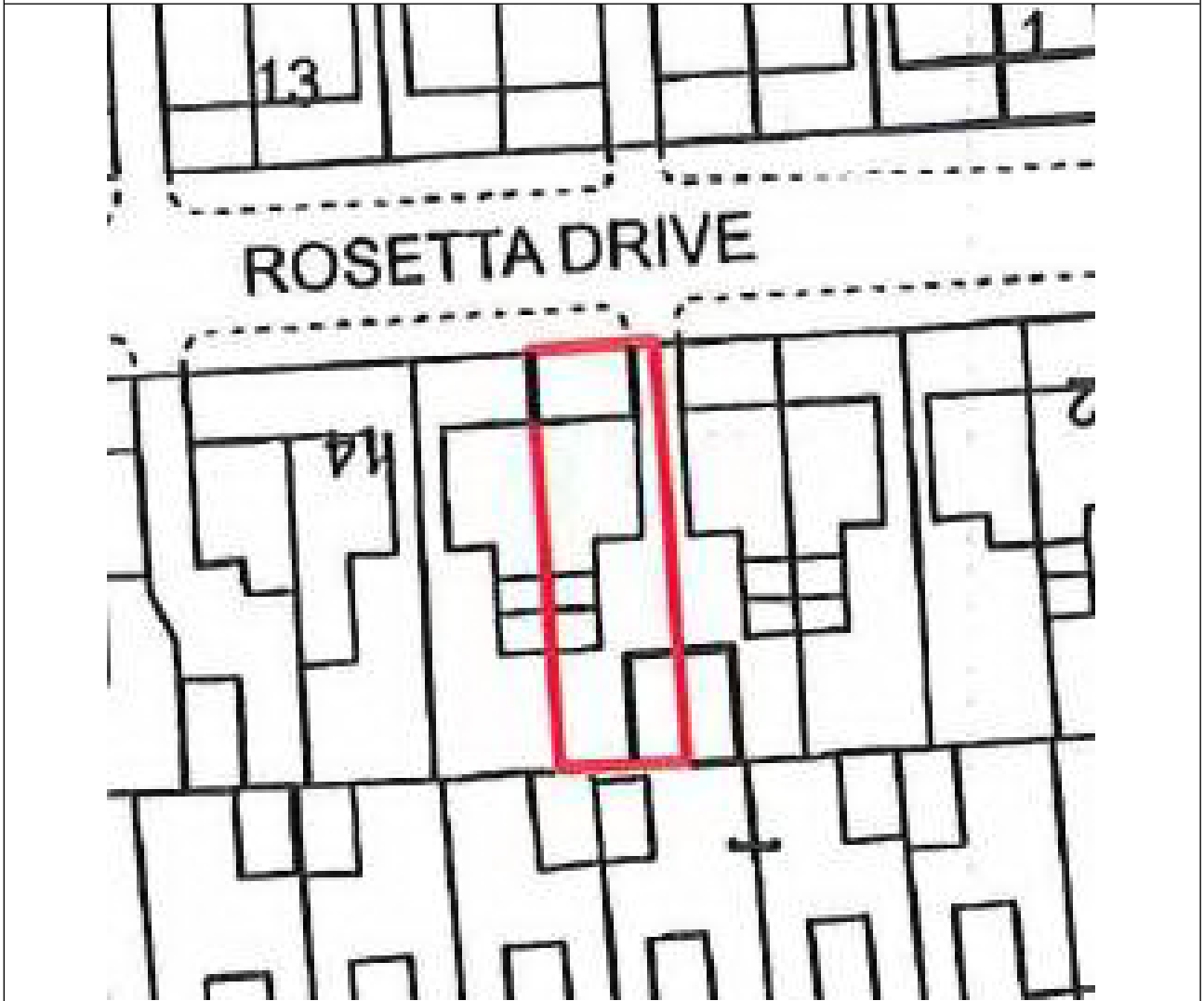


## Committee Application

Development Management Report	
<b>Application ID:</b> LA04/2017/2525/F	<b>Date of Committee:</b> Tuesday 17 <sup>th</sup> April 2018
<b>Proposal:</b> 2 storey rear extension with side elevation changes.	<b>Location:</b> 10 Rosetta Drive Belfast BT7 3HL
<b>Referral Route:</b> Applicant is family member of councillor.	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Mr S Boyle 10 Rosetta Drive Belfast BT7 3HL	<b>Agent Name and Address:</b> Total Architecture + Design Limited 25 University Street Belfast BT7 1FY
<b>Executive Summary:</b> <p>Planning permission is sought for a 2 storey rear extension with side elevation changes.</p> <p>The site is located at 10 Rosetta Drive Belfast and is located within a residential area characterised by two storey semi-detached dwellings of similar design and finishes.</p> <p>Three representations have been received in relation to the application.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"><li>• The impact on the character and appearance of the area</li><li>• Impact on amenity</li></ul> <p>Recommendation Having regard to the policy context and other material considerations, the proposal is considered acceptable and planning permission is recommended subject to conditions.</p>	

Case Officer Report

Site Location Plan



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<p><b>Description of Proposed Development</b></p> <p>The proposal is for a 2 storey rear extension with side elevation changes. The proposal is to demolish the existing single storey rear return and garage to accommodate a 2 storey extension. The extension will extend 6m to the rear, is 5m in width and will have a pitched roof height of 7.7m with eaves height 5.5m. The proposed extension is to be finished in materials to match the existing dwelling. The proposal includes 3 new window openings on the gable wall of the existing property.</p>
