

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 9 April 2019	
Application ID: LA04/2019/0436/F	
Proposal: Single storey side extension.	Location: 14 Brooke Park Belfast. BT10 0NG.
Referral Route: Application by Elected Member	
Recommendation:	APPROVAL
Applicant Name and Address: Mr & Mrs Garrett 14 Brooke Park Belfast BT10 0NG	Agent Name and Address: Mullan Architects Innovation Factory 385 Springfield Road Belfast BT12 7DG
<p>Executive Summary:</p> <p>Planning permission is sought for a single storey side extension.</p> <p>The site is located at 14 Brooke Park Belfast and is located within a residential area characterised by two storey terraced and semi-detached dwellings.</p> <p>No 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"> • The impact on the character and appearance of the area • Impact on amenity <p>The proposed side extension adjoins an end of terrace dwelling therefore there is no impact on amenity of neighbours; there are a number of side extensions on the within the residential area therefore the proposal is in keeping with the character of the area.</p> <p>Recommendation.</p> <p>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



Characteristics of the Site and Area

<p>1.0</p>	<p>Description of Proposed Development The proposal is for a single storey side extension. The extension is 3.9m wide, 7.4m deep and set approximately 0.3m behind the front building line. A window is proposed on the front elevation, with 2 smaller windows to the rear. The extension is to be finished in materials to match the existing dwelling.</p>
<p>2.0</p>	<p>Description of Site The site is located at 14 Brooke Park, Belfast. The site is a two storey end terraced dwelling within a substantial plot with amenity space to front, side and rear. An area of hard standing is located forward of the building line with a 2m high close boarded fence enclosing an area of private amenity space to side and rear. The extension will be located in the area of garden to the side of the dwelling between the existing gable wall and boundary fence.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Site History Site History <ul style="list-style-type: none"> • None Surrounding Site History <ul style="list-style-type: none"> • Z/2011/1320F- Permission granted for a rear extension and alterations to front of dwelling at 3 Brooke Park.
4.0	Policy Framework
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)
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
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 terraced and 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. The proposal will not result in demonstrable harm to the residential amenity of neighbours nor to 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 proposal complies with policy EXT 1 (a) of the addendum to Planning Policy Statement 7.
9.4	<p>The proposed extension is considered to be in accordance to Policy EXT1 of the addendum to PPS7 in that the proposal will not unduly affect the privacy or amenity of neighbouring residents.</p> <p>None of the windows on the proposed extension present any overlooking issues. There is sufficient separation distance to prevent over dominance or overshadowing to an unacceptable degree.</p> <p>The proposal complies with policy EXT 1 (b) of the addendum to Planning Policy Statement 7.</p>
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.
10.0	<p>Summary of Recommendation: Approval Subject To Conditions</p> <p>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.</p>
11.0	<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The existing boundary fence shall be retained as existing unless otherwise agreed in writing with the council.</p> <p>Reason: In the interests of visual amenity and to retain the character of the local area.</p>
Notification to Department (if relevant) N/A	
Representations from Elected members: None	

ANNEX	
Date Valid	26 th February 2019
Date First Advertised	19 th March 2019
Date Last Advertised	19 th March 2019
Details of Neighbour Notification (all addresses)	
1 Moor Park Mews, Belfast, Antrim, BT10 0QQ 10 Brooke Park, Belfast, Antrim, BT10 0NJ 12 Brooke Park, Belfast, Antrim, BT10 0NJ	
Date of Last Neighbour Notification	19/03/2019
Date of EIA Determination	N/a
ES Requested	No
Drawing Numbers and Title	
01- Location Plan, Site Plan 02- Existing Plans & Sections 03- Proposed Plans	
Notification to Department (if relevant) N/A	