

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 15 March 2016	
<b>Application ID:</b> LA04/2015/1052/F	
<b>Proposal:</b> 2 storey rear extension and landscaping	<b>Location:</b> 53 Ladybrook Park Belfast BT11 9EP
<b>Referral Route:</b> Belfast City Council Employee Application	
<b>Recommendation:</b> <b>Applicant Name and Address:</b> Mr Ronan Cregan 53 Ladybrook Park Belfast BT11 9EP	<b>Approval</b> <b>Agent Name and Address:</b> Ivory Architects 15 Old Coach Avenue Belfast BT9 5PY
<b>Executive Summary:</b>  <p>The application seeks permission for a 2 storey rear extension and landscaping.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> <li>Impact of the proposal upon the character and appearance of the area and</li> <li>On the living conditions of neighbours</li> </ul> <p>The proposal has been assessed against relevant planning policies including BMAP, SPSS and the Addendum to Planning Policy Statement 7.</p> <p>No objections/representations have been received.</p>	

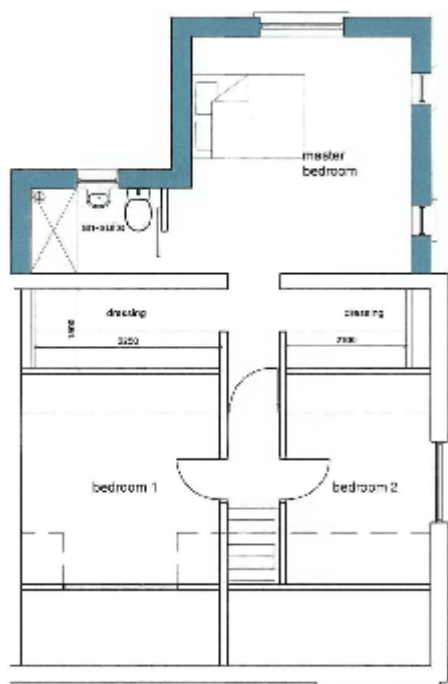


## Case Officer Report

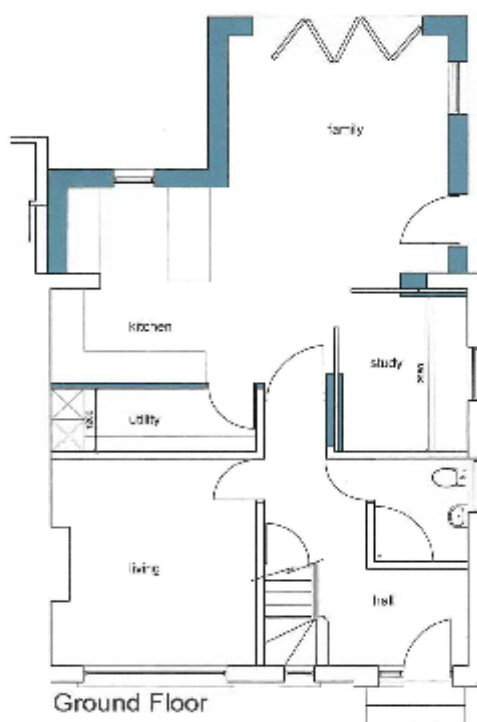
### Site Location Plan



### Proposed Floor Plans



First Floor



