



19 November 2018

Committee Chair: Councillor H Cushinan
Committee Vice-Chair: Alderman F Agnew
Committee Members: Aldermen – T Campbell, J Smyth and R Swann
Councillors – J Bingham, P Brett, D Hollis, R Lynch,
M Magill, S Ross and W Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Thursday 22 November 2018 at 6.30 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink that reads "Jacqui Dixon".

Jacqui Dixon, BSc MBA
Chief Executive, Antrim & Newtownabbey Borough Council

For any queries please contact Member Services:

Tel: 028 9034 0098 / 028 9448 1301

memberservices@antrimandnewtownabbey.gov.uk

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore the decisions of the Planning Committee in relation to Part One of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in Part Two of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

PART ONE

Decisions on Planning Applications

- 3.1 Planning Application No: LA03/2018/0023/O
Site for 6No. two bed, 3 person, 2 storey semi-detached houses and 1No. single storey 3 person disabled accessible bungalow for social housing purposes, with associated car parking and new access road at vacant site located at lands NE of No. 27 Old Irish Highway, Newtownabbey
- 3.2 Planning Application No: LA03/2017/1066/F
Demolition of existing dwelling and erection of 2No. dwellings and garages at 6 Glenkeen Avenue, Jordanstown, Newtownabbey
- 3.3 Planning Application No: LA03/2018/0543/F
Retention of domestic garage and extension to domestic curtilage at 1 Brecart Road, Toomebridge
- 3.4 Planning Application No: LA03/2018/0784/A
Advertisement hoarding (Proposed) at 44 Old Carrick Road, Newtownabbey
- 3.5 Planning Application No: LA03/2018/0623/F
Two storey extension to rear for garden room, dining, bedroom and ensuite. Single storey projection increasing by 1m for bedroom, bathroom and lounge at 3 Church Avenue, Jordanstown, Newtownabbey
- 3.6 Planning Application No: LA03/2018/0768/F
Proposed reconfiguration of play area, MUGA, games area and associated fencing and landscaping at Lilian Bland Community Park, Ballyclare Road, Glengormley
- 3.7 Planning Application No: LA03/2018/0778/F
Refurbish and extend existing play area at Rathcoole Leisure Park at Rathcoole Leisure Park, Derrycoole Way, Rathcoole
- 3.8 Planning Application No: LA03/2018/0753/A -Temporary Hoarding (Retrospective) at 115 Ballyrobert Road

PART TWO

Other Planning Matters

- 3.9 Delegated planning decisions and appeals October 2018
- 3.10 Proposal of Application Notices
- 3.11 Provisional -Tree Preservation Orders – New Mossley
- 3.12 Local Development Plan Steering Group (**In Confidence**)
- 3.13 Local Development Plan Local Character Assessment - Update
(**In Confidence**)
- 3.14 Meeting with Department for Infrastructure (**In Confidence**)
- 3.15 Local Development Plan Policy Workshop Meetings (**In Confidence**)

REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE PLANNING COMMITTEE ON 22 NOVEMBER 2018

PART 1 PLANNING APPLICATIONS AND RELATED DEVELOPMENT MANAGEMENT AND ENFORCEMENT ISSUES

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2018/0023/O
DEA	MACEDON
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT OUTLINE PLANNING PERMISSION

PROPOSAL	Site for 6No. two bed, 3 person, 2 storey semi-detached houses and 1No. single storey 3 person disabled accessible bungalow for social housing purposes, with associated car parking and new access road
SITE/LOCATION	Vacant site located at lands NE of No. 27 Old Irish Highway, Newtownabbey
APPLICANT	Northern Ireland Housing Executive
AGENT	Northern Ireland Housing Executive
LAST SITE VISIT	15 th February 2018
CASE OFFICER	Johanne McKendry Tel: 028 903 Ext 40420 Email: johanne.mckendry@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is a plot of grassed open space located between O'Neill Road, which is below the level of the site, and Old Irish Highway. The western portion of the site is zoned for housing (MNY 04/02) within draft Belfast Metropolitan Area Plan (Published 2014) and abuts an existing residential dwelling, No. 27 Old Irish Highway. The eastern portion of the site is zoned as open space within draft Belfast Metropolitan Area Plan (Published 2014). An existing grassed area abuts the site to the north and the Old Irish Highway Road abuts the site to the south. Existing semi-detached dwellings, Nos. 16-30, front onto the Old Irish Highway opposite the site. Existing flats in the ownership of the applicant, Northern Ireland Housing Executive (NIHE) are located to the northeast of the application site and an existing car parking area associated with this building is located within the application site.

