

Planning Committee Report Item	23rd November 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer
Cost: (If applicable)	N/A

**92 Millbank Avenue
Portstewart
BT55 7DG**

**LA01/2016/0492/F
Full Planning**

23rd November 2016

<u>App No:</u>	LA01/2016/0492/F	<u>Ward:</u>	Atlantic
<u>App Type:</u>	Full Planning		
<u>Address:</u>	92 Millbank Avenue, Portstewart, BT55 7DG		
<u>Proposal:</u>	2 storey extension to side/front of dwelling incorporating open plan living on ground floor and additional bedroom on first floor.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27 April 2016
Applicant:	Mr J Campbell		
Agent:	Mr R Burnside		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 & 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

2 SITE LOCATION & AREA

- 2.1 The site is located at 92 Millbank Avenue, Portstewart. On the site is a two-storey semi-detached dwelling which has a rendered finish and a grey tiled roof. At the front of the property is an existing garden area and the boundary treatment at the front consists of approximately a 1m high wall and hedging. There is an existing two-storey return at the side of the premises. There is an existing driveway and garage on site which provides ample car parking provision on the site.

- 2.2 The area is predominately residential and is characterised by a mix of house types such as semi-detached and detached dwellings. A number of dwellings in the locality have a variety of finishes and designs.

3 RELEVANT HISTORY

- 3.1 There is relevant planning history in the immediate locality which consists of the following:

- a) LA01/2015/0590/F- 94 Millbank Road, Portstewart- 2 Storey Extension to Front to Provide an Extra Bedroom at First Floor and Internal Alteration - Provision of Balcony to Front of Dwelling- Permission was granted for this scheme on 05.04.2016.
- b) LA01/2016/0175/F- 96 Millbank Avenue, Portstewart- Internal alterations, small first floor bedroom extension, roof alteration and entrance canopy- Permission was granted for this scheme on 05.04.2016.
- c) C/2011/0233/F- 72 Millbank Avenue, Portstewart, BT55 7DG- Extend front porch, first floor sun room and dormer to front roof- Permission was granted for this scheme on 08.08.2011.
- d) C/2014/0094/F- 68 Millbank Avenue, Portstewart, BT55 7DG- Proposed alterations to dwelling incorporating new two storey front extension- Permission was granted for this scheme on 13.05.2014.

4 THE APPLICATION

- 4.1 The scheme consists of a two-storey extension to side/front of dwelling incorporating open plan living on ground floor and additional bedroom on first floor. All external walls will be finished with a render which will match the existing and the roof with brown/grey tiles to match the existing. The application takes the form of a full application.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** No letters of objection have been received with this application.

Internal

- 5.2 No internal consultees were consulted in relation to this scheme due to the nature of the proposal.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

The Regional Development Strategy 2035

Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact the extension will have on the character of the streetscene and the adjacent semi-detached dwelling at No. 90 Millbank Avenue. Therefore the design and scale of the development are the main points of concern.
- 8.2 The site is located within Portstewart and is located within the defined settlement limit as outlined in the Northern Area Plan 2016.
- 8.3 The principle of the proposed development must be considered having regard to the policy documents specified above and the supplementary guidance.
- 8.4 A transitional period operates until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within the documents identified below together with the SPPS. This policy should be read in conjunction with Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations.

Background

- 8.5 Planning permission is required for the development as it is not householder permitted development. This is set out in the Planning (General Permitted Development) Order (NI) 2015, Schedule 1, Development Permitted under Article 3, Part 1, Class A.

Planning Policy Context

- 8.6 The SPPS and PPS7 (Addendum) provide the policy context for development at a residential dwelling. Policy EXT1 of PPS7 states that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) 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;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- (d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Impact of the development on the adjacent semi-detached dwelling and surrounding context

- 8.7 The main issue with alterations to the front of a dwelling is how those alterations will sit in the street scene and the immediate area in general. The extension at the front, as amended, will be finished with similar materials to that of the existing premises. However, the extension will detract from the appearance and character of the surrounding area by introducing a large front projection with eclectic fenestration. This will both adversely affect the design of

the semi-detached dwelling pair (with no. 90) and detract from the street scene generally.