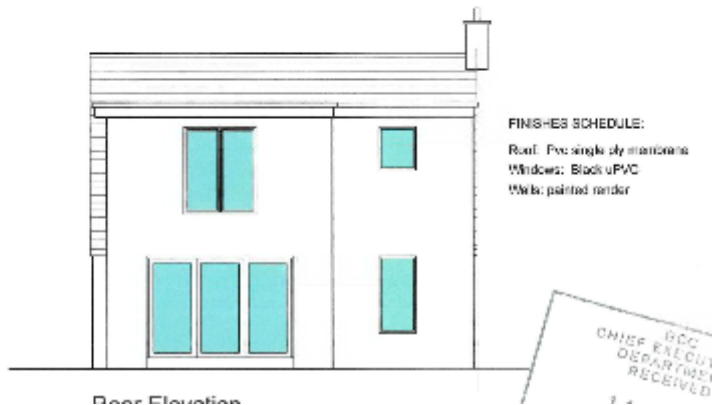
Ground Floor



## Proposed Elevations



Side Elevation

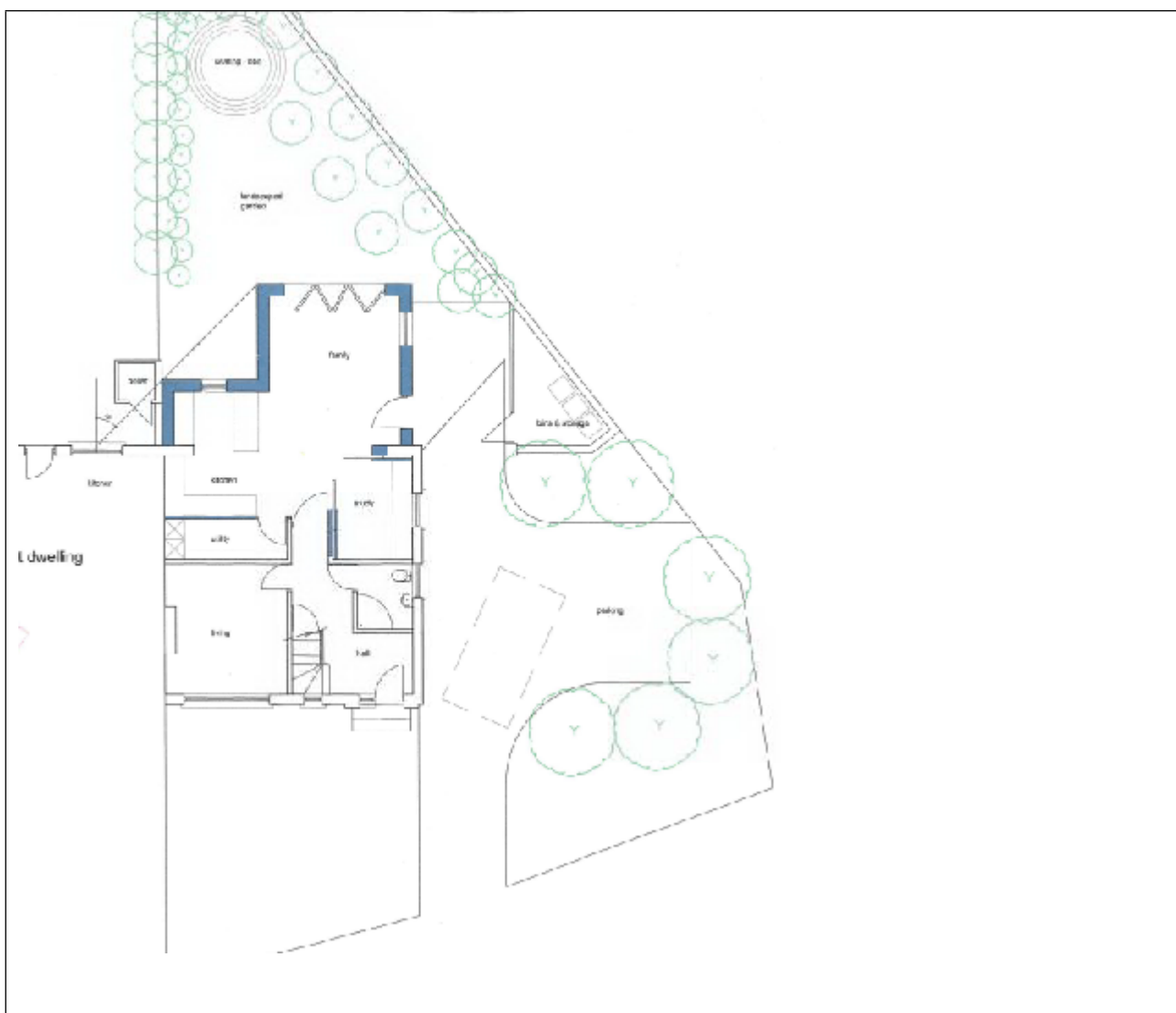


Rear Elevation



Front Elevation





Consultations: None

Consultation Type	Consultee	Response
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Representations: None

Letters of Support	None Received
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Letters of Objection	None Received
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Number of Support Petitions and signatures	No Petitions Received
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Number of Petitions of Objection and signatures	No Petitions Received
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Summary of Issues N/A

1.0	Description of Proposed Development
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The proposal is for 2 storey rear extension and landscaping.

2.0	Description of Site
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The site is a rectangular plot containing a cream rendered two storey dwelling with pitched roof located on a corner site. The site is bounded by a wall to the side and rear of the property.



Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2011/0005/CA - 53 Ladybrook Park, Ballymoney, Belfast, Antrim, BT11 9EP, Unauthorised erection of wall over 2 metres in height</p>
4.0	<p>Policy Framework</p> <p>Belfast Metropolitan Area Plan 2015</p> <p>Strategic Planning Policy Statement For Northern Ireland (SPPS)</p> <p>Addendum to Planning Policy Statement 7 Residential Extensions and Alterations</p>
5.0	<p>Assessment</p> <p>BMAP</p> <p>The development is compliant with the area plan in terms of being development within the development limits.</p> <p>SPPS</p> <p>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> <p>PPS 7</p> <p>Addendum to PPS7 is relevant. This states that planning permission will be granted where</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• The proposal does not unduly affect the privacy or amenity of neighbouring residents</li> <li>• Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.</li> </ul> <p>The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of the neighbours.</p> <p>The extension is considered sympathetic with the built form of the existing property in terms of scale, massing, design and external finish. Proposed materials/finishes match those of the existing dwelling. There are similar extensions in the area therefore the proposal maintains and does not detract from the overall character and appearance of the surrounding area. This is compliant with Criterion (a) of Policy EXT1 of the Addendum to PPS7.</p> <p>A sufficient sized private amenity area will remain within the curtilage of the property to allow for domestic activities such as drying of clothes, storage of bins and recreational uses. Sufficient parking will be retained within the curtilage of the dwelling. This element is compliant with criterion (d) of Policy EXT 1 of the Addendum to PPS7.</p> <p>None of the windows in the proposed extension present any overlooking issues. New windows are proposed to the rear elevation at first floor level of the extension. Windows are proposed at first floor level of the side extension, they are to be fitted with opaque glass. The proposal will not affect the privacy of neighbouring residents. Screening is</p>



	<p>provided by the existing boundary treatments.</p> <p>The proposed extension looks on to rear of no 16. It is considered that the relationship between the extension and the property to the rear will not cause any detriment to residential amenity and is acceptable. The proposal is compliant with criterion (b) of Policy EXT 1 of the Addendum to PPS 7 in that it will not unduly affect the privacy of neighbouring properties.</p> <p>A boiler house is in situ to the rear of the adjacent dwelling, the proposed extension will step back 2.8m from this and complies with the policy guidance (angle) test as set out in Paragraph A37 of the Addendum to PPS 7.</p> <p>The scale of the development and its relationship with the existing dwelling and that of the neighbouring properties are considered acceptable. It is considered that the proposal will not be overbearing or unduly affect the privacy of neighbouring residents due to the location of the proposed extension.</p> <p>The proposal complies with the policy guidance (angle) test in Paragraph A37 of the Addendum to PPS 7.</p>
5.3	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended.
6.0	Summary of Recommendation: Approval
7.0	<p>Conditions</p> <p>As required by Section 61 of the Planning (Northern Ireland) Act 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission</p> <p>Reason: Time limit</p>
8.0	<p>Notification to Department (if relevant)</p> <p>Not required</p>
9.0	<p>Representations from Elected members:</p> <p>None</p>



<b>ANNEX</b>	
<b>Date Valid</b>	22nd September 2015
<b>Date First Advertised</b>	9th October 2015
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 106 Ladybrook Park Ballymoney Belfast The Owner/Occupier, 108 Ladybrook Park Ballymoney Belfast The Owner/Occupier, 16 Ladybrook Parade Ballymoney Belfast The Owner/Occupier, 18 Ladybrook Parade Ballymoney Belfast The Owner/Occupier, 55 Ladybrook Park Ballymoney Belfast	
<b>Date of Last Neighbour Notification</b>	28th September 2015
<b>Date of EIA Determination</b>	Not applicable
<b>ES Requested</b>	Yes / <u>No</u>
<b>Planning History</b> Z/2011/0005/CA - 53 Ladybrook Park, Ballymoney, Belfast, Antrim, BT11 9EP, Unauthorised erection of wall over 2 metres in height	
<b>Summary of Consultee Responses</b>  Not required	
<b>Drawing Numbers and Title</b>	
Drawing No. 01 Site Location Plan Drawing No. 02 Existing Floor Plans Drawing No. 03b Proposed Site Plan Drawing No. 04b Proposed ground floor and first floor plans Drawing No. 05b Proposed Elevations	