<b>2.0</b>	<p><b>Description of Site</b></p> <p>The site is located at 10 Rosetta Drive, Belfast. The site is a two storey semi-detached dwelling. The dwelling is currently finished in red brick facing with a pitched slate roof. To the front of the dwelling is a small garden area set behind railings, to the rear the garden is bound by a 1.8m high wooden fence to the south/south west and a garage to the south. The property has no hard boundary to the east which is open to the neighbouring property of no.8. The area is characterised by two storey semi-detached dwellings of similar design and finishes.</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<p><b>Site History</b></p> <p>Site History</p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p>Surrounding Site History</p> <ul style="list-style-type: none"> <li>• LA04/2017/2311/F- Permission granted for a single storey rear extension, first floor rear extension and rear patio at 14 Rosetta Drive.</li> <li>• LA04/2016/1052/F- Permission granted for a two storey rear extension and erection of side windows including roof window at 24 Rosetta Drive.</li> <li>• LA04/2016/0379/F- Permission granted for a two storey rear extension and attic conversion at 1 Rosetta Drive.</li> <li>• Z/2012/0487/F- Permission granted for the erection of extension to existing rear single storey return at 21 Rosetta Drive.</li> <li>• Z/2007/0192/F- Permission granted for a one and a half storey replacement extension to rear of dwelling at 22 Rosetta Drive.</li> </ul>
<b>4.0</b>	<b>Policy Framework</b>
4.1	Belfast Urban Area Plan 2001 (BUAP)
4.2	(Draft) Belfast Metropolitan Area Plan 2015
	Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Addendum to Planning Policy Statement 7- Residential Extensions and Alterations
	4.4.1 Policy EXT 1 (a, b, c, d)
	4.4.2 A36- Angles test
<b>5.0</b>	<b>Statutory Consultees Responses</b>
5.1	None
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>