- 8.8 The proposed front projection which is 5m in width is disproportionately large relative to the semi-detached pair and is out of character in the street scene. The large front projection would dominate the semi-detached pair to an unsatisfactory degree and the resultant building would be dominant in the street scene. Critical views are front the site frontage and either direction of travel along Millbank Avenue.
- 8.9 The eclectic window fenestration comprises two different patterns on the front projection, neither of which match that on the remainder of the front elevation. The diversity of three fenestration patterns on the front elevation appears chaotic and has a negative effect on the appearance of the area.
- 8.10 Recent planning applications for extensions and alterations has been approved for the adjacent properties at No. 94 and 96 Millbank Avenue which constitute a semi-detached pair. The details of these planning application are as follows:
- a) LA01/2015/0590/F- 94 Millbank Road, Portstewart- 2 Storey Extension to Front to Provide an Extra Bedroom at First Floor and Internal Alteration - Provision of Balcony to Front of Dwelling- Permission was granted for this scheme on 05.04.2016.
 - b) LA01/2016/0175/F- 96 Millbank Avenue, Portstewart- Internal alterations, small first floor bedroom extension, roof alteration and entrance canopy- Permission was granted for this scheme on 05.04.2016.
- 8.11 The recently approved schemes for these sites substantiated an entire reworking of the front elevations and included front projections. Both applications were submitted by the same Agent and were designed together to create an appropriate integrated scheme. The two applications for No. 94 and 96 were approved on the basis that they were proposing similar front projections and balconies at the front. Approval of one scheme was dependent on the approval of the other as independently the development would have adversely affected the integrity of the semi-detached pair. Work on both schemes is currently underway.

- 8.12 Other front two-storey extensions have been approved in the immediate locality. Examples of which are as follows:
- a) C/2011/0233/F- 72 Millbank Avenue, Portstewart, BT55 7DG- Extend front porch, first floor sun room and dormer to front roof- Permission was granted for this scheme on 08.08.2011.
 - b) C/2014/0094/F- 68 Millbank Avenue, Portstewart, BT55 7DG- Proposed alterations to dwelling incorporating new two storey front extension- Permission was granted for this scheme on 13.05.2014.
- 8.13 While these approvals allow two storey front projections, they are subservient in scale and replicate the existing fenestration patterns. The front projection proposed at No. 68 was approved with a width of 3.05m and the projection at No. 72 with a projection of 3m. The proposed projection under the current application does not follow the same type of scale as previously approved extensions at the front in the locality. The design of the current projection is out of character in terms of streetscene and the window fenestration does not complement the design of the existing dwelling or previously approved front projections along Millbank Avenue.
- 8.14 The Agent has also highlighted previous permissions at No. 76, 80 and 84. Officials acknowledge that two-storey front projections have been approved at these locations. However, the projections which have been proposed at these addresses range in width from 3-4m. The current application is still larger in terms of width which would make it a dominant feature in the streetscene. In contrast to the proposal, the window fenestration on each of these previously approved extensions matches the fenestration of the existing dwellings.
- 8.15 In terms of overshadowing the proposed scheme will not overshadow any of the adjacent dwellings, due to the separation distance and the position of the proposed extension in relation to the adjacent dwellings. The extension will project 1.2m from the front wall and will not result in any overshadowing concerns to No. 90. A window has been proposed in the front elevation at first floor level which, will replace the existing window, but is slightly larger. This window will face towards the existing street and will not give

raise to overlooking concerns. The proposed development will not affect any of the adjacent neighbour's privacy or private amenity space. The proposed development complies with Part B of policy EXT1.

- 8.16 The proposal will not result in the unacceptable loss of any trees or landscape features and complies with this part of the policy. There is an existing driveway and garage on site. On site car parking will be unaffected by the proposal. Adequate private amenity space will remain within the curtilage of the property. The proposal complies with sections C and D of policy EXT1.

9 CONCLUSION

- 9.1 Having regard to the Northern Area Plan 2016 and other material considerations including the SPPS, the proposed development fails to offer an acceptable design solution. It will have a dominant effect on the semi-detached pair and will have an adverse on the character of the surrounding area in Millbank Avenue generally. Refusal is recommended.

10 REASON FOR REFUSAL

10.1 Reason:

1. The proposed development is contrary to the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations Policy EXT1 part (A) in that the proposed two-storey front extension, would, if permitted, be out of keeping with the character of the adjacent semi-detached dwelling at No. 90 Millbank Avenue and the character of the area by reason of design and scale.

Site Location

