

Planning Committee Report LA01/2017/1648/F	28th November 2018
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	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u>	LA01/2017/1648/F	<u>Ward:</u>	Coleraine
<u>App Type:</u>	Full		
<u>Address:</u>	1 Strandview Drive Portstewart		
<u>Proposal:</u>	Proposed roof space conversion/extension and single storey rear extension to form living space. Proposed entrance pillars/gates, garden house and landscaping works. Alterations to external finishes and window openings.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	21.12.2017
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Ideal, Neil Ryan, 26-30 City Business Park, Dunmurry, BT17 9GX		
<u>Applicant:</u>	James Quigg, 1 Strandview Drive, Portstewart, BT55 7LN		
<u>Objections:</u>	5	<u>Petitions of Objection:</u>	0
<u>Support:</u>	2	<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 sections 7 and 8 and resolves to **REFUSE** full planning permission for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 1 Strandview Drive, Portstewart. The application dwelling is a detached split level dwelling with attached garage, finished in wet dash. There is an existing first floor balcony with glass patio doors on the front elevation. This is a graded site with the ground level increasing towards the rear of the site. The property sits at a higher ground level than the road, with properties on the opposite side of the road at a much lower ground level. To the front of the property is an existing garden area and driveway which provides in curtilage parking. The front boundary to the road is defined by a wall approximately 1.3m high with a hedgerow above this to the garden.
- 2.2 The character of the area is residential with a mix of detached dwellings that front onto Strandview Drive.
- 2.3 The site is within the development limit of Portstewart as per The Northern Area Plan 2016.

3 RELEVANT HISTORY

There is no relevant planning history on the site or relevant planning history in the immediate vicinity of the site.

4 THE APPLICATION

- 4.1 This is a full application for alterations to no. 1 Strandview Drive Portstewart which consist of; a roof space conversion/extension to provide a kitchen, lounge and dining facilities at first floor level; a rear

single storey extension to provide living space at ground floor level; new entrance pillars and gates to the front of the property; a garden house and landscaping works to the rear; external alterations to the finishes consisting of the use of blue/black granite wall cladding and the addition of windows to the front elevation.

- 4.2 This planning application was put forward with a recommendation for refusal at the Planning Committee on the 26th September 2018. The recommendation for refusal was agreed by the Planning Committee members. However, prior to a decision being issued on the application amended plans were received by email on the 27th September 2018 with hard copies later submitted on the 1st October 2018.
- 4.3 These amended plans have been considered and form the assessment in this report.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: 5 no. objections have been received in total on this application from nos. 4 Strandview Drive; 6 Strandview Drive and 10 Strandview Drive.

The following issues were raised in these objections;

- The first floor conversion will be intrusive and encroach on privacy.
- The added windows/glazing will result in an increase in sun glare.
- The proposed pillars are larger than existing and surrounding properties do not have front gates.
- The roof space conversion dominates the front elevation and is not subordinate.
- The glazed front upsets the architectural integrity and has an intrusive effect on the streetscape.
- The development impacts on the privacy of residents adjacent and opposite to the property.
- The topography of the site exacerbates the overlooking and will unduly affect the privacy and amenity of neighbouring residents.
- The development is out of scale with surrounding homes and will impact the privacy of houses opposite.
- The ratio of glazing used is not in keeping with the area.
- The proposal impinges on the outlook from properties opposite.

On receipt of amended plans (04/B dated 01/10/18) neighbours were re-consulted on the 03/10/18. 1 additional objection was received from No.6 Strandview Drive following notification of these plans. The following issues were raised in this objection;

- The amended plans received have not addressed the reasons for refusal set out in the previous planning committee report;
- The scale and massing is unchanged, whilst the design has slightly changed it is still incongruous in the streetscape;
- In regards to statements made at the planning committee we would note; there is not a 30m separation distance between the balcony and properties opposite; existing balconies on Strandview Drive are at a much lower level; properties opposite are significantly below road level; passers-by do not have direct, intrusive and uninterrupted views over and into the properties on the opposite side of the road; and
- The scale and massing is unsympathetic will detract from the character of the area and has potential to unduly affect amenity.

There has been 2 no. letters/documents of support received on this application. One is a letter of support from No. 3 Strandview Drive Portstewart.

The following issues were raised in this letter of support;

- The tarmacked area to the side and rear of my property is used as an access and circulation space for vehicles and I am not concerned about the proposed balcony;
- The garden area is to the rear of the dwelling and is elevated. The proposed balcony will sit at a lower level than my amenity space and will not adversely impact on my amenity.

Further supporting information was received by Gravis Planning which included a report entitled 'Further Information for Consideration at Planning Committee' and a 'Character Assessment'.

The following issues were raised in this information;

- The existing dwelling is not of particular architectural merit and the roof line with hipped design is unique to the area. Reference is made to other development in the surrounding area including the

extant planning permission at the end of Strandview Drive for 44 no. residential units (C/2011/0311/F).

- Discusses the impact on residential amenity on adjacent property No. 3 and several properties opposite the site (nos. 4, 6 and 8 Strandview Drive).
- The area of land immediately to the rear of no. 3 is a tarmac area used for parking and their amenity space is elevated to the rear of the plot.
- The balcony and staircase will have little impact on the 3 gable windows of no. 3.
- Balconies are a common feature along Strandview Drive thus local residents understand balconies are part of the character of the street. The separation distance between the site and properties opposite the site are adequate not to have an adverse impact.

