

<b>Planning Committee Report LA01/2016/1266/f</b>	<b>22<sup>nd</sup> March 2017</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>	Principal Planning Officer
<b>Cost: (If applicable)</b>	N/a

**31 Prospect Road  
Portstewart**

**LA01/2016/1266/F  
Full Planning**

**22<sup>nd</sup> March 2017**

<b><u>App No:</u></b>	LA01/2016/1266/F	<b><u>Ward:</u></b>	Portstewart
<b><u>App Type:</u></b>	Full Planning		
<b><u>Address:</u></b>	31 Prospect Road, Portstewart		
<b><u>Proposal:</u></b>	Amended house type (approved under C/2013/0112/F) - Retention of as built dwelling, with proposed alterations to include height reduction of roofs, groundworks, alteration to fenestration and front balcony and addition of air source heat pump.		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	18 October 2016
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>Target Date:</u></b>	
<b>Applicant:</b>	Ms. Katherine Hunter, 43 Prospect Road, Portstewart.		
<b>Agent:</b>	Montgomery Irwin Architects Ltd., 7-9 Stone Row Coleraine		
<b>Objections:</b>	53	<b>Petitions of Objection:</b>	0
<b>Support:</b>	4	<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 **APPROVE** planning permission subject to the conditions set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 This is a roadside site located on the eastern side of Prospect Road, Portstewart. The site comprises a three storey detached flat roof building under construction, with a return to the rear and rising land levels towards the rear boundary. There are balconies located on the front elevation at first and second floor level. Finishes had not yet been applied to the elevations at the time of the inspection. A 2.5m high hedge defines the northern

boundary (at the rear); low wall with a semi-mature hedge atop defines the rear boundary to 16 Seaview Drive North; 1m high close boarded fence to the common boundary to 18 Seaview Drive North; retaining wall / 1.5m high close boarded fence defines the southern boundary (at the rear); the Prospect Road boundary is partially defined by a rendered wall approximately 1m in height. The finished floor level of the lower ground floor is the same throughout, but for the garage level. There are no significant natural features on site.

- 2.2 The site is abutted by housing on three sides and housing on the western side of Prospect Road. The area is characterised by suburban properties set in modest plots. 29 Prospect Road is a two storey detached dwelling finished in wet dash, with a slate hipped roof, bay windows at ground floor and high chimneys. 33 Prospect Road is a two-and-a-half storey semi-detached block finished in smooth render, weather boarding, with a saw-tooth roof finished in flat black roof tiles. Generally, the area is a mix of single storey / one and a half storey / two storey dwellings (predominately detached, though 33/33A Prospect Road are semi-detached and two and a half storey) finished in smooth render, wet dash, pebble dash, slate roofs, red / black / brown profiled roof tiles. However, three storey development is located further south along Prospect Road. Roof types include pitched and hipped roofs. Some dwellings have dormer windows. The ground levels at the rear of 33 Prospect Road are significantly lower than the ground levels at the rear of the application site. The ground levels at 16 Seaview Drive North are approximately 0.3m higher than the ground levels at the site boundary (measured at the common boundary). There are rear balconies at 33 and 33a Prospect Road and 18 Seaview Drive North. A public footpath runs along the Prospect Road boundary of the application site. The gable windows in 33 Prospect Road are opaque. There is a rooflight on 33 Prospect Road, facing the site. Critical views are from Prospect Road.
- 2.3 The site is within the settlement limits of Portstewart as designated in the Northern Area Plan 2016.

### **3 RELEVANT HISTORY**

C/2013/0112/F Replacement dwelling with integral garage at 31 Prospect Road, Portstewart. Approved 15 May 2013

LA01/2016/0470/F Amendments to previous approval C/2013/0112/F to include additional basement area, air source heat pump and design revisions to elevations at 31 Prospect Road. Withdrawn 23.08.2016

