



Planning Committee Report LA01/2017/1648/F	26th September 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 and Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u>	LA01/2017/1648/F	<u>Ward:</u>	Portstewart
<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>	4	<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 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 existing 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.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There has been 4 no. objections received on this application from No. 4 Strandview Drive; No. 6 Strandview Drive and No. 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.

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 and Massing

- 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 rear single storey extension will extend approximately 2.2m beyond the existing rear wall and be approximately 5.75m in length. The rear extension will be approximately 4.5m in height and is set below the ridge height of the existing dwelling. The proposed scale and massing of the rear extension is considered subordinate and sympathetic to the scale and massing of the existing dwelling and due to its rear location views of the extension will be minimal. The rear extension will be finished in granite wall cladding which is considered a sympathetic choice of materials.
- 8.4 The proposed garden house will be located to the end of the rear garden to the eastern boundary. The garden house will be approximately 6m at its longest point and 4.9m at its widest. It will have a flat roof and be finished in a combination of timber cladding with granite cladding and bi-folding doors to the front elevation facing the dwelling. The ground will be excavated slightly to accommodate the garden house which will make the garden house less prominent. The proposed scale, massing and design of the garden house are considered acceptable and will be sympathetic to the existing property and area.
- 8.5 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. The front elevation of the property will be altered resulting in the addition of two large glazed sliding doors which span the front of the property at first floor level. These doors will open out onto a proposed balcony which stretches along the front and side elevation of the property, at first floor level.

The proposed alterations to the front elevation of the property will result in an excessive glazed frontage at first floor level which is considered uncharacteristic in the surrounding context. Neighbouring properties along this side of Strandview Drive are of similar design, generally split level with a front balcony as seen on the existing dwelling. Properties on the opposite side of the road are at a much lower level, to respect the falling topography, and are detached and semi-detached modest bungalows. The proposed balcony and extensive glazing which will stretch the entire front elevation and side of the dwelling is considered excessive and out of place at this location. The agent submitted an image of a dwelling on Berne Road, Portstewart in support of the application. This development is not directly comparable to this application in terms of siting, design and scale. Berne Road is distinguishable from the context of the application site. Dwellings along Berne Road sit at a lower level and with a sea front location. Development in this location is a mix of apartments and detached dwellings of varying size, scale and design.

- 8.6 The scale, massing and design of the first floor conversion and first floor balcony and are uncharacteristic of this area. The proposed scheme therefore fails to meet criteria (a) of this planning policy.

Residential Amenity

- 8.7 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.
- 8.8 The proposed rear extension and garden house will have no impact on the privacy or amenity of neighbouring properties. This is due to the topography of the site, the existing boundary treatment, its rear location and the appropriate and sympathetic scale of the development.
- 8.9 The proposed first floor conversion proposes the addition of two large sliding doors which span the front of the property at first floor level. These doors open out onto a proposed balcony which stretches the entire front elevation of the property and side elevation of the property. The dwelling sits at a much high ground level, above the road and overlooks the dwellings on the opposite side of the road particularly

nos. 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.

- 8.10 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 some degree. However the proposed external spiral staircase, accessing the balcony from the rear amenity space, is located in close proximity to the side elevation of no. 3 which has a number of windows along this elevation. 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.
- 8.11 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.

Other Matters

- 8.12 Objections have been addressed where possible under the consideration above. The other matters include the objections regarding:

The added windows/glazing will result in an increase in sun glare.

The proposed development is domestic in nature. Considering the distance from the properties on the opposite side of the road, which are also at a lower ground level, it is not considered that an unacceptable increase in sun glare would result.

The proposed pillars are larger than existing properties, and surrounding properties do not have front gates.

The proposed gates and walls are considered acceptable in terms of scale as they are only marginally higher than what would be considered as acceptable under permitted development. Also considering the dwelling sits at a higher level than the road the gates and wall will sit below views of the dwelling and not appear significantly incongruous along the streetscape.

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

