

Committee Application

Development Management Report	
Application ID: LA04/2019/1063/F	Date of Committee: 2 July 2019
Proposal: Single storey rear infill extension.	Location: 52 Oakland Avenue Belfast BT4 3BX
Referral Route: BCC Planning and Building Control employee application	
Recommendation:	Approval
Applicant Name and Address: Martyn and Jenny Smithson 52 Oakland Avenue Belfast BT4 3BX	Agent Name and Address: Paul Hetherington 130A Earlswood Road Belfast BT4 3EB
Executive Summary: Full permission is sought for a single storey rear infill extension. The key issues in assessment of the proposed development are: <ul style="list-style-type: none">• Design and scale sympathetic to existing building and character of the area• Impact on privacy or amenity of neighbouring residents It is considered that the proposal would not have an adverse impact on the existing built form, the area or impact the amenity of neighbouring residents. No third party representations have been received. Recommendation Approval	

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application is for full permission for a single storey rear infill extension.

1.2 Proposed Extension

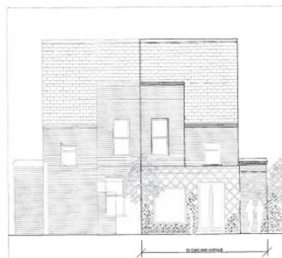


PRECEDENT

Materials
 Painted Render
 Timber/PVC Doors and Windows
 uPVC downpipes
 Timber trellis
 Single ply flat roof membrane



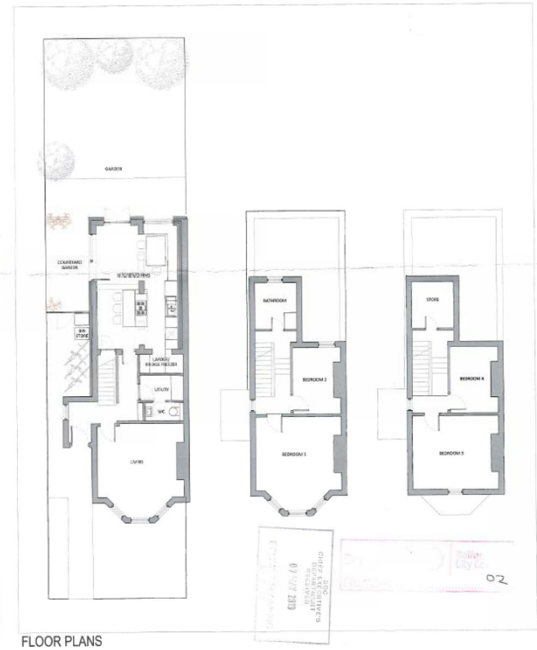
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

