

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 14 April 2023

Item Number 1			
Application Reference	LA05/2022/1103/F	Date Valid	06.12.2022
Description of Proposal	Erection of replacement garage with den over	Location	32 Breda Road, Belfast
Group Recommendation	Refusal	Case Officer	Laura McCausland
Reasons for Recommendation			
<p>The proposed development is contrary to SPPS and Policy EXT 1 of Addendum to Planning Policy Statement 7, Residential Extensions and Alterations part (a) in that the scale massing and design of the proposal is not sympathetic with the built form and appearance of the existing property.</p> <p>The proposed development is contrary to SPPS and Policy EXT 1 of Addendum to Planning Policy Statement 7, Residential Extensions and Alterations part (b) and, if approved, would unduly affect the privacy and amenity of neighbouring residents in terms of overlooking, overshadowing and dominance.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
48	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking.	<p>Objectors raised concern relating to overlooking. They consider the 2 storeys at the back of the design will dramatically overlook the neighbouring properties 34&30 which will have the most severe impact. To prevent overlooking revised plan 04A seeks to provide obscure glazing for first floor windows facing into the garden of number 30. As one of these first floor windows will serve a main room and the other window a landing this is not considered to be an acceptable design solution. Proposed first floor rear elevation windows will create overlooking into the rear garden of property number 34. Front facing elevational first floor windows will create overlooking into the most private garden area of number 30 and its rear bedroom window. This is reflected in the refusal reason.</p>		
Impact on residential amenity.	<p>Objectors raised concern regarding impact on the private amenity of numbers 34 &30 and also invades the private amenity of a number of properties on the Saintfield Road via the upstairs windows "they will be able to see into the main bedroom of numbers 34 &30 and also impact the private amenity of the gardens on the Saintfield Road."</p> <p>It is deemed that the proposed development will negatively impact upon residential amenity of properties 34 and 30 however there is sufficient separation distances from existing residential Saintfield Road</p>		

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	properties form proposed development not to negatively impact upon garden private amenity areas due to the orientation of commercial building number 101B Saintfield Road that is located 17m from proposed rear elevation there will be no impact on any proposed residential amenity.
Insufficient separation distance.	Objectors regard The separation distance of the application for a two storey garage would not be sufficient form number 34. The proposed development is to be sited 4m from the rear of property number 34 and 6m from rear of property number 30. Proposed separation distance is considered not acceptable and the design, scale and massing of proposed development regarded to overbearing and dominant and will adversely impinge on the immediate outlook from adjoining properties. These concerns are reflected in the refusal reason.
Overshadowing and dominance.	Objectors raise concern of overshadow and dominance in that the two stories would greatly overshadow the garden of number 34 the overall footprint is over twice of the dwelling and not in keeping with the character of the area. To reduce overlooking into the rear garden of number 34 no windows have been proposed and a proposed pier to provide stability of the long side elevational this is considered to create a visual impression of a blank wall giving a dominant and overbearing visual impression of a blank brickwork feature to adjacent property number 34 as this elevation extends along the property's boundary. No supporting evidence has been submitted from the agent to demonstrate that the proposed development will not create loss of light or overshadowing into adjoining properties rooms or garden areas following their numerous raised concerns. There are no existing domestic garages of this scale within the immediate locality. These concerns are reflected in the refusal reasons.
Design.	Concerns were raised by objectors relating to the design being out of character with the area stating there are a number of garages on the Breda Road but there are no two storey garages. This would detrimentally impact the character of the street. It is accepted that there are no 2 storey garages within the immediate vicinity and that the proposed scale, massing and design is not in keeping with the character of the immediate area. When viewed from Breda Road and Saintfield Road properties to the rear of the site proposed development is regarded to be over bearing. These concerns are reflected in the refusal reason.
Precedent.	Objectors are concerned that if permitted precedent would be set for other garages to be 2 storey in the local area. All applications are assessed on their own individual merits therefore limited weight has been attached to this concern.
Balcony.	Objectors raised issue of balcony and note that revised drawings offer a slight improvement with the removal of external walk way, staircase and balcony although numerous concerns remain.

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	<p>It is accepted that revised plans clearly show the removal of balcony, external walk way and staircase thus this concern has already been considered and addressed.</p>
<p>Overdevelopment and potential multiple occupancy.</p>	<p>Objectors are concerned that the site would be overdeveloped and ultimately the two storeys indicate overdevelopment of the site. There is no design in which a two storey garage is able to be accommodated. Though it is the former drawing, the same is true of the balconies. Overall scale raise concern potentially used to increase the occupancy of the original dwelling given the several separate units within this drawing, could be used for HMO or Air bnb potential increase traffic on an already congested street or create a separate dwelling on the site. Despite the size of the plot the proposed design, scale and massing of the garage is deemed to have an overbearing impact on adjoining properties and the increase in footprint to that of the existing garage unacceptable. To accommodate the proposed development would require the removal of a sizeable portion of the property's useable rear private amenity area and would unduly affect the privacy and amenity of neighbouring residents thus material weight has been afforded to this concern.</p> <p>Assessment can only be made relating to this proposal and a change of use to HMO or Air bnb uses would require a separate planning application to be submitted to Council.</p>