### **4 THE APPLICATION**

- 4.1 Planning Permission is sought for amended house type (approved under C/2013/0112/F) - retention of as built dwelling, with proposed alterations to include height reduction of roofs, groundworks, alteration to fenestration and front balcony and addition of air source heat pump.
- 4.2 The proposal comprises 4 No. bedrooms and a lower ground floor study. An existing 1.8m high fence to the southern boundary (at the rear) is to be retained. A fence is to be erected along the northern boundary. Proposed vehicular access is from Prospect Road. A boundary wall / fence is to be erected along the eastern boundary. The applicant intends to use mains sewerage.
- 4.3 Of particular relevance is that the applicant is not seeking permission for what is currently constructed on site, but rather is seeking approval for the proposal, as per the submitted drawings. The proposal differs from the 'as built' structure. Relative to what is built on the ground, the submitted drawings propose to reduce the overall height (by 0.5m); reduced chimney height (to same height as previously approved chimney); new wall along the Prospect Road boundary and 0.6m high screen wall between the front elevation and Prospect Road; partial removal of the second floor balcony to the front elevation and provision of a juliet balcony (as previously approved) at the master bedroom on the second floor of the front elevation; removal of panels to the south elevation; access door and terrace area to rear removed with a 1.11m reduction in height of the rear return with the removal of the parapet wall (to same height as previous approval); feature panels removed from north

elevation and amendments to windows on the north, east and south elevations.

- 4.4 The proposal has been assessed from the subject site both internally and externally, and has been assessed from surrounding properties, including Nos 8, 29, 33/33A Prospect Road and 16 and 18 Seaview Drive North.
- 4.5 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the conservation objectives/features of Skerries and Causeway SAC or any other European site. The proposal complies with Planning Policy Statement 2: Natural Heritage.

## 5.0 PUBLICITY & CONSULTATIONS

### 5.1 External

Neighbours: There are 53 objections from 29 No. objectors. There are 4 No. supporters.

The matters raised in the letters of **objection** are summarised below:

- Not appropriate to the character and topography of the site
- Will damage local character – inappropriate layout, scale, proportions, massing and appearance of buildings design not in keeping (ie flat roof in an area which is characterised by pitched roofs) / only a hipped or pitched roof is acceptable / the entire top storey should be removed; proposal is incongruous to context of the application site – there are no three storey houses on Prospect Road
- Will damage residential amenity – overbearing and overshadowing and dominates adjacent properties / scale and massing contribute to intimidating appearance and hampers integration into the street scene / creates overlooking / 16 Seaview Drive North has lost all privacy in the kitchen, conservatory, two bedrooms and garden / the words flat roof on the top floor does not reassure objectors that

this won't be used as a balcony – a mono-pitch roof would be a much better solution / impact on health and well-being

- Overall height is not compatible with adjacent dwellings / dwellings mass is excessive / dominates the site / over-development / higher than the previous approval / massing of the top storey unacceptable / three storey unacceptable in this context
- Relocated further back into the site
- Impact on view
- The building has the appearance of a commercial building
- Reduction in overall height would not meet building control standards
- The proposal doesn't take into account the additional accommodation – the basement bedroom, bathroom, utility and store room to the ground floor and window, bin area, side door and air source heat pump adjacent to 29 Prospect Road
- Contrary to NAP 2016 and other material considerations, including the SPPS; contrary to PPS7
- Run-off
- If approved, will set an unacceptable precedent for the approval of similar proposals
- Proposal should be reduced to the same dimensions as previous approval
- Omission of east and west elevations; omission of proposed half balcony on the third floor in the south elevation; no cross sections submitted; now a side door, window, bin area and heat pump adjacent to the french doors and patio area and under the window of 29 Propsect Road bedroom, creating more footfall, noise and smell; area faded out in the plan of the north elevation and isn't mentioned in the wording – garage can accommodate the bins; chimney unacceptable (only 1.02m reduction)
- Ceiling heights are increased relative to previous approval (by 2.4m overall)
- It is impossible to reduce the structure by 0.5m and meet Building Control Regulations for a minimum ceiling height of 2.1m. The current top floor ceiling height is 2.4m, so to reduce the overall height by 0.5m would leave a height of 1.9m. Objectors assume that in order to meet Building Control Regulations the overall height would be reduced by 0.3m, rather than 0.5m
- Plans don't detail the solar panels
- The proposal violates European Convention on Human Rights
- Proposal is contrary to Policies SP18 and DES2 of A Planning Strategy for Rural NI

- Query regarding the acceptability of the previous approval
- Everyone who objected to the previous application LA01/2016/0470/F should have been neighbour notified / guidance states that notification should be sent to residents within 90m
- Plans should be presented on the planning portal as individual pages, rather than a single page
- Decline in property values if approved
- The proposal makes only superficial amendments which do not address objectors concerns
- The north elevation 'previous approval overlaid over current proposal' shows a door and window drawn in – why is this section not coloured in green, as other changes are.

