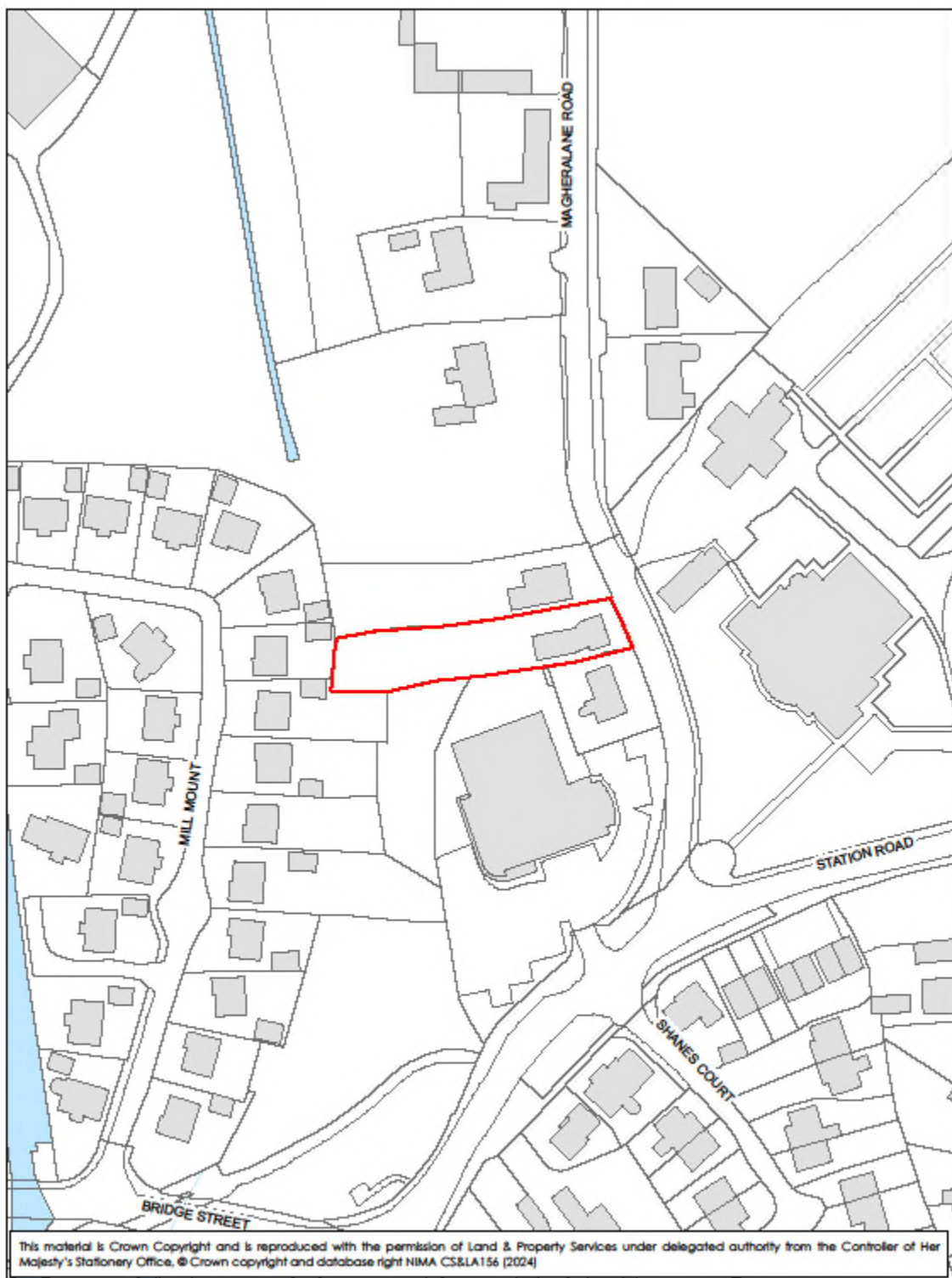


<b>COMMITTEE ITEM</b>	<b>4.4</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0487/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE RETROSPECTIVE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Change of Use from garden room to hair salon (Retrospective, temporary permission)
<b>SITE/LOCATION</b>	14 Magheralane Road, Ballygrooby, Randalstown, BT41 2NT
<b>APPLICANT</b>	Jane McTaggart
<b>AGENT</b>	Jane McTaggart
<b>LAST SITE VISIT</b>	6 <sup>th</sup> August 2024
<b>CASE OFFICER</b>	Leah Hingston Tel: 028 903 40403 Email: <a href="mailto:leah.hingston@antrimandnewtownabbey.gov.uk">leah.hingston@antrimandnewtownabbey.gov.uk</a>
The full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal <a href="https://planningregister.planningsystemni.gov.uk/application/689323">https://planningregister.planningsystemni.gov.uk/application/689323</a>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, further to the preparation of the previous Committee Report Addendum, the applicant has submitted a 'Licence Agreement' (Document 09, date stamped 2<sup>nd</sup> December 2024).</p> <p>A refusal reason was previously stipulated with regards to the lack of visibility splays at the access to the hairdressing salon given the intensification of use at the site. The applicant has now advised that the customers for the hair salon can use the nearby car park at St Macnissi's Church to park and walk across to the hair salon. A Licence Agreement (Document 09, date stamped 2<sup>nd</sup> December 2024) has been submitted to corroborate this and states that the applicant can use the car park of St Macnissi Church and Parish Centre for the parking of vehicles for a limited period of one year. In order to ensure there is no increase of trip numbers to and from the site, this matter could therefore be addressed by the imposition of a condition to stipulate there shall be no customer/clients cars parked at the site. However, the Licence Agreement is set out for a limited period of one year and the applicant will have to make their own arrangements after this period to accommodate customers cars should planning permission be forthcoming.</p> <p>Notwithstanding the above, as set out within the previous addendum report, the principle of development is considered unacceptable. The applicant's hair salon business, with an employee, extends well beyond the parameters of homeworking. The SPPS requires that such a retailing business is directed to the town centre. The application site lies outside any designated town centre boundary and it has not been demonstrated that a suitable site does not exist within the town centre.</p> <p>Taking the above into consideration, the recommendation to refuse planning permission remains for the reasons set out below.</p>	


<b>CONCLUSION</b>	
The following is a summary of the main reasons for the recommendation: <ul style="list-style-type: none"><li>• The principle of development is considered unacceptable.</li></ul>	
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL</b>	
1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.	



### Site Location Plan

1:1,250 

Reference: LA03/2024/0487/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>4.6</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0546/S54</b>
