



**HOUSEHOLDER
PERMITTED
DEVELOPMENT RIGHTS
CONSULTATION PAPER
RESPONSE FORM**

Once you have completed this form please
return to

Policy and Legislation Branch
3rd Floor
Millennium House
Great Victoria STREET
Belfast
BT2 7BN

by fax (marked 'Planning Householder PD
Consultation Response') to:
028 9041 6960

Or by e-mail to:
Planning.householderpd@doeni.gov.uk

All responses should be submitted to the
Department no later than 22nd January 2010



Department of the
Environment
www.doeni.gov.uk



INVESTORS IN PEOPLE

=====

=====
=====

=====

=====

RESPONDENT INFORMATION

Please Note that this form **must** be returned with your response to ensure that we handle your response appropriately.

In keeping with our policy on openness, the Department will make responses to this consultation paper publically available. When publishing responses received on behalf of organisations the Department will also publish the organisation's name and address. When publishing responses received on behalf of individuals the Department will not publish details of the individual's name and address.

1. Name/Organisation

Organisation Name

Carrickfergus Borough Council

Title

Mr Ms Mrs Miss Dr *Please tick as appropriate*

Surname

Forename

2. Postal Address

[Redacted] [Redacted]

Postcode:

[Redacted] [Redacted]

Phone:

[Redacted] [Redacted]

Email:

[Redacted] [Redacted]

3. Are you responding:

As an individual

On behalf of a group / organisation

4. Which of the following best describes the capacity in which you are responding:

Developer

Agent/Architect

Business

Member of Public

Environment Group

Council / Councillor

MLA, MP, MEP

Other Please state:

5. Acknowledgment

Individual responses will not be acknowledged unless specifically requested

Householder Permitted Development Rights

Chapter 4: Impact Based Approach

Question 1

Do you agree that an impacts based approach is an appropriate means to ensure an appropriate level of protection for residential amenity and the environment?

Yes No

The four impact levels proposed (host property, neighboring property, street scene and sensitive/environmental matters would appear to be appropriate.

Question 2

Do you agree that overlooking, overshadowing, overbearing presence and disturbance are the main concerns for householder developments that may have an impact on the immediate neighbour?

Yes No

Daylighting, overshadowing and loss of privacy are of particular concern to householders.

Question 3

Do you agree with restrictions on development to or in front of a principal or side elevation which faces onto a road are required in order to protect the amenity of the street scene?

Yes No

Flat roofed extensions, large porches and the like to the front of dwellings can have an adverse impact on the street scene and should be controlled.

Question 4

Do you agree that development should be restricted in areas of greater sensitivity, but that some degree of flexibility should be allowed for householders?

Yes No

Householders should be allowed to carry out improvements to their homes, but in areas of e.g. townscape character it is essential that suitable controls are in place to protect the amenity of the area.

Question 5

Do you agree that development within the curtilage of Listed Buildings should not be permitted unless Listed Building Consent has previously been granted?

Yes No

The class of listing should determine the level of detail required in application for the Listed Building Consent.

Chapter 6: Proposals for Extensions, Roof Alterations and Process

Class A – The enlargement, improvement or other alterations to a dwellinghouse

Question 6

Do you agree that a change to a dimension based criteria for enlargements, improvements or other alterations will be easier for householders to interpret?

Yes No

The proposed change from volume based criteria to dimensional should make the requirements for extensions easier to understand.

Question 7

Do you agree that up to 50% (as in the current GDO) of the total area of the domestic curtilage (excluding the original dwellinghouse) could be covered by buildings?

Yes No

This represents a reasonable balance between flexibility and control.

Question 8

Do you agree it is acceptable to permit two storey extensions to the rear of a dwelling subject to restrictions on height within 2 metres of the boundary and overall length?

Yes No

Question 9

Do you agree that 4 metre long single storey extensions should be permitted development on detached houses?

Yes No

Question 10

Do you agree that restrictions are required on the proximity of rear extensions to the boundary of the curtilage of the dwellinghouse with a road opposite the rear wall of the dwellinghouse?

Yes No

While at the rear of the dwelling, an elevation visible from a public

road should be subject to more controls than a "non-visible" rear elevation; however the householder should still be able to avail of the right to improve his house.

Question 11

Do you agree that finishes should be "similar in appearance" to the existing dwellinghouse?