6.1	None
<b>7.0</b>	<b>Representations</b>
7.1	<p>The application has been neighbour notified and advertised in the local press. 3 comments have been received.</p> <p>A letter of objection has been received from 12 Rosetta Drive, which raises a number of issues with the proposal, including loss of light to the rear rooms of no.12, overlooking the rear garden of no.12 and change of character of the surrounding area.</p> <p>With regard to loss of light an angles test has been carried out on the nearest habitable room of no.12 and the extension is within the required 60 degree angle line, loss of light is therefore not considered an issue . With regard to overlooking there is a new bedroom window and a study window on the extended first floor, both will directly overlook the garden of no.10 and it is considered that given the size, position and use of the rooms that the windows serve, they will not result in unacceptable overlooking to the rear of the objectors property. In relation to the effect on character, the immediate surrounding area contains single and two storey extensions of varying designs therefore rear extensions are an established feature within the area.</p> <p>A second letter of objection received from 12 Rosetta Drive, raised additional concerns that the extended property may be let for multiple occupancy and the effect of the surrounding extensions as well as the proposal will have on the objector's property.</p> <p>To let a House for Multiple Occupation would require a separate full change of use application. The application before Council is for a householder extension to an existing single family dwelling increasing the number of bedrooms on the first floor from 2 to 3 and creating a larger living/kitchen/dining space on the ground floor. The application is assessed on the basis of what is before the Council.</p> <p>With regard to other extensions permitted adjoining the objector's property and the impact of both permitted and proposed, each application is fully assessed with regard to impact on neighbouring properties.</p> <p>A letter of objection was received from 8 Rosetta Drive, which raises concern with overshadowing on a ground floor window and failure of the submitted plans to show the relationship with the adjoining property.</p> <p>With regard to overshadowing, amended plans were received from the applicant to address any potential overshadowing on the nearest habitable room in No. 8 and an angles test demonstrates that the extension is within the recommended 60 (single storey) and 45 (2 storey) degree angle lines. The amended plans also show the objectors property in relation to the proposal.</p>
<b>8.0</b>	<b>Other Material Considerations</b>
8.1	None
<b>9.0</b>	<b>Assessment</b>
9.1	The site is located within the settlement development limit for Belfast as designated by the Belfast Metropolitan Plan 2015. The site is located within a residential area characterised by two storey semi-detached dwellings of similar design and finishes.
9.2	Under the SPPS, the guiding principle for planning authorities 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. It is deemed that this proposal will not result in demonstrable harm to the residential amenity of neighbours, and the character and appearance of the existing property and surrounding area.
9.3	The scale, massing, design and external materials are sympathetic with the built form and appearance of the existing dwelling and will not detract from the character and appearance of the area. The extension is located in the same position as the existing rear return, green house and boiler which are to be removed. The removal of the garage results in a footprint no larger than the existing hardstanding footprint and a larger garden area than exists. The extension will be red brick to match existing. The proposal complies with policy EXT 1 (a) of the addendum to Planning Policy Statement 7.
9.4	In terms of overshadowing, the proposal is for a two storey rear extension with the eaves height of 5.5m. An angles test demonstrates that the single and two storey elements of the extension fall within the recommended angle lines. Considering the scale of the extension and its orientation and the sun path no unacceptable overshadowing shall result. In respect of overlooking the windows to the rear will outlook over the properties own rear garden area. The proposed windows to the side elevation of the extension are high level to prevent overlooking onto the neighbouring property of no.8. The proposed windows to the existing gable wall will outlook onto the blank gable wall of no.8. No unacceptable overlooking will result from the proposed extension. The proposal complies with policy EXT 1 (b) of the addendum to Planning Policy Statement 7.
9.5	The proposal will not result in the unacceptable loss or damage to, trees or landscape features which contributes significantly to the local environmental quality. The proposal complies with policy EXT 1 (c) of the addendum to Planning Policy Statement 7.
9.7	Sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal complies with policy EXT 1 (d) of the addendum to Planning Policy Statement 7.
<b>10.0</b>	<b>Summary of Recommendation:</b> Approval Subject To Conditions Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions.
<b>11.0</b>	<b>Conditions</b> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.  Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.  2. The materials to be used in the construction of the external surfaces of the extension hereby permitted, shall match those of the existing dwelling as per drawing 05B bearing the Belfast Planning Service date stamp 27 <sup>th</sup> February 2018.  Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the existing approved plans.
<b>Notification to Department (if relevant)</b>	

**Representations from Elected members:**

<b>ANNEX</b>	
<b>Date Valid</b>	9th November 2017
<b>Date First Advertised</b>	1st December 2017
<b>Date Last Advertised</b>	1 <sup>st</sup> December 2017
<b>Details of Neighbour Notification</b> (all addresses)	
<ul style="list-style-type: none"> <li>• 12 Rosetta Drive, Belfast, Down, BT7 3HL</li> <li>• 9 Rosetta Drive, Belfast, Down, BT7 3HL</li> <li>• 7 Rosetta Drive, Belfast, Down, BT7 3HL</li> <li>• 15 St Johns Avenue, Belfast, Down, BT7 3JE</li> <li>• 13 St Johns Avenue, Belfast, Down, BT7 3JE</li> </ul>	
<b>Date of Last Neighbour Notification</b>	08/03/2018
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No
<b>Drawing Numbers and Title</b>	
01- Location Plan, Site Plan 02- Existing Plans & Sections 03- Existing Elevations 04- 04B-Proposed Plans & Sections 05- 05B- Proposed Elevations 06- 06A- Angles Test	
<b>Notification to Department (if relevant)</b>	
<b>Date of Notification to Department:</b> <b>Response of Department:</b>	