

<b>Planning Committee Report Item J</b>	<b>27<sup>th</sup> July 2016</b>
<b>PLANNING COMMITTEE</b>	

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

# **Item J**

**33 Bellisk Drive  
Cushendall**

**LA01/2015/0837/F**

**Full Application**

**27<sup>th</sup> July 2016**

<b><u>No:</u></b>	LA01/2015/0837/F	<b><u>Ward:</u></b>	LURIGETHAN
<b><u>App Type:</u></b>	Full Application		
<b><u>Address:</u></b>	33 Bellisk Drive, Cushendall		
<b><u>Proposal:</u></b>	Front, side and rear extension to dwelling and new shed.		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	29.10.2015
<b><u>Listed Building Grade:</u></b>	N/A		
<b>Agent:</b>	Lavery Architecture, 63a Churchfield Road, Ballycastle BT54 6PX		
<b>Applicant:</b>	M & M Quinn, 33 Bellisk Drive, Cushendall, BT44 0AX		
<b>Objections:</b>	3	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 and 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 The application site is located at No. 33 Bellisk Drive, Cushendall. The site is irregular in shape and is the end plot within the cul-de-sac. The site comprises a two storey detached dwelling finished in white render with a pitched tiled roof. The dwelling has a single storey front porch projection with a pitched roof. The dwelling is positioned close to the rear of the site and is orientated south west facing. There is an

existing wooden shed to the south east of the dwelling. There is a small strip of garden to the front of the dwelling adjacent to the driveway. A small paved amenity area exists to the rear of the dwelling. Boundary treatment of the site consists of a white render wall and black gate railings along the roadside. The north western boundary is defined by a white render wall and the southern boundary is formed by timber fencing. The north eastern boundary consists of timber fencing approx. 1.8m high.

- 2.2 The site is located within the settlement limit of Cushendall. The surrounding area is characterised by residential development. Properties within the cul-de-sac are generally detached two storey dwellings with in-curtilage parking.

### **3 RELEVANT HISTORY**

None

### **4 THE APPLICATION**

- 4.1 Full planning permission is sought for front, side and rear extensions to dwelling and new shed.

### **5 PUBLICITY & CONSULTATIONS**

#### **External:**

- 5.1 **Neighbours: (1) Three** letters of objection received from one adjacent property.

#### Points raised:

The main issues raised are summarised below and are considered and assessed in the remainder of this report:

- Dominance
- Overshadowing/Loss of Light
- Loss of privacy
- Scale/massing of extension
- Proximity of extension

#### **Internal:**

- 5.2 **Transport NI:** No objection subject to conditions.

## **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 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 (NAP)
- 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**

PPS 2 Natural Heritage

PPS 3 Access, Movement and Parking

Addendum to PPS 7 Residential Extensions and Alterations

Guidance

Antrim Coast and Glens AONB Design Guide

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: character of the subject property and area, impact on neighbouring residential properties; impact on natural heritage, and access and parking.
- 8.2 Policy EXT 1 of Addendum to PPS 7 Residential Extensions and Alterations sets out the criteria which is taken into account in assessing an application for a residential extension. All applications for a residential extension should consider the following: (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.

### **Character of the subject property and area**

- 8.3 The proposal is for a front, side and rear extension and new shed. The front porch extension is two stories high. A single storey side extension with a pitched roof links around to a single storey rear extension with a flat roof. Initially, the extension to the rear/ side was two storey. However, this was changed to the proposal as detailed above to address residential amenity concerns. A single storey shed is proposed in the northern corner of the site at the rear of the dwelling.
- 8.4 The revised proposal is subordinate in size and sympathetic with the built form of the existing property in terms of scale, massing, design and external finish. Proposed materials/finishes match those of the existing dwelling with natural stone cladding proposed for the front projection. The proposal is acceptable in terms of visual amenity and the extension will not detract from the character and appearance of the surrounding area.

## **Impact on neighbouring residential properties**

- 8.5 Three objection letters were received from No. 53 Bellisk Drive located to the rear of the application site. Following consideration of the original proposal which included the two storey element, it was resolved that it would have an adverse impact upon No. 53's residential amenity in terms of: overshadowing/dominance given the site orientation; small separation distances; difference in levels and; the scale and massing of the extension.
- 8.6 Amendments were requested and subsequently received showing the proposed two storey side/rear extension removed and the ridge height of the single storey side extension reduced from 6 to 5.5m. A sun shading study was submitted by the agent showing overshadowing to No. 53 at various times during the year. This plan indicated that No. 53 already experiences significant overshadowing due to the relationship between both properties and that the proposed extension will only create additional overshadowing to their utility room.
- 8.7 Of consideration are the differences between the proposal and the fall-back position achievable using permitted development rights for an extension at the application site. The amended proposal is considered satisfactory under planning policy, taking into account limited overshadowing by the extension and the fall-back position of what could be built under permitted development closer to the boundary of No. 53 with the extension having a greater/higher wall plate. The amended proposal and additional information addresses previous concerns. The proposal will not have an unacceptable impact on No. 53 in terms of overshadowing/dominance.
- 8.8 The proposal should not result in overlooking issues to Nos. 35, 51 and 53 given that proposed windows are at ground floor level and there are no anticipated overlooking issues from proposed velux windows. Residential amenity will not be adversely affected as the proposal does not significantly harm the privacy or amenity of nearby residents.

## **Impact on Natural Heritage**

- 8.9 The application site is located within the Antrim Coast and Glens AONB. Policy NH 6 Areas of Outstanding Natural Beauty of PPS 2 requires that proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. Proposals should also respect local architectural styles and patterns as well as local materials, designs and colour. The proposal does not offend this policy as the development is acceptable in terms of scale, massing, design and finish in this urban location. It will not significantly detract from the character and appearance of the area as considered in detail above.

## **Access and parking**

- 8.10 PPS 3, this planning policy relates to access and parking issues. Transport NI was consulted in relation to this application and offer no objections. The proposal is acceptable in terms of the car parking provision for this development.

## **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 as amended does not significantly 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 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.

2. The proposed driveway widening shall be provided in accordance with Drawing No. 02 bearing the date stamp 11th December 2015 prior to the occupation of any other development hereby permitted.

Reason: To ensure that there is satisfactory parking and turning within the site.

### 10.2 Informatives:

1. 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.
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 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.
4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

7. Notwithstanding the terms and conditions of the Councils approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the TransportNI Section Engineer whose address is County Hall, Castlerock Road, Coleraine, BT51 3HS. A monetary deposit will be required to cover works on the public road.