

# **Item C**

**11 Beechwood Avenue,  
Ballycastle, Co. Antrim BT54 6BL.**

**LA01/2015/0897/F**

**Full Application**

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

<b><u>No:</u></b>	<b>LA01/2015/0897/F</b>	<b><u>Ward:</u></b>	<b>Ballycastle</b>
<b><u>App Type:</u></b>	<b>Full Application</b>		
<b><u>Address:</u></b>	<b>11 Beechwood Avenue, Ballycastle, Co. Antrim BT54 6BL.</b>		
<b><u>Proposal:</u></b>	<b>Front and side extensions to dwelling including first floor balcony.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>12.11.2015</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>		
<b>Agent:</b>	<b>Laverty Architecture, 63a Churchfield Road, Ballycastle BT54 6PX</b>		
<b>Applicant:</b>	<b>P &amp; S McShane, 11 Beechwood Avenue, Ballycastle, BT54 6BL</b>		
<b>Objections: 0</b>	<b>Petitions of Objection: 0</b>		
<b>Support: 0</b>	<b>Petitions of Support: 0</b>		

**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 section 7 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. 11 Beechwood Avenue, Ballycastle within the settlement limits of Ballycastle. The site is located within an established residential area and is rectangular in shape.
- 2.2 The site comprises a 2 storey dwelling with a hipped roof and first floor dormer windows to the front, side and rear elevations. The dwelling is finished in a dash render with smooth render quoins located on each corner. The northern boundary of the site separating it with no. 15 Beechwood Avenue is defined by a

low concrete wall located at the front of the site and extending to a higher wall adjacent to the side of the application site and to the rear. A detached garage is located in the north western corner of the site. The rear amenity space is located at a higher level than the dwelling with the rear boundary defined by a concrete wall measuring approx. 2.5 m in height. A mature hedge which defines the rear boundary of property no. 17 Strandview Road is located above this.

- 2.3 The site is located within an established residential area of detached dwellings of varying house types. Beechwood Avenue slopes steeply in a southerly direction towards Quay Street which is located within the Conservation Area.

### **3 RELEVANT HISTORY**

None

### **4 THE APPLICATION**

- 4.1 Full planning permission is sought for front and side extensions to dwelling including first floor balcony.

### **5 PUBLICITY & CONSULTATIONS**

#### **External:**

- 5.1 **Neighbours: (0)** No letters of objection received.

#### **Internal:**

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

### **6 MATERIAL CONSIDERATIONS**

- 6.1 Section 45 of the Planning Act (Northern Ireland) 2011 states that, "where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations."

- 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 and local policies plan are adopted, and found to be sound, 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

Causeway Coast and Glens AONB Management Plan

## **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; and, 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 surrounding area is characterised by a mix of dwellings of varying design and scale. The proposed single storey flat roof side extension will run parallel to the boundary wall shared with no. 15 Beechwood Avenue. This proposed extension is set back from the front elevation and is subordinate in scale to the existing dwelling. Only the roof of the side extension will be visible from the rear of no. 15 with the remainder of the extension screened by the shared boundary wall.
- 8.4 Planning policy highlights that care should be taken to front extensions as these are often most visible to public view. The proposed flat roof front extension projects 4.5 metres from the existing front elevation. Although the extension will be visible along Beechwood Avenue it is subordinate in scale to the existing dwelling and will not detract from the streetscene due to the varied style, design and scale of dwellings along Beechwood Avenue. Dwellings along this side of Beechwood Avenue do not have a defined building line. The application site is already set forward of adjacent property no. 9. No 15 is located close to the corner of Strand view Road and Beechwood Road which screens views of the application site from this location.
- 8.5 Dwellings in the surrounding area have a varied style of front projection. Leabank Nursing Home located to the south of the site has a similar flat roof front projection which extends the entire front elevation of the building.
- 8.6 The proposed development includes the removal of the existing dash render and replaced with a new wet dash render painted white. The proposed extensions will also be finished in natural stone cladding. The proposed materials/finishes are acceptable in terms of the character of the surrounding area.

## **Impact on neighbouring residential properties**

- 8.7 The front extension includes a balcony which will be accessed from the first floor bedroom. The balcony is located close to the shared boundary with no. 9 and will overlook into their front amenity space. However, as the dwelling on the application site is already set forward of property no. 9 the balcony will not overlook the immediate frontage of their amenity space. Rather, it will overlook the section of garden nearest the road and driveway which is already visible from along Beechwood Avenue.
- 8.8 A proposed first floor dormer window is located on the side elevation facing property no. 15. This window will not cause any overlooking concerns as it is for a proposed ensuite which will be obscured glazing.

## **Impact on Natural Heritage**

- 8.9 PPS 2, Policy NH 6 – Areas of Outstanding Natural Beauty. Proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. Proposals should 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 does not 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.

### **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.



# Site Location

