

COMMITTEE ITEM	3.7 – ADDENDUM
APPLICATION NO	LA03/2021/0376/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Two storey rear/side extension to provide living room, master bedroom, en-suite, dressing room & porch
SITE/LOCATION	7 Mill House Avenue, Antrim, BT41 2UZ
APPLICANT	Mr & Mrs Dean McKeivitt
AGENT	Architectural Design Services
LAST SITE VISIT	3 rd June 2021
CASE OFFICER	Michael Tomlinson Tel: 028 903 40442 Email: michael.tomlinson@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the case officer's report additional information in support of the application has been submitted by Architectural Design Services. The supporting information (Drawing Nos. 04/3 and 05/3 date stamped 16th August 2021) are available for Members to view online at the Planning Portal (www.planningni.gov.uk). These are the drawings on which the application is to be determined.</p> <p>Scale, Massing, Design and Appearance</p> <p>With reference to Annex A of APPS7, paragraph A4, an extension or alteration to a residential property should be designed to become an integral part of the property both functionally and visually. Such works should not be designed in isolation solely to fit in with a required amount of accommodation. In line with the guidance outlined in Annex A, it shall be noted proposals that are incompatible with their surroundings, can lead to an undesirable change in the character of the existing property and the area in which they are located.</p> <p>The amended plans received show the removal of the porch extension to the northern (front) elevation, with the existing door canopy to be retained. This will maintain the character of the existing dwelling and will not deviate from the existing frontage of the terrace row of houses which the subject building is connected to. A porch extension has been proposed for the eastern (side gable) elevation of the dwelling. This will extend from this elevation by 1.6 metres and will be 3 metres deep. It will have a small pitched roof, with a ridge height of 3.7 metres. As this is proposed to the side of the property, it will be screened from view from the west and will not protrude beyond the frontage of the building line along the terrace row. As a result it is considered that there will be no significant impact on the character of the area as a result of this side porch extension.</p> <p>The amended drawing no. 05/3 indicates that the roof is to have a gabled design which matches the existing roof style prevalent in the area. With this amendment, it is</p>	

considered that the visual impact of the development on the character of the area will be sympathetic to both the receiving dwelling and the wider area.

Mill House Avenue is a substantial terrace of 7 No. properties and given the scale, height, form, mass and repetition of architectural elements causes it to make a substantial contribution to the character of the area. The retention of the door canopy to the front and gabling the roof would allow for an extension that is sympathetic to the character of the existing dwelling. Additionally, with the creation of a side extension, the proposal would not have a significant impact on the dwelling nor the character and appearance of the area.

In summary, it is considered that 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. For these reasons criterion (a) of the policy test is now considered as having been complied with. This results in a change to the recommendation that was originally presented to the Planning Committee.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The design and appearance of the proposal are considered acceptable.

RECOMMENDATION : GRANT PLANNING PERMISSION

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.