



Planning Committee Report LA01/2017/1269/F	28th March 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>	LA01/2017/1269/F	<u>Ward:</u>	Coleraine
<u>App Type:</u>	Full		
<u>Address:</u>	49 Lodge Road, Coleraine		
<u>Proposal:</u>	Retrospective application for 1st floor flat roof side and rear extension to dwelling.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	26.09.2017
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Michael Williams, The Cottage, 220 Ballybogey Road, Portrush		
<u>Applicant:</u>	Mr Desmond Morgan - 171 Coleraine Road, Portstewart		
<u>Objections:</u>	5	<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 **APPROVE** full planning permission for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 49 Lodge Road, Coleraine. The dwelling is semi-detached and two storey and is set back some 30 metres from the Lodge Road. The front boundary of the property is defined by a hedgerow approximately 2 metres high with vegetation including trees along this boundary which provides a high degree of screening to the dwelling. There is driveway and grassed garden area to the front of the property with a detached garage to the rear. The eastern boundary, separating the site to neighbouring property No.51, is defined by a hedge approximately 1m high. The northern boundary, separating the site with the neighbouring apartment block, is defined by a timber fence approximately 1.5m high. To the rear of the dwelling is an elongated garden area with vegetation restricting views of the application dwelling from properties at the end of this garden on Nursery Avenue.
- 2.2 This area is an established urban area characterised by a mix of residential dwellings which front onto the Lodge Road. The dwellings are generally set back some distance from Lodge Road with some form of front boundary treatment.
- 2.3 The site is within the defined development limit of Coleraine and zoned an archaeological site and monument as per The Northern Area Plan 2016. The site is also zoned as within an Area of Townscape Character, Designation CET 10 – Lodge Road.

3 RELEVANT HISTORY

LA01/2016/0792/F - Full refurbishment and extension to the first floor to improve accommodation internally - 49 Lodge Road Coleraine - Permission Granted 22.11.2016.

LA01/2017/1024/NMC – Non-material change for full refurbishment and extension to first floor to improve accommodation internally Ref: LA01/2016/0792/F - 49 Lodge Road Coleraine - Permission Refused 21.09.2017.

4 THE APPLICATION

- 4.1 This is a full (retrospective) application for a 1st floor flat roof side and rear extension to the dwelling at 49 Lodge Road, Coleraine.
- 4.2 The building subject to this application was granted permission on 22.11.2016 for the full refurbishment and extension to the first floor (LA01/2016/0792/F). The applicant then submitted an application for a non-material change (LA01/2017/1024/NMC) for the flat roof design currently under consideration in this application. This non material change was refused on 21.09.2017 and consequently the applicant has submitted this full planning permission application for the amended scheme.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There has been 5 objections received on this application. One from GM Design on behalf of the neighbouring property at No. 51 Lodge Road, Coleraine, 2 residents at the neighbouring apartment block at Beech Court (Nos. 4 and 6), Lodge Road, 1 letter from Larkhill Road, Portstewart (in support of objection by No. 4 Beech Court) and 1 from the Coleraine Historical Society supporting the objection received from no. 51 Lodge Road.

5.2 Internal

No consultation was required.

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

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Addendum to Planning Policy Statement 6: Areas of Townscape Character

Addendum to Planning Policy Statement 7: Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this planning application is whether the proposed scale, massing and design of the proposal are acceptable, the potential impacts the development will have on residential amenity and the impact on the Area of Townscape Character.

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 proposal consists of a first floor flat roof side and rear extension to the dwelling. The proposal is an amendment to previously approved LA01/2016/0792/F, and proposes a flat roof side and rear extension rather than the approved pitch roof. The flat roof extension, subject of this application, is 1.5 metres lower than the ridge of the previously approved extension. Although, due to the flat roof nature of the design it is higher at the eaves level by approximately 1.2 metres at its highest point. The proposal does not involve an increase in the footprint of the rear return rather the addition of a larger first floor bedroom and ensuite bathroom. The proposed extension is set back from the front façade of the building by approximately 4.4 metres. The proposal is subordinate in scale and massing to the existing dwelling and is considered sympathetic with the built form of the existing building. The proposed external materials for smooth painted render are considered a sympathetic choice of materials. The scale, massing and design of the proposed scheme meets criteria (a) of this planning policy.
- 8.4 The previously approved extension was of a traditional design. This proposal is of a contemporary design and is of an appropriate design solution to the host property. The extension is subservient in scale to the host property and will not compromise the appearance and architectural integrity of the building.

Residential Amenity

8.5 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.

