

Committee Application

Development Management Report

Application ID: LA04/2021/0636/F	Date of Committee: Tuesday 18 th May 2021
Proposal: Single and two storey extension to rear with alterations to side elevations.	Location: 25 Ravenhill Park Belfast BT6 0DE
Referral Route: Those made by Council staff at senior management grade (PO12) or above and all staff in Place and Economy Department and Legal Services, under Section 3.8.3 of the Scheme of Delegation.	
Recommendation: The Members of the Committee are asked to recommend that, in accordance with the Council decision of 4 th May 2021, the Chief Executive exercises her delegated authority to approve the application, subject to conditions.	
Applicant Name and Address: Michael and Katharine Browne 25 Ravenhill Park Belfast BT6 0DE	Agent Name and Address: Conor McKenna 16 Loughbeg Park Carrduff BT8 8PE
Executive Summary: Planning Permission is sought for a single and two storey extension to the rear of the existing dwelling with alterations to the side elevations. The key issues to be considered are: <ul style="list-style-type: none">• The effect on character and appearance• The design of the proposal• The impact on amenity• The impact on the Ravenhill Park Area of Townscape Character. 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 residential amenity including overshadowing, loss of light, dominance and overlooking. 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. It is recommended that the Chief Executive, or her nominated officer, uses her delegated authority to approve the application, subject to conditions.	

Case Officer Report

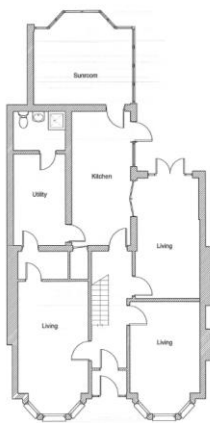
Site Location Plan:



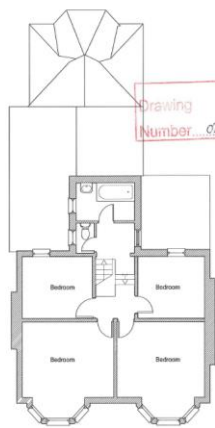
Site Visit: 23.04.2021

Existing Floor Plans

Proposed Floor Plans



Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

Committee Application

Characteristics of the Site and Area	
1.0	<p>Description of Proposed Development The application is seeking full planning permission for a single and two storey extension to the rear of the property with alterations to the side elevations.</p>
2.0	<p>Description of Site The application site is located at 25 Ravenhill Park in South East Belfast and is comprised of a detached dwelling, finished in red brick with a render finish to the rear. The dwelling is double fronted with two storey bay windows on either side of the entrance. The site benefits from paved amenity space to the front of the dwelling allowing for in-curtilage parking and grassed amenity space to the rear.</p> <p>The surrounding area is predominantly residential with detached dwellings, finished in a mix of brick and render. The site falls within the Ravenhill Park Area of Townscape Character (ATC).</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History None</p>
3.1	<p>Surrounding Site History Z/2010/1529/F - 27 Ravenhill Park, Ballynafoy, Belfast, BT6 0DE, - Erection of two storey rear extension and single storey garden store. - PERMISSION GRANTED</p>
4.0	<p>Policy Framework</p>
4.1	Belfast Urban Area Plan
4.2	<p>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.</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	<p>Statutory Consultees Responses None</p>
6.0	<p>Non-Statutory Consultees Responses None</p>

7.0	<p>Representations The application has been neighbour notified and advertised in the local press and no comments have been received.</p>
8.0	<p>Other Material Considerations None</p>
8.1	<p>Any other supplementary guidance None</p>
9.0	<p>Assessment</p>
9.1	<p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The effect on character and appearance • The design of the proposal • The impact on amenity • The impact on the Ravenhill Park Area of Townscape Character. <p>It is considered that the proposal is in compliance with the SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Character and Appearance</p> <p>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 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 proposal will not extend beyond the existing conservatory. The roof pitch of the extension is set below the ridge line of the existing dwelling. Single and two storey extensions are commonplace within the surrounding area. The proposal will not become an overly dominant addition to the dwelling and will not detract from the character or appearance of the surrounding area.</p> <p>Design</p> <p>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 and design are sympathetic with the built form and appearance of the existing dwelling and will not detract from the appearance and character of the surrounding area. The external walls will be finished in render, given the mix of materials in the area and the host dwelling, this is considered to be acceptable.</p> <p>The proposal is considered to comply with Policy EXT 1 of the addendum to PPS7 as the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing dwelling and the surrounding area.</p> <p>Impact on amenity</p> <p>The proposal 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.</p> <p>It is considered that the proposal will not raise any issues in relation to overshadowing, loss of light and/or dominance. The dwellings on either side of the application site extend sufficiently to the rear. The dwellings are detached sites with south facing rear gardens.</p>

	<p>In terms of overlooking, the openings at ground floor will be screened by the boundary treatments and those on the rear elevation will overlook the amenity space of the site. There will be two windows at first floor on the side elevations which will serve a bathroom and hallway which will overlook blank gable walls. It is considered that the proposal will not result in direct or intrusive overlooking.</p> <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 Ravenhill Park Area of Townscape Character</p> <p>In processing planning applications within ATCs, the key consideration is to ensure that development proposals respect the appearance and qualities of each townscape area and maintain or enhance their distinctive character. The proposed development remains in-keeping with the existing building and therefore would not negatively impact upon the character of the Ravenhill Road ATC, complying with Policy ATC 2 of the addendum to PPS6.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	<p><u>Conditions</u></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 development hereby permitted, shall be constructed in accordance with the approved plans.</p> <p>Reason: In the interests of the character and appearance of the area</p> <p><u>Informative</u></p> <p>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: 23/03/2021 Drawing Nos 01, 04, 05</p>
Notification to Department (if relevant) N/A	
Representations from Elected members: N/A	

ANNEX

Valid	16.03.2021
Date First Advertised	02.04.2021
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) 01.04.2021 23 Ravenhill Park,Belfast,Down,BT6 0DE 26 Ravenhill Park,Belfast,Down,BT6 0DE 27 Ravenhill Park,Belfast,Down,BT6 0DE 28 Ravenhill Park,Belfast,Down,BT6 0DE 30 Ravenhill Park,Belfast,Down,BT6 0DE Bethlehem Nursery School,516 Ravenhill Road,Belfast,Down,BT6 0BW St Michaels Primary School,514 Ravenhill Road,Belfast,Down,BT6 0BW	
Date of Last Neighbour Notification	01.04.2021
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01 Site Location Plan 02 Existing Floor Plans 03 Existing Elevations 04 Proposed Floor Plans 05 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	