The matters raised in the letters of **support** are summarised below:

- There is no distinctive character along Prospect Road with many different styles and sizes of homes
- There is diversity of development along Prospect Road
- Not every replacement house has to be the same as the design and style of the previous house
- Design must be allowed to progress
- Diversity of design enhances the area
- There are other properties nearby of similar size and scale
- Size and scale will not adversely affect the character of the road
- The proposal is modern design and materials and eco-friendly with a decreased carbon footprint
- There is little difference between the proposal and the previously approval
- The proposal will be an asset to Prospect Road
- The applicant has tried to meet the planners concerns in relation to the as-built structure
- Overlooking issues have been addressed by the revised proposal

## 5.2 Internal

**Transport NI:** Has no objection to the proposal.

**NIEA:** Has no objection to the proposal.

**NI Water:** Has no objection to the proposal.

**Environmental Health:** Has no objection to the proposal.



**Historic Environment Division:** Has no objection to the proposal.

## **6.0 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 both 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.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 7: Quality Residential Environments

PPS 7 Addendum: Safeguarding the Character of Established Residential Areas

Planning Policy Statement 12: Housing in Settlements

DCAN 8 - Housing in Existing Urban Areas

Planning Policy Statement 15: Planning and Flood Risk

DCAN 15 - Vehicular Access Standards

Parking Standards

Creating Places

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the design and layout and impact of the development on the character of the area and impact on the residential amenity of surrounding properties; and other matters.

### **Planning Policy**

- 8.2 In the Northern Area Plan 2016, the site is not zoned for any specific use and is considered to be a whiteland site within the settlement development limit of Portstewart. Prospect Road is an existing cycle network.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

### **Design and Layout and Impact on Character of the Area and Impact on Residential Amenity**

- 8.4 A comparative assessment of the changes, relative to the previous approval are set out in Table 1 which is appended to this report.
- 8.5 Other changes include reconfiguration of the internal arrangement and rooms, and the second floor balcony on the front elevation is the same dimensions and in roughly the same position as previously approved, albeit at an increased height of 0.38m.

8.6 Changes to the North Elevation are summarised below:

- The previous approval had 2 No. windows at LGF level (garage and hall); 3 No. windows at UGF level (lounge, landing and ensuite) and 2 No. windows at second floor level (bedroom and landing).
- The current proposal has a door, air source heat pump and blank spandrel panel at LGF level; an obscured glass window at UGF level (to WC); and a bedroom window at second floor level.

8.7 Changes to the South Elevation are summarised below:

- The previous approval had 2 No. windows (bathroom and bedroom) and a door at LGF level; 4 No. windows at UGF level (dining room, kitchen, and two garden room windows); and 1 No. window at second floor level (bedroom).
- The current proposal has 3 No. windows (2 No. to study and 1 No. to bedroom) and a door at LGF level; 3 No. windows (2 No. to kitchen / dining room and 1 No. to garden room) at UGF level; and 3 No. windows (narrow, top-hung finished in obscure glazing to bedroom, en-suite and dressing room) at second floor level.
- The overall height of the screen wall to the garden room on the southern elevation is 0.8m higher than the previously approved screen wall. However, this increased height is offset by being 0.45m further away from the southern boundary.

8.8 Changes to East Elevation are summarised below:

- The previous approval had 2 No. windows at UGF level (to garden room and bedroom) and 3 No. windows at second floor level (to stairwell void, en-suite and dressing room).
- The current proposal has 1 No. garden room window and a bedroom window at UGF level; 1 No. void window at the stairwell and 1 No. obscure glass en-suite window at second floor level.

8.9 Changes to the West Elevation are summarised below:

- The previous approval had a garage door, front door and 1 No window (at bedroom) at LGF level; 2 No. windows at UGF level (to lounge and dining room); and 2 No. windows at second floor level (to bedrooms).
- The current proposal has a garage door, front door and study window at ground LGF level; 1 No. lounge and 1 No. dining room window at UGF level; and 2 No. bedroom windows 1 No. WC window at second floor level.

8.10 PPS 7 provides specific policy guidance in relation to housing proposals. Policy QD1 sets out the planning criteria which all proposals for residential development should conform to and this assessed below:

**(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;**

All works carried out to date are unauthorised. However, the previous approval (ie. a fall-back position / extant approval) must be considered under the assessment of the current proposal.

The density is appropriate, given that the proposal is for a single dwelling which replaced a single dwelling.

The proposal generally respects the building line between 29 Prospect Road and 33 Prospect Road.