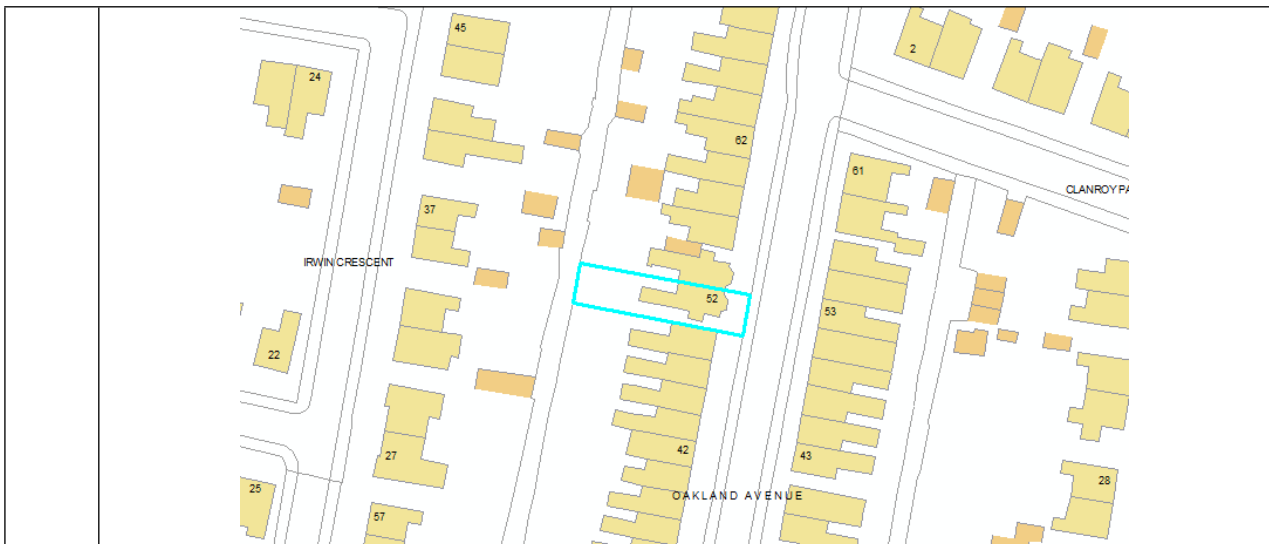


FLOOR PLANS

2.0 Description of Site

2.1 The site is located at 52 Oakland Avenue in East Belfast. It consists of a 2.5-storey semi-detached dwelling. The character of the area is residential terraces and semi-detached dwellings.

3.0 Site Location



Planning Assessment of Policy and other Material Considerations	
4.0	Site History None
5.0	Policy Framework
	BUAP 2001 Draft Belfast Metropolitan Area Plan 2004 Version of Belfast Metropolitan Area Plan published 03.09.14 Strategic Planning Policy Statement (SPPS) Planning Policy Statement 7 (Addendum) - Residential Extensions and Alterations (APPS7)
6.0	Statutory Consultees Responses
	None
7.0	Non-Statutory Consultees Responses
	None
8.0	Representations
	The application has been neighbour notified and advertised in the local press. No comments have been received.
9.0	Other Material Considerations
	None
10.0	Assessment
	<u>Plan Status/Relevant Policy/Constraints</u>
10.1	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-

	<p>adoption through a period of independent examination, the policies within the version of BMAP purported to be adopted 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.</p>
10.2	<p>The site is within the development limit of Belfast as designated in both the BUAP and the draft BMAP. The site is white land in the adopted BMAP.</p>
10.3	<p>The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration for all decisions on individual planning applications and provides general policy context. APPS7 also provides relevant policy guidance.</p>
10.4	<p><u>SPPS</u></p> <p>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.</p>
10.5	<p><u>Consideration</u></p> <p>The main issues in this proposal 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
10.6	<p><u>APPS7 EXT 1</u></p> <p>Policy EXT 1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where four criteria are met.</p>
10.7	<p>a) <u><i>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.</i></u></p>
10.8	<p>The existing dwelling is 2.5-storey in height with a 9.5m high roof ridge. The footprint approximately 7.5m from front to rear and 5m wide. It was extended in the past to create a 2-storey rear return coming out 3m from the rear wall at a width of 2.6m. The ground floor rear return extends out 6.3m from the rear wall, also at 2.6m in width, creating an enclosed yard. The dwelling is finished in red brick and slate roof.</p>
10.9	<p>The proposal is to demolish the existing ground floor return and to replace it with an extension which will infill the existing yard area between the ground floor rear return and the boundary with no.54. The extension is to be 3.3m high with a flat roof and will not come out further than the existing ground floor return. It is to be finished in painted render.</p>
10.11	<p>The proposal is relatively minor in scale and form and acceptable in terms of design and materials. It will not detract from the appearance of the host building or the surrounding area.</p> <p>b) <u><i>the proposal does not unduly affect the privacy or amenity of neighbouring residents.</i></u></p>

10.12 10.13 10.14 10.15	<p>There is a large mature hedge between the rear yard of the site and the adjoining dwelling at no.54. Given the height of the hedge the proposed extension will not have any additional impact in terms of loss of light or overshadowing. Privacy of neighbouring residents is not affected.</p> <p>c) <u>the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality;</u></p> <p>There is to be no loss of any significant landscape features.</p> <p>d) <u>sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles;</u></p> <p>The property has a large garden and sufficient amenity space for amenity/recreational purposes which are unaffected by the proposal.</p> <p><u>Conclusion</u></p> <p>The proposed development is considered to be compliant with EXT 1. Approval recommended.</p>
11.0	Summary of Recommendation: Approval subject to Conditions
12.0	<p>Conditions</p> <ol style="list-style-type: none"> The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as annotated on Drawing No.02, date stamped 07 May 2019. <p>Reason: In the interest of visual amenity and to ensure the proposal is in keeping with the existing dwelling.</p>
13.0	<p>Informatives</p> <ol style="list-style-type: none"> This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Notification to Department (if relevant)

N/A

Representations from Elected members:

N/A