<b>DEA</b>	<b>THREE MILE WATER</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Erection of dwelling and garage (Proposed change of house type from that previously approved under LA03/2018/0634/F, to include external alterations and re-positioning of dwelling) (Variation of Condition 2 from planning approval LA03/2022/0568/F – The two windows on the first floor northwestern elevation as shown on Drawing Number 04 shall be fitted with obscure glass and have a restricted opening limited to an opening height of 1.4 metres above finished floor level)
<b>SITE/LOCATION</b>	11 Lenamore Avenue, Newtownabbey
<b>APPLICANT</b>	Angus Patterson
<b>AGENT</b>	Hadleigh Jess
<b>LAST SITE VISIT</b>	29/08/24
<b>CASE OFFICER</b>	Eleanor McCann Tel: 028 903 40422 Email: <a href="mailto:Eleanor.mccann@antrimandnewtownabbey.gov.uk">Eleanor.mccann@antrimandnewtownabbey.gov.uk</a>
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 <a href="https://planningregister.planningsystemni.gov.uk/application/686965">https://planningregister.planningsystemni.gov.uk/application/686965</a>	
<b>ADDENDUM TO COMMITTEE REPORT</b>	
<p>Members, following the publication of the Planning Committee Report, amended floor plans and elevations were received, Drawing Nos. 02/1 and 03/1, both date stamped 5th December 2024. In addition, to the amended drawings a revised P1 Form was received, which proposes an amendment to the description of the proposed variation of condition.</p> <p>The original proposed variation to Condition 2 of planning approval reference LA03/2022/0568/F read:</p> <p>'The two windows on first floor northwestern elevation, shall have restricted opening limited to an opening height of 1.4m above finished floor level.'</p> <p>The proposed variation of condition has been revised to read:</p> <p>'The two windows on the first floor northwestern elevation as shown on Drawing Number 04 shall be fitted with obscure glass and have a restricted opening limited to an opening height of 1.4 metres above finished floor level.'</p> <p>The amended plans notate that the windows on the first floor northwestern elevation will have obscured glazing and this is reflected in the revised wording of the condition as stated above. With regards to the proposed changes to the original proposal, it is not considered that the obscure glazing and the restricted opening height of the</p>	

windows in itself is an acceptable remedy to mitigate the overlooking and loss of privacy.

It is considered if someone was to stand back from either of the two windows, views into the rear amenity space of the neighbouring dwelling at No. 13 Lenamore Avenue will still be achievable at a relatively short distance. In summary, the proposed restricted opening height of the windows to 1.4m above finished floor level is not considered acceptable and if approved, would result in a detrimental impact on the amenity of No. 13 Lenamore Avenue by way of overlooking and loss of privacy.

<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
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<b>PROPOSED REASONS FOR REFUSAL</b>
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| <ol style="list-style-type: none"><li>1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and criterion (h) of Policy QD 1 of PPS 7 and Policy LC 1 of the Addendum to PPS 7 Safeguarding the Character of Established Residential Areas, in that if the variation of Condition 2 of LA03/2022/0568/F was to be approved, there would be an unacceptable impact on the residential amenity of No. 13 Lenamore Avenue, Newtownabbey by way of overlooking.</li></ol> |
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