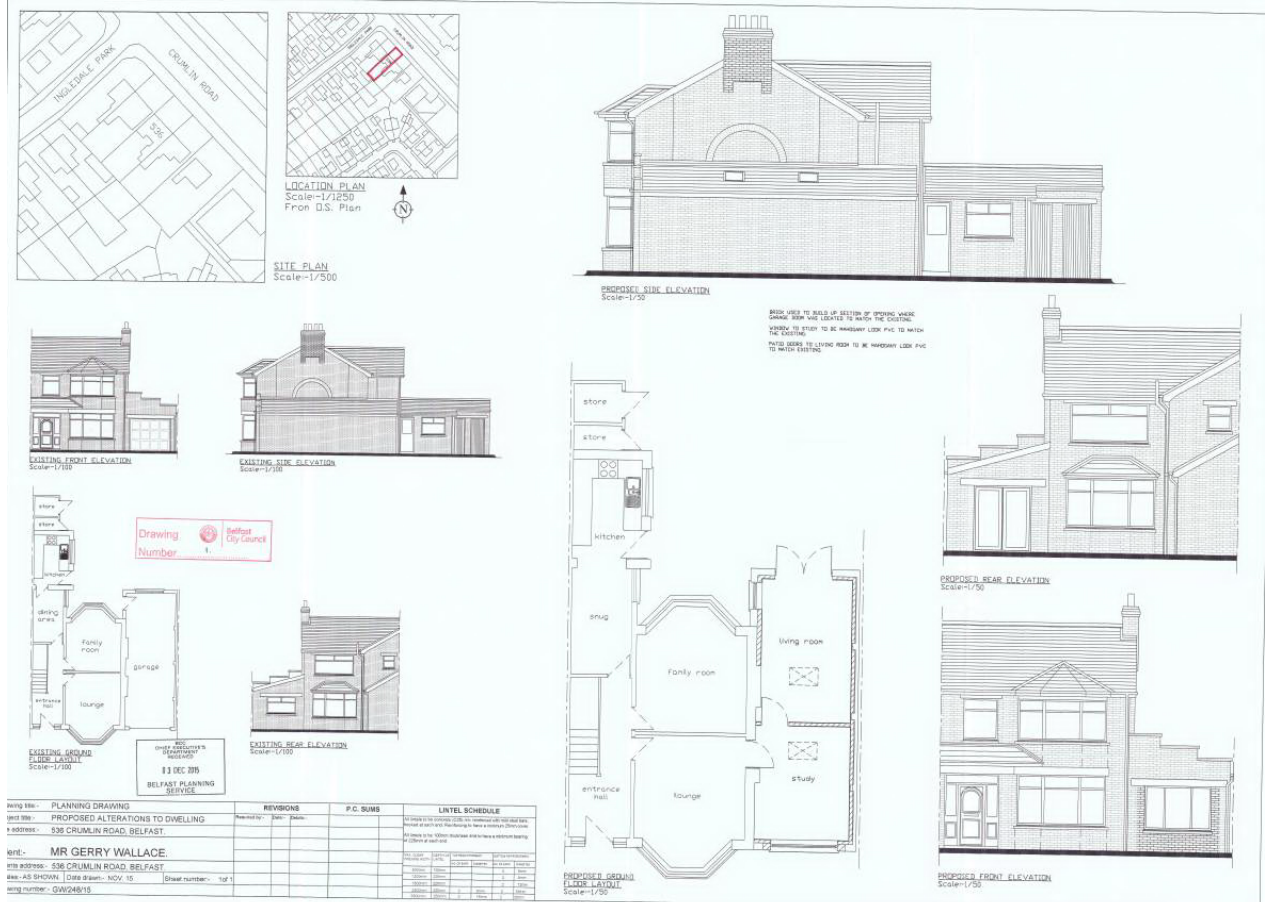


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/1528/F	Target Date:
Proposal: Proposed alterations to existing dwelling to convert existing garage into study and living room	Location: 536 Crumlin Road Belfast BT14 7GJ
Referral Route: Applicants partner is Belfast City Council member of staff	
Recommendation:	Approval
Applicant Name and Address: Mr Gerry Wallace 536 Crumlin Road Belfast BT14 7GJ	Agent Name and Address: Jeffrey Morrow 15 Finglush Road Caledon BT68 4XW
<p>Executive Summary: The application seeks planning permission to convert an existing garage into a study and living room.</p> <p>The site is located within the Metropolitan development limit of Belfast and is not zoned.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • Impact of the proposal upon the character and appearance of the area, • Design of the proposal; 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 alterations are considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties.</p> <p>No objections were received.</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



Consultations: None

Consultation Type	Consultee	Response
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

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 to be considered are:

- Impact of the proposal upon the character and appearance of the area,
- Design of the proposal; and
- Impact on the residential amenity of neighbours.

1.0 Characteristics of the Site and Area

1.1 The site is a two storey semi detached property finished in red brick with pitched

roof. To the front of the dwelling there is a two storey bay feature. There is an existing single storey attached garage to the side of the dwelling finished the same materials. To the front of the dwelling there is a small grassed garden and driveway providing off street parking. To the rear of the dwelling there is a rear garden, surrounded by a mature 2 metre hedging. The area is predominantly a residential area.

2.0 Planning Assessment of Policy and Other Material Considerations

2.1 Site History – none relevant

2.2 Consultations - none

2.3 BMAP

2.3.1 The development is compliant with the area plan. The site is located within the Metropolitan development limit of Belfast and is not zoned.

2.4 SPPS

2.4.1 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.

2.5 PPS7 Addendum

2.5.1 The proposal is assessed against the Addendum to PPS 7: Policy EXT 1 Residential Extensions and Alterations.

Policy EXT 1 states that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (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 conversion of the existing garage will not result in any further building work within the curtilage of the dwelling. The proposal will be finished in materials to match the existing dwelling. The proposal is therefore considered sympathetic to the existing built form.
- (b) The proposal does not adversely affect the privacy or amenity of neighbouring residents. The proposed new windows will not present any overlooking or privacy issues. The new window to the front elevation of the dwelling will look towards the front garden and driveway of the dwelling. There is also an existing window in the location of the proposed patio doors and the 2 velux windows proposed on the side roof slope are permitted development.
- (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; there will be no loss of space for recreational and domestic purposes.

No objections to the proposal were received.

For the above reasons it is recommended that application is approved.

Summary of Recommendation:

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission should be approved subject to the following condition as set out below.

Conditions/Reasons for Refusal:

Conditions

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

Reason: Time Limit.

Signature(s)

Date:

ANNEX	
Date Valid	3rd December 2015
Date First Advertised	18th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 2 Ingledale Park, Ballysillan Lower, Belfast, Antrim, BT14 7GZ, The Owner/Occupier, 534 Crumlin Road, Edenderry, Belfast, Antrim, BT14 7GJ, The Owner/Occupier, 538 Crumlin Road, Ballysillan Lower, Belfast, Antrim, BT14 7GJ, The Owner/Occupier, Everton Complex, 2 Ardoyne Road, Ballysillan Lower, Belfast, Antrim, BT14 7AW, The Owner/Occupier, North Belfast Centre Clinical Services, 585 Crumlin Road, Ballysillan Lower, Belfast, Antrim, BT14 7GB,	
Date of Last Neighbour Notification	15th December 2015
Date of EIA Determination	
ES Requested	No
Planning History None	
Summary of Consultee Responses N/A	
Drawing Numbers and Title Drawing No. 01 Site Location plan, Floor Plans and Elevations	
Notification to Department (if relevant) Date of Notification to Department: Not required Response of Department: N/A	