The finished floor level of the original dwelling was 25.13, reducing to 24.95 in the previous approval and reducing further to 24.44 in the current proposal (ie a drop of 0.69, relative to the finished floor level of the original dwelling). The garage finished floor level is 24.3.

Generally, relative to the previous approval, the proposal has been relocated further to the east; the finished floor level has reduced by 0.51m; the overall height of the rear return is the same height as the previous approval; and the overall height of the building has increased by 0.18m.

The principal view of the subject building is from Prospect Road, from where the proposal's overall height is not significantly higher than adjacent dwellings. Whilst there is a general step down in levels as one progresses south along Prospect Road, the proposed roofline is acceptable. The drop in finished floor levels at the lower ground floor is offset by the proposed screen wall at the front of the house, which screens the visual impact of the drop in ground and finished floor levels when viewed from Prospect Road. The proposal is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings etc.

The frontage dimensions of 33/33a Prospect Road (as approved) are 13m x 9.5m high (measured at its highest point). The overall height of 33 Prospect Road is 0.3m higher than the height dimension of the current proposal. However, 33/33a Prospect Road has a pitched roof (rather than a flat roof) measuring 7.3m from ground to eaves level (at its highest point). As such, the visual impact of the proposal and 33/33a Prospect Road are not directly comparable.

Adequate floor to ceiling height can be achieved on the top floor.

The proposed solar panels have a lesser impact than those approved via the previous application.

**(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;**

No issues are arising in relation to listed buildings, archaeology and landscape features. Historic Environment Division has no objection to the proposal in relation to impact on monuments.

**(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;**

No issues are arising in relation to public open space - the proposal does not require the provision of public amenity space, as defined in Policy OS2 of PPS8. Private open space provision is acceptable, when assessed against para. 5.19 of Creating Places.

**(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;**

No issues are arising in relation to local neighbourhood facilities. Given the size of the proposal, it is not of such significance as to require the provision of neighbourhood facilities.

**(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;**

No issues are arising in relation to the movement pattern - the movement pattern is acceptable, given that access to the site is restricted on three sides. Access can be gained for bin collection.

**(f) adequate and appropriate provision is made for parking;**

No issues arising in relation to parking provision - Transport NI has been consulted as the competent authority and raises no objection to the level of parking provision.

**(g) the design of the development draws upon the best local traditions of form, materials and detailing;**

No issues are arising in relation to design, materials and detailing. The area does not have a distinctive townscape, but rather is characterised by a mix of architectural styles. The smooth painted render finish is acceptable.

**(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;**

The proposal has an acceptable outlook, similar to the outlook of the original dwelling on site.

### **Overlooking**

There is a roof light, and dormer window in the northern gable of 33 Prospect Road and a window at ground floor level. The second floor balcony will have an overlooking implication into 33 Prospect Road through the rooflight. However, the line of sight diagram shows that this is not significantly different than that achievable from the previous approval. There is also the introduction of further windows into the second floor of the proposal altering what is currently constructed. However, as these proposed windows are narrow, obscure glazed and top

hung, there is not an unacceptable increase in overlooking or the perception of overlooking into 33 Prospect Road.

The rear elevation has a 12.5m separation distance (measured at its closest point) to the rear common boundary. There is a 20m separation distance between the host buildings 2<sup>nd</sup> floor windows and the rear windows of 16 Seaview Drive North. The proposal is acceptable in this respect, given that the rear 2<sup>nd</sup> floor windows are not to main living rooms and the proposal meets the back to back separation distance advocated at paragraph 7.15 of Creating Places Design Guide. It appears that the common boundary to 16 Seaview Drive North has been thinned. However, it is proposed to erect a fence (in accordance with permitted development rights) along the common rear boundary to 16 Seaview Drive North.

There are 2 No. first floor windows on the gable of 29 Prospect Road, facing the application site. The proposal does not create any overlooking issues with regard to 29 Prospect Road.

The main private amenity space of the dwellings on the western side of Prospect Road is to the west of the dwellings. No. 8 Prospect Road is located across the street from the subject site. While the overall height of the proposal is to be reduced relative to the as-built structure, the finished floor levels are the same as the as-built structure. While the back door of No. 8 Prospect Road is located at its side (southern) elevation, the proposal will not significantly impact on privacy of its private amenity space, given the screening effect of the building at No. 8 Prospect Road. There is a separation distance in excess of approximately 35m between the front elevation of the proposal and the roadside windows of 8 Prospect Road. The proposal does not overlook the roadside windows of No. 8 Prospect Road to any greater extent than the previous approval.