RELEVANT PLANNING HISTORY

Planning Reference: U/2005/0341/F
Location: Glanroy & Coolshanagh House, Rathfern Estate, Newtownabbey
Proposal: Proposed new access road & parking areas
Decision: Permission Granted 07.07.2006

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004): The western portion of the site represents a small housing zoning MNY 05/02 'Land to the rear of Coolshanagh Park, Old Irish Highway' and the eastern portion of the site is designated as open space within a larger area of designated open space.

Draft Belfast Metropolitan Area Plan (Published 2014): The western portion of the site represents a small housing zoning MNY 04/02 'Land to the rear of Coolshanagh Park, Old Irish Highway' and the eastern portion of the site is designated as open space within a larger area of designated open space.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character,

environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section - No objection

NI Water - No objection

DfI Roads - No objection subject to conditions

DfI Rivers - No objection

DAERA: Water Management Unit - No objection

DAERA: Natural Environment Division - No objection subject to conditions

REPRESENTATION

Thirty-five (35) neighbouring properties notified and twenty-three (23) letters of objection have been received from twelve (12) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

A summary of the key points of objection raised is provided below:

- The site was not previously built on, only an old farmhouse existed on Old Irish Highway which was demolished prior to construction of the existing dwellings;
- Contrary to open space zoning in the Area Plan;
- Loss of only open space within a disadvantaged community;
- Detrimental impact on mental, social and psychological wellbeing from loss of open space;
- Loss of vegetation on site;
- Impact on natural heritage including bats, foxes and plant species;
- Safety implications of increased traffic;
- Insufficient parking and footpaths;
- Impact on character of the area;
- Visual impact as on high vantage point;
- Loss of privacy;
- Loss of view;
- Overlooking;
- Overbearing;
- Loss of light;
- Potential impact on drainage and flooding;
- Noise, disturbance, smells, pollution, unsociable hours of operation;

- Loss of property value;
- Discrepancy in maps showing part of the site affected by the proposal; and
- Inadequate notification.
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ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Housing Need
- Density and Impact on the Character of the Area
- Design and Impact on the Appearance of the Area
- Neighbour Amenity
- Flood Risk
- Biodiversity Interests
- Access and Parking
- Other Matters
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Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that where, in making any determination under the Act, regard is to be had to the Local Development Plan then the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) was declared unlawful by the Court of Appeal on 18th May 2017. As a result of this, the Belfast Urban Area Plan 2001 (BUAP) currently operates as the statutory development plan for the area with the draft Belfast Metropolitan Area Plan (dBMAP) remaining a material consideration. There is also a range of regional planning policy which is material to the determination of this proposal. The site is located within the development limit of Newtownabbey as defined in the Belfast Urban Area Plan.

The application site is located within the settlement of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (Published 2004 and 2014). The western portion of the site represents a small housing zoning MNY 05/02 'Land to the rear of Coolshanagh Park, Old Irish Highway' as defined in the Draft Belfast Metropolitan Area Plan (Published 2004) and the eastern portion of the site is designated as open space within a larger area of designated open space. In draft Belfast Metropolitan Area Plan (Published 2014) a similar housing zoning exists to the western section of the site (MNY 04/02 Land to the rear of Coolshanagh Park, Old Irish Highway) as defined) and the northeastern section of the site is designated as open space. No objections were lodged in respect of the said zonings in either Plan and subsequently there was no change to the draft Plan proposals.

The Council, in light of the Court of Appeal's decision on BMAP, has taken a policy stance that whilst this most up to date version of the Plan (published 2014) is no longer adopted the zonings and policies contained therein, should be afforded significant weight in assessing proposals. In effect, this document is being treated as the 'latest draft' of BMAP on the basis that it provides the most up to date position of the Department on the matters that were considered at the Public Inquiry for the

Plan by the Planning Appeals Commission. This is due to the fact that the Executive during the litigation into BMAP had agreed to the adoption of all those elements affecting the legacy Newtownabbey Council area contained in the September 2014 version of BMAP without change; and furthermore that the High Court and Court of Appeal judgements solely relate to the adoption process for the Plan rather than the contents of the document itself. The Council is therefore assessing the proposal on the basis that the application site lies within the settlement limit of Metropolitan Newtownabbey and is zoned for housing and open space.

The Strategic Planning Policy Statement (SPPS) indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. The SPPS indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming.

The Regional Development Strategy for Northern Ireland 2035 (RDS) sets out regional strategic objectives for housing in settlements, including: manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and strengthen community cohesion. The RDS does not provide operational planning policy for development management decisions and in this case the application falls to be considered under PPS7.