Yes No

Question 12

Do you agree that the requirement for first floor windows in side elevations which are within 15 metres of the boundary of the curtilage of a neighbouring dwellinghouse to have obscure glazing and be non opening unless at least 1.7 metres above floor level, is reasonable to protect against overlooking?

Yes No

Several matters may be of concern:

- The replacement of the glazed units with clear glass may be difficult to control,
- Building Regulations require opening fire escape windows to the first floor of extensions to dwellings, so careful consideration in the positioning of these windows by the designer will be needed.

Question 13

Do you agree that restrictions should be imposed within conservation areas, world heritage sites, AONBs and national parks?

Yes No

Protection of our built heritage and areas of outstanding natural beauty is vital.

Class B –The enlargement, improvement or other alteration of dwellinghouse consisting of an addition or alteration to its roof

Question 14

Do you agree that a change to a dimension based criteria for roof extensions and alterations will be easier for householders to interpret?

Yes No

As in question 6, this should make matters more easily understood for householders.

Question 15

Do you agree that the 0.5 metre set backs from ridge, eaves and verge are sufficient to control adverse impacts?

Yes No

In houses with limited head room to the roofspace, the 0.5 m setback will not be possible, so these dwellings will need Planning Permission for roofspace conversions.

Question 16

Do you agree that where an alteration to the roof extends more than 15 centimetres beyond the plane of the roof that forms either the principal or side elevation of the dwellinghouse, that faces a road, it should require planning permission?

Yes No

Question 17

Do you agree that roof extensions or alterations should not be permitted in conservation areas?

Yes No

Consideration to permit alterations to the rear roof should be given.

Question 18

Do you agree that the requirement for first floor windows in side elevations of the roof alteration which are within 15 metres of the boundary of the curtilage of a neighbouring dwellinghouse to have obscure glazing and be non opening unless at least 1.7 metres above floor level, is reasonable to protect against overlooking?

Yes No

Class C –The erection or construction of a porch outside any external door of a dwellinghouse

Question 19

Do you agree that the floor area of porches should be increased from 2 square metres to 3 square metres without adverse impact?

Yes No

If a porch is built to the the current limit of 2 square metres gross floor area with cavity walls, the internal area less than 1 square metre. The proposed increase in usable floor area is welcomed.

Question 20

Do you agree that porches with a pitched roof should be allowed to be higher than those with a flat or mono pitched roof?

Yes No

Pitched roofs are generally more durable than flat roofs and more aesthetically pleasing. A flat roofed porch the same height as a pitched roof porch may be out of proportion dimensionally.

Question 21

Do you agree that a minimum 2 metre set back from the road (as in the current GDO) should be retained?

Yes No

Consideration should also be given to the situation where front gardens are less than 2m deep - this rule would preclude porches to dwellings in such situations.

Question 22

Do you agree that additional controls on porches should not be introduced in conservation areas or other designated areas?

Yes No

In conservation areas it is important that visual amenity is maintained.

Chapter 7: Proposals for Buildings in Curtilage

Class D – The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration to such a building or enclosure

Question 23

Do you agree that a change to a dimension based criteria for buildings within curtilages will be easier for householders to interpret?

Yes No

See earlier answers.

Question 24

Do you agree that the current 5 metre link between dwellinghouses and outbuildings does not serve any useful planning purpose?

Yes No

Current regulations distinguish between e.g. detached and attached garages; development can be controlled by the proposed impact based approach, which will be more readily understood by householders.

Question 25

Do you agree that a maximum height of 4 metres should minimise the impact of outbuildings upon neighbouring amenity and the streetscene?

Yes No

Question 26

Do you agree that an eaves height of 2.5 metres within 2 metres of the boundary is reasonable?

Yes No

This should help in lessening the impact of overshadowing.

Question 27

Do you agree that outbuildings in areas designated for their landscape character should not exceed 10m² when situated more than 20 metres from the dwelling?

Yes No

Generally yes, but consideration should be given to larger building where suitable landscaping can be provided.

Question 28

Do you agree that restrictions are required on the proximity of outbuildings to the boundary of the curtilage of the dwellinghouse with a road opposite the rear wall of the dwellinghouse?

Yes No

Question 29

Do you agree that pigeon lofts should remain subject to planning control?

