



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report LA01/2017/0470/F	28th June 2017
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

**22 O’Cahan Place
Dungiven**

**LA01/2017/0470/F
Full Application**

28th June 2017

<u>No:</u>	LA01/2017/0470/F	<u>Ward:</u>	Dungiven
<u>App Type:</u>	Full Application		
<u>Address:</u>	22 O’Cahan Place, Dungiven.		
<u>Proposal:</u>	Demolition of existing garage and erection of two storey extension to flank and upper floor extension to rear.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	10 th April 2016
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Kevin Cartin Architects Ltd, Unit 5 Belmont Office Park, 232 - 240 Belmont Road, Belfast, BT4 2AW.		
<u>Applicant:</u>	Mr S McGlinchey		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	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 section 7 & 8 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in Section 10.

2 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 This site hosts a two storey detached dwelling with gardens to the front, side and rear. The dwelling is finished with mock Tudor exposed beam detailing, smooth painted render and red facing brick to external walls, brown Upvc doors and windows, rainwater goods and fascia.

- 2.2 The dwelling features a suspended canopy which extends almost the full width of the dwelling. There is a projection to the rear featuring single storey and 2 storey sections which incorporates a canopy to give sheltered access to the rear/side door. A single storey detached outbuilding, of pitched roof design and similar finishes to the host dwelling is situated to the south western side of the dwelling.
- 2.3 An in-curtilage tarmac area to the front of the dwelling provides parking for several vehicles. The boundaries to the front of the site are largely undefined with the exception of a 2 metre close board fence, from the building line back, on the shared boundary with 24 O’Cahan Place. The rear boundaries of the site are defined with a stepped 1.4m - 2m close board fence. The character of the area is suburban in nature comprising single and two storey dwellings, with off street parking and front and rear amenity spaces.
- 2.4 The site is within the settlement development limit for the Town of Dungiven as set out in the Northern Area Plan 2016. The site is not subject to any specific zonings or designations within the Plan.

3 RELEVANT HISTORY

None.

4 THE APPLICATION

- 4.1 Full planning permission is sought for demolition of existing store, erection of two storey extension to side, 1st floor extension to rear and a single storey flat roof attached store to the side of 22 O’Cahan Place, Dungiven.

5 PUBLICITY & CONSULTATIONS

External:

5.1 Neighbours:

No representations or objections have been received in respect of the application.

Internal:

Loughs Agency: No objection. Standard informatives.

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.
- 6.7 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

Addendum to PPS7 Residential Extensions and Alterations

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: The principle of development, scale and massing,

impact on neighbouring properties by reason of privacy or amenity, loss of landscape features and remaining in-curtilage space.

- 8.2 The main policy consideration is contained within the Northern Area Plan 2016, the SPPS and the relevant Planning Policy Statement. This is a proposal for an extension to an existing dwelling and as such the main policy consideration is the Addendum to PPS7- Residential extension and alterations. The relevant policy within the planning policy statement is policy EXT1.
- 8.3 The Addendum to PPS7, Residential extensions and alterations sets out the planning policy for achieving quality in relation to proposals for residential extensions and alterations.
- 8.4 Policy EXT 1 sets out four criteria which should be taken into account when assessing applications for residential extensions and alternations. Each criteria will be considered in turn as follows.

(a) Scale, massing, design and external materials

- 8.5 As outlined in paragraph 4.1 the proposal comprises the demolition of the existing store to facilitate a two storey side extension and a first floor rear extension and a single storey flat roof store. The side extension extends the frontage length of the dwelling by 3.1m for the entire depth of gable. The front building line is flush with the existing dwelling and the eaves and ridge match that of the host dwelling. The proposed finishes and detailing such as the half hipped roof detail have been replicated in keeping with the existing dwelling.
- 8.6 The rear extension extends the size of bedroom three by 2 metres for the entire depth of the room (3m). The first floor extension is over the existing canopy rear entrance feature. The eaves match the existing details and the ridge line is below the ridge line of the main dwelling, all finishes and details match the existing.
- 8.7 A flat roof store is proposed to the side of the proposed extension. The store has a triangular layout and is along the entire width of the gable. The store is 3m at the widest point and is 2.4m in height. The roof is finished in dark grey/black trocal flat roof and all other finishes match the dwelling.

