

Committee Application

Development Management Report

Application ID: LA04/2021/0035/F	Date of Committee: Tuesday 16 th February 2021
Proposal: Single storey extension to rear of domestic dwelling including red brick utility and living space with flat roof, roof light and glass patio doors and windows brick to match existing.	Location: 74a Shandon Park, Belfast, BT5 6NZ
Referral Route: Council staff at senior management grade (PO12) or above to the Planning Committee under Section 3.8.3 of the Scheme of Delegation.	
Recommendation: Approval	
Applicant Name and Address: John Wylie 74a Shandon Park Knock Belfast	Agent Name and Address: Samuel Stevenson and Sons 4 Greenwood Avenue Belfast BT4 3HR

Executive Summary:

Planning Permission is sought for an extension to the rear of the dwelling which will include a utility and living space with flat roof, roof light and glass patio doors and windows, brick to match existing at 74a Shandon Park

The key issues to be considered are:

- The effect on character and appearance
- Design of the proposal
- Impact on amenity
- Impact on the Draft Cherryvalley Area of Townscape Character.

A minor amendment to the scheme was received during the processing of the application. Members will be advised through late items if any comments are received.

The proposed extension will not adversely impact the character and appearance of the surrounding area. It is considered to be sympathetic in its built form, scale, massing and appearance with the existing property and with surrounding neighbouring properties. It is considered that the proposal will not raise any issues in relation to overshadowing and loss of light, to neighbouring dwellings as the 60 degree angles test has been satisfied. The proposal would fall within the scope of permitted development under the General Permitted Development Order.

There is sufficient space remaining within the curtilage of the property for domestic purposes including a garden area, parking and the manoeuvring of vehicles and storage of bins.

Recommendation- approval subject to conditions

Having regard to the policy context and third party objection, the proposal is considered, on balance, to be acceptable and planning permission is recommended for approval.

Existing Floor Plans	Proposed floor plans

Committee Application

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development Planning Permission is sought for a single storey extension to rear of domestic dwelling including red brick utility and living space with flat roof, roof light and glass patio doors and windows brick to match existing.</p>
2.0	<p>Description of Site The site is located at 74a Shandon Park and is comprised of a detached dwelling finished in red brick with a pitched roof. There is a large driveway providing off street car parking and a garden bound by hedgerows. There is a paved amenity area and grass garden to the rear of the site which is bound by a mixture of trees hedgerows and fencing. There is a detached garage to the rear of the site.</p>

	<p>The site falls within the Cherryvalley Area of Townscape Character.</p> <p>The surrounding area is mainly medium density residential streets with both semi-detached and detached dwellings, set out in a traditional form with front and rear gardens and front & side driveways.</p>										
Planning Assessment of Policy and other Material Considerations											
3.0	Site History None										
3.1	<p>Surrounding Site History</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Location</th> <th>Proposal</th> <th>Status</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>LA04/2016/1241/F</td> <td>74 Shandon Park</td> <td>Single storey rear extension</td> <td>PERMISSION GRANTED</td> <td>28.07.2016</td> </tr> </tbody> </table>	Reference	Location	Proposal	Status	Date	LA04/2016/1241/F	74 Shandon Park	Single storey rear extension	PERMISSION GRANTED	28.07.2016
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LA04/2016/1241/F	74 Shandon Park	Single storey rear extension	PERMISSION GRANTED	28.07.2016							
4.0	Policy Framework										
4.1	Belfast Urban Area Plan										
4.2	<p>Draft Belfast Metropolitan Area Plan 2015</p> <p>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.</p>										
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)										
4.4	Addendum to Planning Policy Statement 7: Residential Extensions and Alterations										
4.5	Addendum to Planning Policy Statement 6: Areas of Townscape Character										
5.0	Statutory Consultees Responses None										
6.0	Non-Statutory Consultees Responses None										
7.0	Representations The application has been neighbour notified and advertised in the local press and comments have been received.										
8.0	Other Material Considerations None										
8.1	Any other supplementary guidance None										
9.0	Assessment										
9.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The effect on character and appearance • Design of the proposal • Impact on amenity • Impact on the Draft Cherryvalley Area of Townscape Character. 										

It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.

Character and Appearance

The proposal is for a single storey extension to the rear of dwelling and will include a red brick utility to the side and living space with flat roof, roof light and glass patio doors and windows brick to match existing. The original submitted plans proposed an extension which extended approximately 8.2m the full length of the rear elevation. The overall height of the extension is approximately 3.2m and it extends approximately 3.62m from the rear building line. However, this has been amended and is now stepped down approximately 0.6m within the first 2m of the extension closest to the neighbouring boundary with No.74 Shandon Park. The height of the extension is 2.6m at this location. The length of the extension remains the same as the original submitted drawings.

The proposed extension will not adversely impact the character and appearance of the surrounding area as it will not be visible from the wider area and it is considered to be sympathetic with the built form and appearance of the existing property. The scale of the proposal is considered to be in keeping with the existing dwelling on site and with surrounding neighbouring properties. The roof pitch of the extension is set below the ridge line of the existing dwelling and has a flat roof. Overall the scheme is considered acceptable due to the extension being sub-ordinate in height, scale, and mass to the existing property.