As stated above, the application site is partially zoned as open space within both the draft Belfast Metropolitan Area Plan (published 2004) and the draft Belfast Metropolitan Area Plan (published 2014). Policy OS 1 of Planning Policy Statement 8 provides policy on the protection of open space. It states that development will not be permitted where it would result in the loss of existing open space or land zoned for the provision of open space. The policy goes on to state that an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. While the proposal is for social housing for which there is a need, it is considered that this alone would not be a sufficient community benefit to outweigh the loss of the open space. The policy also provides a further exception where it is demonstrated that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of an area and where, in the case of an area of open space of 2 hectares or less (which this is) alternative provision is made by the developer which is at least as accessible to current users and at least equivalent in terms of size, usefulness, attractiveness, safety and quality.

The applicant submitted a PPS 8 Exception Statement (Document 04 date stamped 22nd February 2018) which highlights the NIHE's contribution to open space as per Annex C of PPS 8 and has provided the reasons why the development proposal is exceptional and should override Policy OS 1 of PPS8. The principle of housing development on this site also stands to be considered on its individual merits against regional planning policy. These matters are addressed below.

Housing Need

Concerns were raised with regards to the development proposal being contrary to the open space zoning in the area plan, the loss of the only area of open space

within a disadvantaged community and the detrimental impact on mental, social and psychological wellbeing from the loss of open space.

Policy OS 1 of PPS 8 requires that new development must not result in the loss of existing open space. Under the proposed scheme 0.07 hectares of open space in an area zoned for housing is proposed to be developed into an area of quality open space whilst utilising and retaining any existing mature planting that would be beneficial to the existing natural environment.

Annex C of PPS 8 recognises NIHE as being a key body contributing to open space and Section C13 of the Annex refers to the provision of more social housing where a strong local need exists as a substantial community benefit in permitting part of the open space provision. Following the NIHE annual review of 'Social Housing Need Assessment' housing need has remained consistently high for the Antrim/Newtownabbey area and numbers under housing stress remains high in the area with waiting times between 36-41 months. In Rathcoole specifically housing stress has fluctuated slightly, however, demand continues to outweigh supply and the applicant has stated that the development of this site will make some contribution towards meeting this need.

The PPS 8 exception case maintains that the provision of social housing is a substantial community benefit. The application site comprises a grassed area measuring 0.36 hectares and 0.22 hectares of the application site exists as open space. The area specifically zoned for housing along the western portion of the site measures 0.12 ha. The agent has advised that the existing lay-by adjacent to No. 27 Old Irish Highway has been adopted and the obtrusive nature of this causes the restrictive narrowing of the western portion of the site and does not easily accommodate standard housing or those suitable for complex needs. The area, which is zoned for housing is therefore limited in depth which will restrict the proposed development's layout and for that reason it was considered by the applicant to be more adequately sited towards the section of the site which is currently zoned open space. In addition, the close proximity of the site to the steeply sloping bank which leads down towards the O'Neill Road has also raised concerns regarding possible land slippage.

It is estimated that 29.2% of the Rathcoole estate currently exists as open space and if the application site were to be redeveloped, just over 29.1% of the estate would remain as open space. There is a wider, well connected network of open spaces beyond the site and within the Rathcoole area, which are accessible to the existing residents. There is also a large area of high quality open space in close proximity to the proposal towards the rear of Glanroy and Coolshanagh Houses, which measures approximately 0.4 ha, which indicates alternative provision which is accessible and at least as equivalent in terms of usefulness, attractiveness, safety and quality. Eight areas of further provision of open space exists within approximately 3-5 minutes walking distance from the site. It is considered that the proposed development will bring substantial community benefits contributing positively to the existing character and vitality of the area, outweighing the loss of this area of open space, in an area of high social housing need within the Rathcoole Estate. The proposal is therefore considered to be in accordance with the requirements of Policy OS1 of PPS8 and the development can be treated as an exception for the reasons stated above.

Density and Impact on the Character of the Area

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity of the second addendum to PPS7 deals with the issue of density within residential areas. It states that the proposed density should not be significantly higher than that found in the established residential area. Generally, density is considered to be a calculation of dwellings per hectare. Based on this calculation, the density of the proposed site is seventeen (17) dwellings per hectare, compared to an average of twenty eight (28) dwellings per hectare in Coolshanagh Park and an average of forty-four (44) dwellings per hectare in Glanroy Crescent. Objections have been received regarding the impact on the character of the area but given the context of the layout of the immediate neighbouring residential development it is considered that the density and layout of the proposed development will not result in an adverse impact on residential amenity and the character and appearance of this area.

