

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: Mr Stephen Reville 28 Wynchurch Road Belfast BT6 0JH	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks permission for a single storey side and rear extension to an existing dwelling</p> <p>Area Plan The site does not fall within a designated area</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> • If the proposal sympathetic to the existing built form • If the proposal unduly affects the privacy or amenity of neighbouring residents <p>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</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



Existing Site Plan
Scale 1:1250

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 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.

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

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	BMAP The development is compliant with the area plan in terms of being development within the development limits.
9.4	The proposal is assessed against PPs 7: Policy EXT 1 Residential Extensions and Alterations
9.5	<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 existing dwelling has a rectangular footprint 8.2m long from front to rear 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 property 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 a 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 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 involves the removal of the existing garage there will be room along the driveway to park one or two vehicles. Bins are to be stored in the proposed side garage.
9.6	No objections to the proposal were received.
9.7	For the above reasons it is recommended that the proposal is approved subject to conditions.
10.0	Summary of Recommendation:

10.1	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: None

ANNEX	
Date Valid	19 January 2016
Date First Advertised	12 February 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) 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	