- 8.6 The application proposes altering the design of windows to the front elevation, side elevation facing Beech Court apartments (Nos. 1-6) and the rear elevation. The alteration of these windows are minor amendments to the existing and previously approved windows, on site and will not result in any additional overlooking or loss of privacy to neighbouring residents. The side elevation facing no. 51 does not result in the addition of any windows on this elevation but proposes replacing the existing first floor bathroom window for a new ensuite window and moving it approximately 1.6 metres away from the existing window. The ensuite bathroom is not considered to be a main habitable room and this together with the scale of the window and obscured glazing would not result in an unacceptable level of overlooking or loss of privacy to No.51. The original layout of the pair of semis included rear returns which projected out from the side of rear windows on both properties. These windows are located within a narrow gap of 2.1 metres between the opposing rear returns and as such would always have been subject to a level of overshadowing. The addition of a first floor extension to no. 49 is negligible in terms of overshadowing when compared to the previous approval and the original layout.
- 8.7 The side and rear return of no. 49 is sited 13 metres from the side elevation of the Beech Apartment block and the boundary between the two sites is defined by a 2 metre close boarded timber fence. The separation between the two buildings is adequate and the extension would not have any undue impact on residents of the apartment block in terms of dominance, overshadowing or overlooking. Furthermore, the separation distance from the previously approved scheme was the same.
- 8.8 The extension will therefore not unduly affect the privacy or amenity of neighbouring properties and meets criteria (b) of this policy.

Area of Townscape Character

- 8.9 The site is located within an Area of Townscape Character, designation CET 10 – Lodge Road in the Northern Area Plan 2016. The Area Plan notes that the key features of this designated area that will be taken into account when assessing development proposals are:

“1. The uniformity of the building line with properties set back from the street frontage;

2. The presence of mature vegetation along the street frontage;
3. The regularity in built form within each building era, including vertical emphasis in design in older properties and symmetry in design in post Victorian properties; and
4. Special attention will be given to the Listed Buildings and their settings.”

8.10 The proposal is for an amendment to previously approved LA01/2017/0792/F, for a flat roof side and rear extension rather than the approved pitch roof. There will be no impacts on the uniformity of the building line as the proposal does not extend in front of the current building line. The majority of works are to the rear of the building and are not viewed from along Lodge Road. The height of the lean to side return has been raised by approximately 1 metre above the original eaves level to create the flat roof. The flat roof has reduced the scale of the overall extension by reducing the ridge height of the previously approved extension by 1.5 metres. The proposed design is a sympathetic extension in terms of scale and massing and when viewed in the context of the pair of semis is not dominant and helps to maintain and not detract from the traditional built form of the dwellings. The existing vegetation along the street frontage will not be impacted and will be maintained which helps to filter views of the site. The proposal is not a listed building and is not within the setting of a listed building. The proposal complies with all criteria under Policy CET 10.

8.11 Addendum to Planning Policy Statement 6 - Areas of Townscape Character - Policy ATC 2, New Development in an Area of Townscape Character notes that the proposals in an Area of Townscape Character (ATC) will only be permitted where the development maintains or enhances its overall character and respects the built form of the area. Any trees, archaeological or other landscape features which contribute to the distinctive character of the area should be protected and integrated in a suitable manner into the design and layout of the development.

8.12 The proposed development is of an appropriate massing and scale and is subordinate to the existing dwelling. The proposal is set back from the front elevation, and does not dominate the existing dwelling. The application dwelling is set back some distance from the road and there is heavy screening to the front boundary. The development will therefore not impact or detract from the character displayed within this ATC and the development will not be visually disruptive on the existing townscape. Long distance views of the site are not achieved due to

the set back from the road, existing built form and substantial roadside planting. The proposed external materials are smooth painted render. These materials are considered a sympathetic choice of materials and are appropriate to the character of the ATC. The existing boundary treatment and vegetation are not impacted by the development.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan, and other material considerations. In the context of the previously approved application, LA01/2016/0792/F, the amendment of the pitched roof to a flat roof would have no greater impact in terms of residential amenity or impact on the character of the ATC. The proposal will not result in any direct overlooking into any neighbouring windows or private amenity space. Limited views of the extension are offered from along Lodge Road and other public viewpoints due to the set back from the road and intervening vegetation and built form. Approval is recommended.

10 Conditions and Informatives

10.1 Conditions:

1. This approval is effective from the date of this decision notice and is issued under Section 55 of the Planning Act (Northern Ireland) 2011.

Reason: Retrospective application.

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. 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 Council or other statutory authority.

Site location Map

ACemap® Single

Printed: 30/06/2016 Customer Ref: 16/14 Morgan

Centre Point (Easting, Northing): 285311, 432121

49 LODGE ROAD, COLERAINE AND SUBURBS, COLERAINE, BT52 1NA, 185947963

Scale: 1:1,250

Order no. ORD26793

Plan No.

285416

432261

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