## **Dominance**

The proposal is similar to the impact of the previous approval and as such is acceptable. While the proposal has moved closer to the eastern boundary, the proposal is 12.5m from the eastern boundary (measured at its closest point). The proposal will not dominate any surrounding properties.

## **Overshadowing**

An assessment of overshadowing impacts shows that the proposal will not significantly increase overshadowing into any of the surrounding properties to such an extent as to withhold planning permission.

## **Noise, Smell and General Disturbance**

The occupants of 29 Prospect Road submitted an objection detailing their concerns regarding a side door, window, bin area and heat pump located adjacent to their French doors / patio area and under their bedroom window, creating more footfall, noise and smell and suggest that this arrangement would significantly impact upon their well-being and enjoyment of their home and garden. Environmental Health was consulted with the objection, together with noise assessment information submitted by the applicant. Environmental Health advises that the noise impact of the air source heat pump is considered to be acceptable and that while it is not within Environmental Health's remit to specifically state where bins should be located within a property, it is unlikely that the inclusion of bins to serve a single dwelling will significantly adversely impact upon other residents. Bins could be located adjacent to the northern elevation of the original dwelling on site. The proposed basement will not cause significant impact on neighbours. The proposal will not cause significant levels of noise, smell and general disturbance.

## **Surface Water Run-Off**

The applicant has indicated that they intend disposing of surface water via a soakaway. NI Water has advised that there is no surface water sewer within 20m of the proposal. Policy FLD3 (Development and Surface Water Flood Risk Outside Flood Plains) of PPS15 advises where a Drainage Assessment is not required but there is potential for surface water flooding as indicated by the surface water layer of the Strategic Flood Map, it is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site. The application site is not located within a surface water flood zone, as per the Strategic Flood Map. The rear garden area is not shown as hard standing and as such is permeable.



**(i) the development is designed to deter crime and promote personal safety.**

No issues are arising in relation to crime and personal safety.

**Other Matters**

- 8.11 Many of the matters raised by objectors have been considered in the main consideration under paragraph 8.5-8.10. Other matters raised by objectors which are not previously covered are considered in the following section.
- 8.12 Where an application for planning permission is made to the Council, the relevant Council is required to serve notice of the application to any 'identified occupier on neighbouring land' in accordance with Article 8(2) of the General Development Procedure Order 2015. The Council has carried out its statutory duty in this regard.
- 8.13 With regard to contravention of Human Rights legislation, these are qualified rights and the legislation envisages that a balance be struck between the interests of individuals and those of society as a whole. The proposal is now considered acceptable in terms of planning policy and other material planning considerations.
- 8.14 Policy SP18 (Design and Towns and Villages) and Policy DES2 (Townscape) are not given determining weight in the assessment of the proposal. The design / visual impact / residential amenity issues raised can be adequately address through assessment under PPS7.
- 8.15 A flat roof (albeit at a lower height) was approved via the previous approval on the application site.
- 8.16 No objections were received in respect of the previous approval C/2013/0112/F.
- 8.17 Contextual elevations and sections were requested and subsequently submitted. The revised / additional information was notified to neighbours and objectors.

- 8.18 Planning applications are assessed on the basis of the submitted detail. A planning application would be required to create additional residential units or to change the use to commercial use. Future changes to apartment or commercial use would be assessed if and when an application is submitted.
- 8.19 No evidence was submitted to demonstrate an adverse impact on property values.
- 8.20 Issues are raised with regard to the colour coding of the proposed overlay plans which show changes relative to the previous approval. These plans are sufficiently clear to identify the nature of the proposed changes.
- 9.0 **CONCLUSION**
- 9.1 This proposal is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. The proposal is not seeking to approve what is currently built, but includes changes to the dwelling as constructed on site, including fenestration changes and a reduction in the overall height. Having regard to the previous approval, it is considered that the proposal will not have an adverse impact on neighbouring properties by reason of overlooking and dominance. The proposal seeks to redress the concerns with the dwelling as built, and has been considered against all the material planning considerations, including PPS7 and is, on balance, considered acceptable. Approval is recommended.

## 10.0 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 vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02 and TransportNI FCD 1 form bearing the date stamp 18<sup>th</sup> October 2016, prior to the occupation of the development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The model of air source heat pump shall be a Dalkin ERLQ016CAV3 and have a sound power level of no greater than 66dB(A) unless otherwise agreed, in writing, with the Planning Authority.

