

Title of Report:	Planning Committee Report - LA01/2024/0996/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd of January 2025
For Decision or For Information	For Decision Council Interest
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>App No:</u> LA01/2024/0996/F	<u>Ward:</u> Loughguile and Stranocum
<u>App Type:</u> Full Planning	
<u>Address:</u> 17 Shelton Meadows, Loughguile, BT44 9JX	
<u>Proposal:</u> Proposed Side & Rear extension to the existing dwelling	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 06/09/2024
<u>Listed Building Grade:</u> N/A	<u>Target Date:</u> 20/12/2024
Agent: Simpson Design (NI) Ltd	
Applicant: R. McAfee	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Executive Summary

- Full planning permission is sought for a proposed side and rear extension to the existing dwelling (17 Shelton Meadows).
- The site is located within the defined settlement limits of Loughuile as indicated by Map No. 2/08 of the NAP 2016. The site is not subject to specific zoning or designations within the Local Development Plan.
- The proposal is in accordance with Paragraph 4.27 of the Strategic Planning Policy Statement and with the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, Policy EXT 1, and the associated guidance provided in Annex A. In that, the proposal is acceptable in terms of its siting, scale and design and successfully integrates into the site functionally and visually and does not negatively impact the local area or environment.
- No letters of support and no letters of objection have been received in relation to this application.
- This application is recommended for **Approval**.

Drawings and additional information are available to view on the Planning Portal: <https://planningregister.planningssystemni.gov.uk/simple-search>

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 **GRANT** planning permission subject to the conditions set out in Section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to 17 Shelton Meadows, Loughuile. The site as delineated by the red line boundary comprises a two-storey detached dwelling with front and rear amenity space and a detached garage to the rear of the property. The site is accessed via an existing driveway which leads to the rear of the site.
- 2.2 The site is located within the defined settlement limits of Loughuile as indicated by Map No. 2/08 of the NAP 2016. The site is not subject to specific zoning or designations within the Local Development Plan. Furthermore, the surrounding area is residential in character with a mix of house types.

3 RELEVANT SITE HISTORY

- 3.1 A search of the site's planning history revealed no recent or relevant applications relating to the property.

4 THE APPLICATION

- 4.1 The proposal involves a single-storey side and rear extension to the existing dwelling (17 Shelton Meadows) to provide an extended kitchen/ dining room and extended utility room. The rear extension features a mono-pitched roof and the rear elevation includes a set of patio doors, one pedestrian door and two windows. The western side elevation features one window and it is noted that the eastern side elevation is a blank gable wall. Furthermore, two roof lights are proposed for the rear roof slope of the extension, and a small patio area is proposed for the rear of the property. The proposed rear extension extends out 2.7m, a length of 11m and a max height of 3.8m.

5 PUBLICITY & CONSULTATIONS

External:

Advertising: The application was advertised on the 25th of September 2024.

Neighbours: There are no objections to the proposal.

Internal: No consultations have been issued in relation to this application given the minor nature of the proposal.

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

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

Strategic Planning Policy Statement (SPPS)

Addendum to PPS7: Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this application relates to the criteria set out in the Addendum to PPS7: Residential Extensions and Alterations which states that planning permission will be granted for a proposal to extend or alter a residential property where all the following criteria are met:
- 8.2 (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 In relation to Criteria (a) the proposed rear extension extends out from the rear elevation by 2.7m for a length of 11m with a max height of 3.8m. It is considered that the modest scale and massing of the proposed rear extension is in keeping with the host property therefore, the proposal is subordinate to the built form of the existing dwelling. It is noted that the proposal will incorporate existing building materials, fenestration and finishes which are therefore, deemed sympathetic to the existing property and character. It is considered that the proposed development accords with Criteria (a).
- 8.4 (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents.
- 8.5 Regarding Criteria (b) it is considered that given that the proposal is to the rear of the existing dwelling and is single storey, no adverse impacts will be created on neighbouring privacy and amenity. Furthermore, the design and orientation of the proposed fenestration will not cause any unacceptable overlooking into neighbouring properties. It is noted that a single window is proposed to the western gable elevation of the extension, however, the existing boundary definition of a 1.8m timber board fence and vegetation limits any overlooking from this window. Therefore, it is considered that the proposal will not unduly affect the privacy or amenity of neighbouring residents and complies with Criteria (b).

- 8.6 (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.
- 8.7 In relation to Criteria (c) the proposal will occupy a section of the dwelling's rear amenity space that is currently grassed lawn with low environmental value. Furthermore, no mature trees or hedging are to be removed as part of the proposal. Therefore, it is considered that the proposed development can integrate successfully into its surroundings and will not detrimentally affect any environmental features of the site. The proposal complies with Criteria (c).
- 8.8 (d) Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.
- 8.9 In relation to Criteria (d) the proposed rear extension will occupy a small section of the dwelling's existing rear amenity space. However, it is considered that sufficient space remains within the curtilage of the site for domestic and recreational purposes. Due to the location of the proposed extension being to the rear of the site, car parking and manoeuvring within the site curtilage remain unaffected. Furthermore, the proposal is to provide an extended kitchen/ dining room and utility room; therefore, no additional parking provision is required. It is considered that the proposal complies with Criteria (d).
- 8.10 Overall, the proposal is acceptable and is in compliance with Policy EXT 1 of Addendum to PPS 7 and the associated guidance provided in Annex A.

Habitats Regulations Assessment

- 8.11 A HRA screening checklist has been completed and no further consultation is required due to the minor nature of the proposal and the site not being in close proximity to a designated site. The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas 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 features, conservation objectives or status of any of these sites.

9 Conclusion

- 9.1 In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of its siting, scale and design. The proposed development can successfully integrate into the site functionally and visually and does not negatively impact the local area or environment. Therefore, the proposal is acceptable and complies with Policy EXT 1 of Addendum to PPS 7 and the associated guidance provided in Annex A. Therefore, the application is recommended for **Approval**.

10 Approval Conditions

1. As required by Section 61 of 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.

Informatives

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 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.
5. 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 Planning Authority or other statutory authority.
6. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningsystemni.gov.uk>

Site Location Plan



Proposed Block Plan