Adequate space exists between the store and side boundary to allow access.

- 8.8 The proposed extensions are subordinate in scale to the existing dwelling. The massing, design, scale and materials of the proposal are sympathetic to the built form and appearance of the existing dwelling and officials are satisfied that the proposal will not detract from the character of the dwelling or the surrounding area. The proposal complies with criteria a of policy EXT1 of PPS7 Addendum.

(b) Impact on Neighbouring residential properties by reason of privacy or amenity

- 8.9 A full description of the proposal is provided at paragraphs 8.5 to 8.7 above. Having considered the proposed extensions, officials are satisfied that the side extension will not have a dominating effect on the closest neighbour at 20 O’Cahan Place due to the angled position of the host dwelling which results in only the corner of the proposed extension being in close proximity to the shared boundary. This is further reduced by the flat roof, single storey nature of the garage/store which is positioned closest to the shared boundary. The rear extension is at first floor level and is within the existing footprint and is not considered to have an over bearing effect on adjacent properties due to size, scale and separation distances.
- 8.10 The design incorporates an additional window on the ground floor rear elevation to serve the utility room and an ensuite window on the rear elevation to replace an existing bedroom window. Officials are satisfied that both windows will not detrimentally affect privacy of adjacent dwellings due to separation distances and the proposed use of either room. Two additional windows are proposed on the front elevation, one serving the snug at ground floor level and one serving the master bedroom. The ground floor window will be restricted by the use of the driveway. The first floor window will overlook the driveway of the host dwelling and the driveway of no 20 but is not anticipated to increase overlooking beyond that which currently exists.
- 8.11 The proposal passes the light test as set out in Annex A of PPS7 addendum- impact on light is also mitigated by the orientation of the host dwelling and its closest neighbours. The proposal complies with criteria b of policy EXT1.

(c) Loss of landscape features

8.12 The proposal is for the demolition of the existing garage/store and extensions to the existing dwelling within the existing curtilage. It does not result in the loss of or damage to trees or other landscape features which contribute significantly to local environmental quality. The proposal therefore meets criteria c of policy EXT1.

(d) Remaining in-curtilage space

8.13 The proposal development proposes to replace the existing garage/ store with the side extension and adds a small first floor extension to the rear. The amenity space within the curtilage of the dwelling remains largely unchanged and exceeds that required by policy. The in-curtilage parking provision remains unaltered by the proposal. The proposal therefore complies with criteria d of policy EXT1.

9 CONCLUSION

9.1 The proposed development is considered acceptable in this location having regard to the area plan and other material considerations. The development is considered appropriate in terms of its scale, layout and appearance. It is sympathetic to the design of the dwellings in the locality and does not impact on the residential amenity of the neighbouring properties. All other matters can be secured by planning condition. Approval is recommended.

10 CONDITIONS/ INFORMATIVES

10.1 Regulatory Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

10.2 Informatives:

1. 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.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. 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.
4. If during the course of developing the site the developer uncovers a pipe not previously evident NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 08457 440088.
5. The applicant is advised to contact NIW through its Customer Relations Centre on 08458 770002 or waterline@niwater.com, upon receipt of this decision notice to discuss any areas of concern.
6. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Planning Authority or other statutory authority.
7. The applicant should demonstrate best environmental practice when working close to watercourses. The potential for deleterious matter to enter a watercourse is of primary concern. Impacts on the aquatic environment such as a decrease in water quality can cause a significant impact upon various life history stages of fish species.
8. The applicant should also be aware that it is an offence under section 41 of the Foyle Fisheries Act (1952) to cause pollution which is detrimental to fisheries interests.

