Development Management Officer Report Committee Application

Summary			
Committee Meeting Date: 15 March 2016			
Application ID: LA04/2016/0193/F			
Proposal: Proposed single storey side and rear extension	Location: 28 Wynchurch Road Belfast BT6 0JH		
Referral Route: Belfast City Council member of staff application			
Recommendation:	Approval		
Applicant Name and Address:	Agent Name and Address:		
Mr Stephen Reville 28 Wynchurch Road Belfast BT6 0JH			

Executive Summary:

The application seeks permission for a single storey side and rear extension to an existing dwelling

Area Plan

The site does not fall within a designated area

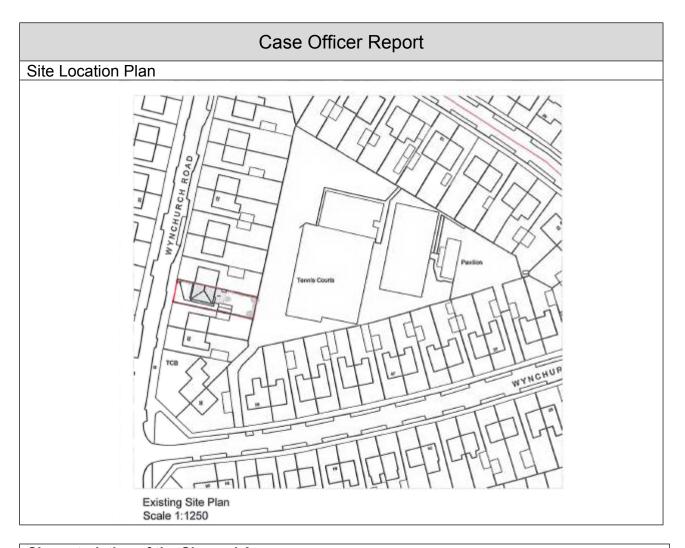
The main issues in this case are:

- If the proposal sympathetic to the existing built form
- If the proposal unduly affects the privacy or amenity of neighbouring residents

The proposal conforms to the area plan zoning and planning policy. The proposed extension is considered acceptable and unlikely to adversely impact on the existing built form or private amenity of neighbouring properties

No consultations were necessary

It is recommended that the application is approved subject to conditions as set out in the report



Chara	Characteristics of the Site and Area		
1.0	Description of Proposed Development The proposal is for a single storey side and rear extension. It involves the removal of the existing timber garage.		
2.0	Description of Site		
2.0	The site is located at no.28 Wynchurch Road, off the Rosetta Road in South East Belfast. It consists of a 2-storey semi-detached dwelling. The site does not fall within any designations.		
Planr	Planning Assessment of Policy and other Material Considerations		
3.0	Site History - none		
4.0	Policy Framework		
4.1	Belfast Metropolitan Area Plan 2015		
	Planning Policy Statement 7 - Residential Extensions and Alterations		
5.0	Statutory Consultee Responses		
	None		
6.0	Non Statutory Consultee Responses		
6.1	None		

development limits. The proposal is assessed against PPs 7: Policy EXT 1 Residential Extensions and Alterations 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 existing dwelling has a rectangular footprint 8.2m long from front to rea and 6.2m wide. It has a 6.2m high hipped roof. The proposal is to build a single storey extension coming out 3.8m from the rear of the property and by 2.1m to the side. It is to have a 3.1m high flat roof. The proposal is subservient to the existing dwelling and is to be finished in red brick to match the existing. (b) the proposal does not unduly affect the privacy or amenity of neighbouring residents. The proposal meets the 60 degree angle test when taken from the middle of the nearest rear ground floor window of the adjoining propert at no. 26. The proposal is set well away from the non-adjoining property at no. 30. Loss of light will therefore not be an issue. There is a new side window for the proposed utility room on the gable side. However as this is small upper level window which looks onto the driveway of no.30 privacy won't be affected. (c) the proposal will not cause the unacceptable loss of, or damage to, trees of 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	7.0	Representations	
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10.0 Summary of Recommendation:	9.7		
	10.0	Summary of Recommendation:	

10.1	Approval with Conditions	
11.0	Conditions:	
11.1	Time limits for commencement. Materials to match approved plan	
	Informatives:	
11.2	Party wall Title not transferred	
12.0	Notification to Department (if relevant) N/A	
13.0	Representations from Elected members: None	

ANNEX		
Date Valid	19 January 2016	
Date First Advertised	12 February 2016	
Date Last Advertised		
The Owner/Occupier 26 Wynchurch Road,Ballymaconaghy,Belfast,Down,BT6 0JH, The Owner/Occupier 30 Wynchurch Road,Ballymaconaghy,Belfast,Down,BT6 0JH, The Owner/Occupier 31 Wynchurch Road,Ballymaconaghy,Belfast,Down,BT6 0JH, The Owner/Occupier 33 Wynchurch Road,Ballymaconaghy,Belfast,Down,BT6 0JH, The Owner/Occupier 35 Wynchurch Road, Belfast, BT6 0JH The Owner/Occupier 35a Wynchurch Park Ballynafeigh Tennis Club Date of Last Neighbour Notification 17 February 2016		
Date of EIA Determination	N/A	
ES Requested	No	
Drawing Numbers and Title 01 – Site plan 02 – Existing Plans and elevations 03 – Proposed plans 04 – Proposed elevations and sections	•	