

<b>COMMITTEE ITEM</b>	<b>3.8 - ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0271/O</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Dwelling and garage
<b>SITE/LOCATION</b>	Site 20m east of No.41 Cherry Hill Road, Muckamore, Antrim, BT41 2HT
<b>APPLICANT</b>	Tommy Don
<b>AGENT</b>	Azman Khairuddin
<b>LAST SITE VISIT</b>	14/10/25
<b>CASE OFFICER</b>	Eleanor McCann Tel: 028 90340422 Email: <a href="mailto:Eleanor.mccann@antrimandnewtownabbey.gov.uk">Eleanor.mccann@antrimandnewtownabbey.gov.uk</a>
<p><b>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/698668">https://planningregister.planningsystemni.gov.uk/application/698668</a></b></p>	
<b>ADDENDUM TO COMMITTEE REPORT</b>	
<p>An office meeting was held by Officers on the 29th August 2025 with the applicant and agent in attendance. In this meeting Officers raised concerns with the principle of development and the agent stated that they intended to submit further supporting information in relation to the application.</p> <p>Supporting Information, (Document 01 date stamped 17th October 2025), was submitted by the agent, which outlined that full planning permission was granted in April 2019 for a barn conversion on the site under planning approval reference LA03/2019/0001/F. It is noted that this approval was assessed under Planning Policy Statement 21 Sustainable Development in the Countryside which is no longer a material consideration in the assessment of applications.</p> <p>The agent went on to state that planning approval was granted in April 2022 for a replacement dwelling directly adjacent to the application site under planning approval Ref: LA03/2022/0131/F. It is noted that works have commenced on this site, however, they are at foundation stage only and it is not considered that the approved dwelling is substantially commenced and could not be considered as a building for the purposes of the policy.</p> <p>The agent also stated that the land associated with the current application was purchased by the applicant who became aware that children were entering the barn associated with the approval for the barn conversion. The agent noted within the Supporting Statement that a structural engineer carried out a survey of the building and the structural engineer's report highlighted that the farm building was dangerous and unstable, however, this report was not submitted within the Supporting Information document and therefore cannot be taken into consideration as a part of this application.</p>	

The agent advised that the applicant has now applied for an infill dwelling on the application site on the basis that the neighbour has begun works on the replacement dwelling approved on the adjacent site (planning approval Ref: LA03/2022/0131/F). The agent went on to say that the application was submitted in May 2025 and during the assessment process the Council's new Plan Strategy was published and as such the application does not meet the policy requirements for an infill dwelling under Policy DM 18C.

The agent also advised that the applicant respectfully requests that Officers and the Planning Committee accept a commitment from him to reinstate the barn using the stones of the original building for conversion into a home and in doing so the dwelling would not change the character of the surrounding countryside and would be appropriate to the rural setting. The agent went on to state that in allowing the reinstatement of the barn building and its conversion to a dwelling by way of condition is in line with the Council's objectives to protect the countryside and see new homes being built in a sustainable and sensitive manner.

However, the proposal to reconstruct and convert the original barn building is not part of the current application, nor would such a proposal comply with the conversion policy (DM 18F) as there is no existing building to convert.

The current proposal for a dwelling does not meet the requirements of Policy DM 18C as there is not a continuous and built-up frontage comprising of five or more substantial buildings consisting of at least three dwellings and the refusal reasons remain as previously stated.

<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
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<b>PROPOSED REASONS FOR REFUSAL</b>
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1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP4 and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal fails to visually integrate into the surrounding landscape.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP 6 and Policies DM 18C and DM 27 of the Antrim and Newtownabbey Plan Strategy, in that the proposal detrimentally impacts rural character by extending an existing ribbon of development along the Cherry Hill Road and will visually intrude into the open countryside.

<b>COMMITTEE ITEM</b>	<b>3.9 – ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0291/F</b>
<b>DEA</b>	<b>MACEDON</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Proposed outbuilding for garden equipment for vehicles
<b>SITE/LOCATION</b>	67 Whitehouse Park, Newtownabbey, BT37 9SH
<b>APPLICANT</b>	Robert McMitchell
<b>AGENT</b>	Robert Logan
<b>LAST SITE VISIT</b>	20/01/2025
<b>CASE OFFICER</b>	Michael Glynn Tel: 028 903 40411 Email: <a href="mailto:Michael.glynn@antrimandnewtownabbey.gov.uk">Michael.glynn@antrimandnewtownabbey.gov.uk</a>

**The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal**

<https://planningregister.planningsystemni.gov.uk/application/698745>

#### **ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS**

Following circulation of the Planning Committee Report, an email was received from the agent on 17th October 2025, which included amended plans in an attempt to address the Council's concerns regarding the siting of the building, its scale, massing, design and finishing materials and the visual impact of the proposal. The agent also stated that the submitted amendments should allow the planning application to be deferred.

The amended scheme submitted by the agent included a revised Site Layout Plan, Drawing No. 02/1, and a revised Elevations Plan, Drawing No. 04/1, both date stamped 17th October 2025.

The revised Site Layout Plan, Drawing No. 02, includes a proposed landscaping scheme, which indicates five new trees, with a height of 350-400cm and a girth of 14-16cm to be planted in front of the southern elevation of the proposed outbuilding. Additionally, the agent advised that the building benefits from rising ground to the rear and side of the proposed building, as well as mature vegetation separating the application site from the motorway. Although it is accepted that the site benefits from rising land to the rear and side, the proposed semi-mature planting, will take a number of years to become fully established and provide sufficient screening of the building.

The revised Elevations Plan, Drawing No. 04/1, has removed a section of the profiled cladding along the southern elevation, which increases the extent of a render finish to the building. The agent stated that this is the only elevation which will be visible from Gideon's Green, and it has been altered to include a rendered finish to match the existing dwelling over the majority of the façade. It is acknowledged that the southern elevation only is visible from Gideon's Green, and as such the reduction of profiled cladding finishes addresses this concern and Refusal Reason 1 will be amended to reflect this.

In conclusion, due to the siting, size and scale of the building and the views into the site from Gideon's Green, which is a public assembly point, the submitted revisions do not fully address the Council's concerns, and as such it is considered the proposal remains contrary to the Strategic Planning Policy Statement and Policies SP4 and DM 22 of the Antrim and Newtownabbey Local Development Plan.

### **CONCLUSION**

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

- The principle of development is considered acceptable;
- The proposal is considered unacceptable in terms of scale, massing, design and appearance;
- The proposal is considered acceptable in terms of neighbour amenity;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area;
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring.

### **RECOMMENDATION**

### **REFUSE PLANNING PERMISSION**

### **PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the siting of the building away from the existing dwelling, its scale, massing, and design of the proposal are not sympathetic with the built form of the existing property and are uncharacteristic of the area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 10 and Policy DM 46 of the Antrim and Newtownabbey Local Development Plan, in that it has not been demonstrated that the proposal will not result in an increased risk of flooding.