Reason: To ensure the power level of the air source heat pump and in the interests of residential amenity.

4. Prior to the air source heat pump becoming operational, it shall be permanently housed within a Louvremax acoustic enclosure to provide attenuation of at least 18dB.

Reason: In the interests of residential amenity.

5. Prior to the occupation of the dwelling hereby approved, the proposed screen wall to the front of the dwelling as shown on Drawing No. 01 (Rev 02) date stamped 13<sup>th</sup> February 2017 shall be provided in its entirety and retained on a permanent basis.

Reason: In the interests of visual amenity.

## Site Location



**TABLE 1 (Paragraph 8.4 of Report)**

		<b>As Approved</b>	<b>Current Proposal</b>	<b>Difference</b>
<b>Height Dimension (from Finished Floor Level)</b>	Front Elevation	8.5 metres	9.2 metres	Increase of @70cms
<b>Overall Height above Ordnance Datum</b>		33.45 AOD	33.63 AOD	Increase of 18cms higher than approved
<b>Height Dimension (from Ground Level)</b>	Rear Elevation	7.1 metres	7.1 metres	No change
<b>Overall Height above Ordnance Datum</b>		33.45 AOD	33.63 AOD	Increase of 18cms higher than approved
<b>Frontage Length Dimension</b>	Front Elevation (at widest point –including built form of external stairs)	11.35 metres	11.4 metres	Increase of @5cms
<b>Rear Length Dimension</b>	Rear Elevation (Lower Ground Floor)	12.5 metres (including store)	12 metres	Reduction in @50cms
	Rear Elevation (Upper GF and 2 <sup>nd</sup> Floor)	10.2 metres	10.2 metres	No change
<b>Breadth/Gable Dimension</b>	North Elevation (Lower/Upper GF)	16.6 metres	16.6 metres	No change
	2 <sup>nd</sup> Floor (north)	12.3 metres	12.7 metres	Increase in @40cms
	South Elevation 2 <sup>nd</sup> Floor	8 metres	8 metres	No change
<b>Distance from north elevation (gable) to north boundary</b>	At front of dwelling	1.8 metres	1.7 metres	@10cms closer to boundary
	At rear of dwelling	1.4 metres	1.2 metres	@20cms closer to boundary
<b>Distance from south elevation (gable) to south boundary</b>	Lower Ground Floor (front of dwelling)	3.3 metres	3.3 metres	No change
	(rear of dwelling)	1.8 metres	2.25 metres	@45cms further away
	Upper Ground Floor (front of dwelling)	3.1 metres	3.0 metres	@10cms closer
	(rear of dwelling)	4.1 metres	4.2metres	@10cms closer
	2 <sup>nd</sup> Floor (front of dwelling)	4.2 metres	4.2 metres	No change
	2 <sup>nd</sup> Floor (rear of dwelling)	4.1 metres	4.2metres	@10cms closer
<b>Distance from east elevation (rear) to east boundary</b>	Ground Level – measured from midpoint of boundary to nearest built form	13.2 metres	12.5 metres	@70cms closer
	2 <sup>nd</sup> Floor measured from midpoint of boundary to nearest built form	17.3 metres	16.3metre	@1 metre closer

		<b>As Approved</b>	<b>Current Proposal</b>	<b>Difference</b>
<b>Distance from west elevation (front) to west boundary</b>		10 metres	10.7 metres	@70cms further away
<b>Ground Levels (front)</b>	At Garage Door	24.8 metres	24.3 metres	Reduction of @50cms
	At Front Door	24.92 metres	24.4 metres	Reduction of @52cms
<b>Approximate Ground Levels (Rear)</b>	Middle of Garden	26 metres (from Section)	26.3 metres	Increase of @30cms
	Patio Area outside garden room	26.8 metres (from Section)	27.14 metres	Increase of @34cms
<b>Finished Floor Level</b>	Lower Ground Floor	24.95 metres	24.44 metres	Reduction of @51cms
	Upper Ground Floor (front)	27.8 metres	27.84 metres	Increase of @4cms
	Upper Ground Floor (rear)	26.9 metres	27.14 metres	Increase of @24cms
	Second Floor	30.65 metres	31.03 metres	Increase of @38cms
<b>Overall Height above Ordnance Datum</b>	Rear Return	30.06 metres	30.06 metres	No change