It is important to note; the dimensions of the extension are within the regulations of development permitted under The Planning (General Permitted Development) Order (Northern Ireland) 2015, Part 1, Class A. Paragraph (e) of Class A, Part 1 permits development where the extension does not extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house or exceed 4 metres in height. Therefore, planning permission is not required, but has been sought in this case.

Design

The quality of the design and finish of the proposal is considered to be compliant with the addendum to PPS7 Policy EXT1 in that the scale, massing, design and external materials of the proposal will match the existing dwelling and are sympathetic with the built form and appearance of the existing and will not detract from the appearance and character of the surrounding area. The external finishes of the extension are to match the existing dwelling.

Impact on amenity

The proposed extension is considered to be in accordance with Policy EXT1 of the addendum to PPS7 in that the proposal will not unduly affect the privacy or amenity of neighbouring residents. The proposed glass patio doors, window to the rear elevation and the proposed windows on the side elevations of the extension will not cause any issues surrounding overlooking or loss of privacy to the neighbouring properties due to the existing boundary treatments.

It is considered that the proposal will not raise any issues in relation to overshadowing and loss of light, as the 60 degree angles test has been satisfied and no overshadowing will occur to the neighbouring properties. The minor amendment will also aid in reducing any perception of loss of natural daylight to the high level window on the adjacent property at No.74 Shandon Park's side window. The orientation of the site and its neighbouring property is such that the rear is north east facing and therefore the sun path will move around the front of the dwellings in the afternoon and the evening light is unaffected.

	<p>There is sufficient space remaining within the curtilage of the property for recreational and domestic purposes including parking and the manoeuvring of vehicles.</p> <p>Impact on the Draft Cherryvalley Area of Townscape Character</p> <p>The proposal for a single storey extension to rear of domestic dwelling including red brick utility and living space with flat roof, roof light and glass patio doors and windows brick to match existing complies with policy ATC 2 of the Addendum to PPS6 in that the proposal will maintain the overall character of the area. The single storey rear extension is within scale of the surrounding area and is sensitive to the existing dwelling. It is considered that the proposal maintains the overall character and respects the built form in the area. The proposal will make no material contribution to the distinctive character of the area and will not prejudice the amenities of adjacent properties.</p>
9.3	<p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p> <p>Summary of Recommendation: Approval</p>
10.0	Summary of Recommendation: Approval
11.0	<p><u>Conditions</u></p> <ol style="list-style-type: none"> 1. 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"> 2. The external materials shall be constructed in accordance with the approved plans. <p>Reason: In the interests of the character and appearance of the area</p> <p><u>Informative</u></p> <ol style="list-style-type: none"> 1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 07/01/2021 Drawing Nos 01, 02, 03, 04 and on 08/02/2021 Drawing No 06A.
<p>Notification to Department (if relevant)</p> <p>N/A</p>	
<p>Representations from Elected members:</p> <p>N/A</p>	

ANNEX

Valid	18.12.2020
Date First Advertised	22.01.2021
Date Last Advertised	N/A

Details of Neighbour Notification (all addresses)
13.01.2021

111 Shandon Park, Belfast, Down, BT5 6NY
14 Kensington Park, Belfast, Down, BT5
16 Kensington Park, Belfast, Down, BT5 6NR
23 Kensington Road, Belfast, Down, BT5 6NH
25 Kensington Road, Belfast, Down, BT5
70 Shandon Park, Belfast, Down, BT5 6NY
72 Shandon Park, Belfast, Down, BT5 6NZ
74 Shandon Park, Belfast, Down, BT5 6NZ
76 Shandon Park, Belfast, Down, BT5 6NZ
78 Shandon Park, Belfast, Down, BT5 6NZ
Flat 1, Kims court, 21 Kensington Road, Belfast, Down, BT5 6NH
Flat 10, Kims court, 21 Kensington Road
Flat 11, Kims court, 21 Kensington Road
Flat 12, Kims court, 21 Kensington Road
Flat 2, Kims court, 21 Kensington Road
Flat 3, Kims court, 21 Kensington Road
Flat 4, Kims court, 21 Kensington Road
Flat 5, Kims court, 21 Kensington Road
Flat 6, Kims court, 21 Kensington Road
Flat 7, Kims court, 21 Kensington Road

Flat 8,Kimscourt,21 Kensington Road Flat 9,Kimscourt,21 Kensington Road	
Date of Last Neighbour Notification	13.01.2021
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 Site Location Plan and Block Plan 02 Existing and Proposed Floor Plans 03 Existing and Proposed First Floor Plans 04 Existing and Proposed Roof Plan 05 Existing Elevations 06A Proposed Elevations	
Notification to Department (if relevant) – N/A Date of Notification to Department: n/a Response of Department: n/a	
Elected Representatives: N/A	