Yes No

Chapter 8: Other Issues within Part 1 of the GDO

Class E – The Provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse; or the replacement in whole or in part of such a surface

Question 30

Do you agree that hardstanding around a dwelling should normally be permitted (as in the current GDO)?

Yes No

The permeability of off-street car parking should be controlled to prevent excessive run-off to storm drains.

Question 31

Do you agree there should be a requirement for all hard surfaces over 5m² located between a wall forming the principal elevation of the dwellinghouse and a road to be constructed in porous or permeable materials?

Yes No

Question 32

Do you agree that new controls on hardstanding should not be introduced in conservation areas?

Yes No

The power to control hardstanding areas in conservation areas under PD should be retained for use if considered necessary.

Class F – The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil or liquid petroleum gas for domestic purposes

Question 33

Do you agree that the capacity for both oil and liquid petroleum gas containers should now be 3,500 litres?

Yes No

The requirement for the use of bunded oil tanks has recently been introduced for dwellings, and has increased their volume, so this increase in size recognizes this change.

Question 34

Do you agree that the maximum height for both oil and liquid petroleum containers should now be 3 metres above ground level?

Yes No

Question 35

Do you agree that restrictions are required on the proximity of containers to the boundary of the curtilage of the dwelling with a road opposite the rear wall of the dwelling?

Yes No

The siting of fuel storage tanks near boundaries is already controlled under other legislation (e.g. Building Regulations) in relation to fire, but not adjacent to roads.

Class H – The installation, alteration or replacement of a chimney, flue, soil and vent pipe on a dwellinghouse

Question 36

Do you agree with the introduction of a new permitted development class for chimneys, flue's or soil and vent pipes on a dwelling house?

Yes No

Question 37

Do you agree that chimneys, flues etc should be permitted to extend 1 metre above the height of the roof?

Yes No

Question 38

Do you agree that additional restrictions are required within conservation areas, world heritage sites, AONBs and national parks?

Yes No

Class I – The erection, construction or alteration of a deck, balcony, veranda or other raised platform within the curtilage of a dwellinghouse

Question 39

Do you agree with the introduction of a new permitted development class for decks, veranda's or balconies within the curtilage of a dwellinghouse?

Yes No

Question 40

Do you agree that a restriction of 0.3 metres in height above ground level should be imposed on any part of the deck, veranda, or balcony?

Yes No

The height limit of 300mm should help prevent most cases of overlooking neighbours.

Question 41

Do you agree that additional restrictions should be imposed within conservation areas?

Yes No

Basement extensions

Question 42

Do you agree that permitted development rights for basement extensions should not be included in a revised GDO?

Yes No

Environmental Assessment

Question 43

Do you agree that the criteria under Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (NI) 1999 do not require amendment in response to the proposed changes to householder PD rights?

Yes No

Chapter 9 – Part 2: Means of enclosure, access and painting

Class A – The erection, construction, maintenance, improvement or alteration or a gate, wall or other means of enclosure

Class B - The formation, laying out and construction or alteration of a means of access to a road which is not a special, trunk or classified road, where that access is required in connection with development permitted by any class in this Schedule (other than by Class A of this Part).

Question A

Do you agree that it is necessary to retain conditions in respect of accesses in sites of archaeological interest, and to impose similar controls in areas of special scientific interest?

Yes No

Class C – The painting of the exterior of any building or work

Question 45

Do you think the provisions of Part 2 should also be detailed into a Part A which will then address all householder developments for ease of reference??

Yes No

Chapter 10 – Conclusions

Question 46

Do you agree that a User Guide on the GDO would be useful for householders and professionals?

Yes No

The current Planning Service guide "Your Home and Planning Permission" is particularly useful to householders and should be updated as necessary.

Question 47

Do you agree that the impacts based approach provides a good basis on which to revise the GDO?

Yes No

Question 48

Do you agree that the proposed revisions should facilitate a GDO which:

- is easy to understand;
- is proportionate to the anticipated impacts of such development;
- is simple and economic to operate for both developers and the planning authority; and controls impacts upon local amenity and environmental interests, including the built heritage?

Yes No

Question 49

Do you have any comments on the proposed definitions?

Yes No

PLEASE FEEL FREE TO COMMENT ON ANY OTHER MATTER RELEVANT TO THIS REVIEW AND THE PROPOSED REVISIONS.

THANK YOU FOR TAKING TIME TO COMPLETE THIS QUESTIONNAIRE