These issues are considered in turn below and discussed further in the Committee report:

- The existing dwelling is of similar design to those along this side of Strandview Drive with hipped roofs a characteristic of the majority of these. The extant permission for the housing development is locate further along Strandview Drive and would not be viewed, should it be constructed, in the context of the application site.
- Paragraphs 8.11 and 8.12 of this Committee report discusses, in detail, the impact on neighbouring properties.
- Although balconies are a common feature of the street it is the extent of the area of balcony and glazing which is of concern and out of character along the streetscene.

5.2 Internal

No consultation was required on the application.

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:

- The 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

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to scale, massing and design; impact on residential amenity; impact on the character of the area.

Scale, Massing and Design

8.2 Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations - Policy EXT 1 – notes that planning permission will be

granted where: (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.

- 8.3 The proposed scale and massing of the rear single storey extension and the garden house has not been unaltered in the amended plans submitted from that previously proposed and is considered acceptable.
- 8.4 The proposed roof space conversion/extension will provide a kitchen, lounge and dining facilities at first floor level with the addition of a balcony to the front and side elevation. In the amended plans a design change is proposed to the front elevation. This involves reducing the extent of the glazing to the front elevation by removing a portion of the glazing and inserting a circular window with a section of wall cladding.
- 8.5 These proposed amendments do not address concerns in relation to character, scale and massing. There will still be a large glazed window from floor to roof at first floor level to the proposed lounge which will open out onto the proposed balcony. The balcony stretches along the front elevation and to the side elevation of the property. The proposed alterations to the front elevation of the property will be uncharacteristic of this street/area. Neighbouring properties along this street are generally split level with a front balcony as seen on the existing dwelling, with the properties on the opposite side of the road detached and semi-detached modest sized bungalows. The proposed balcony which will span the entire front elevation and side of the dwelling is considered excessive at this location. The proposed glazing with the introduction of an additional large floor to roof window is uncharacteristic of Strandview Drive and will appear prominent at this location.
- 8.6 The proposed new entrance pillars and gates to the front of the property have been unaltered in the amended plans from that previously proposed and are considered acceptable.
- 8.7 The scale, massing and design of the first floor conversion and first floor balcony are uncharacteristic of this area. The proposed scheme therefore fails to meet criteria (a) of this planning policy.

Residential Amenity

- 8.8 Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations - Policy EXT 1 – notes that planning permission will be granted where; (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents.
- 8.9 As concluded in the previous planning committee report of September the proposed rear extension, garden house, entrance pillars and gates will have no impact on the privacy or amenity of neighbouring properties. These elements remain unchanged in the amended plans.
- 8.10 The amended plans reduce the extent of the glazing to the front elevation by removing a portion of the glazing and inserting a circular window with a section of wall cladding. These proposed amendments do not address concerns in regards to impact on residential amenity.
- 8.11 The proposed scale of the balcony remains unaltered from the previous scheme and stretches along the front elevation and side elevation of the property. The dwelling sits at a higher ground level, above the road and overlooks the dwellings on the opposite side of the road particularly no. 4, 6, 8 Strandview Drive. Although there is an existing first floor balcony on the dwelling this is small in scale and accessed from one room. The proposed extension will result in the entire first floor accommodation accessing onto a roof terrace/balcony from the main habitable rooms of the dwelling. This would result in an overbearing, obtrusive impact on the properties on the opposite side of Strandview Drive due to its scale and the lower level of these properties.
- 8.12 The proposed balcony to the side elevation to neighbouring property no.3 has been screened with a 1.675m high obscure glazing which will restrict potential overlooking to neighbouring property no.3, to a degree. However, views from the external staircase towards the side of the dwelling could be achieved. In addition due to the scale of the proposed balcony it will encourage the congregation of people and could result in disturbance, noise disruption and dominance to no.3. Due to the scale and degree of the balcony, the proposed glazing and the fact that this first floor area will be used for liveable space the development could be intrusive to neighbouring properties. The application fails to meet criteria (b) of this policy.

8.13 The proposal will not result in the unacceptable loss of any trees or landscape features and complies with part (C) of policy EXT1. Car parking will be unaffected by the proposal. On site car parking will still be available at the front of the site. Sufficient amenity space will remain on the site for bin storage purposes. The proposal complies with part (D) of policy EXT1.

9 CONCLUSION

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed scale, massing and design are unsympathetic with the built form and appearance of the existing property, will detract from the appearance and character of the surrounding area and has the potential to unduly affect the amenity of neighbouring residents. Refusal is recommended.

10 Reasons for Refusal

10.1 Reasons for Refusal:

1. The proposed alterations are contrary to Paragraph 4.27 of the SPPS and to the Addendum to Planning Policy Statement 7 Residential Extensions and Alterations Policy EXT 1 criteria (a) and (b) in that the proposed scale, massing and design are unsympathetic with the built form and appearance of the existing property, will detract from the appearance and character of the surrounding area and has the potential to unduly affect the amenity of neighbouring residents.

Site location Map