Design and Impact on the Appearance of the Area

The current policy direction is to make more efficient use of urban land, but cautions that overdeveloped and unsympathetic schemes will not be acceptable in established residential areas and that schemes should be sensitive in design terms to people living in the existing neighbourhood and to local character. One of the core planning principles of the SPPS 'Supporting Good Design and Positive Place Making' states that design is an important material consideration in the assessment of all proposals and good design should be the aim of all those involved in the planning process. The SPPS advises that planning authorities should reject poor designs, particularly proposals that are inappropriate to their context, that new buildings and their surroundings have a significant effect on the character and quality of a place and that successful place making acknowledges the need for quality, place specific contextual design. Paragraph 4.34 of the SPPS indicates that one of the keys to successful place-making is the relationship between different buildings and the relationship between buildings, streets and the compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area.

Paragraph 6.137 of the SPPS emphasises that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents. Although imaginative and innovative forms of housing are encouraged, this is qualified in existing residential areas with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy.

PPS7 reiterates the need for sensitivity and in Policy QD1 the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity.' Policy QD1 of PPS7 states that new development should not create conflict with adjacent land uses and that there should be no adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. Objections have been received regarding the visual impact, overlooking, overbearing, overshadowing, privacy, loss of view, noise and other disturbance.

Policy QD 2 of PPS 7 requires that all new applications for residential development should include a Design Concept Statement. Within the Concept Plan the site is divided into 2 distinct areas: the area of built development to the northeastern

section of the application site, which includes the proposed scheme of seven residential units comprising six two-bed, 3 person, two storey semi-detached dwellings and one single storey 3 person disabled accessible bungalow for social housing purposes; and a proposed area of open space to the southwestern section. The development proposal includes associated off-street, assigned parking, amenity space and associated open space incorporating adequate separation and proposing suitable boundary definition in keeping with the existing treatment. No design details have been submitted other than the block plan which indicates the proposed layout of the development. Overall it is considered that a suitable design layout, sympathetic to the character of the surrounding context and appropriate to the character and topography of the site could be provided within the confinements of the application site.

Neighbour Amenity

Concerns were raised with regards neighbour amenity, namely, loss of privacy, overlooking, overbearing, loss of light and loss of view, in particular because the application site is on a higher vantage point than some existing neighbouring development.

The application site is located to the north of Old Irish Highway and although an indicative layout has been proposed, this layout will not be stamped approved as matters of siting and design can be dealt with under any reserved matters application should permission be granted. The concept plan indicates that seven dwellings can be accommodated within the site with sufficient amenity areas and adequate movement and parking provision.

Due to the separation distance of at least 30 metres between any proposed and existing dwelling at Old Irish Highway and Coolshanagh Park, it is not anticipated that there will be any significant detrimental impact on the existing dwellings at either of these locations. It is considered that the proposed dwellings will not result in an unacceptable level of overlooking or dominance of adjacent properties given its location and urban context.

There is no right to a view under the planning system as preserving those views might prevent much needed development, which would not normally be in the wider public interest. The planning system will protect existing properties from unreasonable intrusion, but it won't guarantee an unrestricted view. It is considered that the proposed development can be designed to have minimal impact on the amenity of adjacent properties by way of dominance, overshadowing, loss of light or overlooking.

Flood Risk

Concerns were raised with regards to the impact on drainage and flood risk from the proposed development. DfI Rivers, Northern Ireland Water and DEARA Water Management Unit were consulted regarding the objections received highlighting that flooding and drainage were issues in the area. There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site and the proposed development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. A Drainage Assessment was submitted with respect to historical flooding in the wider vicinity of the site. DfI Rivers reviewed the Drainage Assessment (Document 02 date stamped 18th June 2018) and advised that it

accepts its logic and has no reason to disagree with its conclusions. Foul and storm sewers are available to serve the development and the site is not affected by any watercourses or associated floodplains and is unlikely to be at risk of flooding. DFI Rivers has not raised an objection to the proposed development from a drainage or flood risk perspective. Water Management Unit considered the impacts of the proposal on the surface water environment and on the basis of the information provided and is content with the development proposal subject to compliance with their Standing Advice. Northern Ireland Water also considered the issues raised in the letters of objections consulted and raised no objections to the proposal.

Biodiversity Interests

Concerns were raised with regards to the loss of vegetation on the application site and the subsequent impact on natural heritage interests. DAERA Natural Environment Division (NED) considered the contents of the submitted Extended Phase 1 Habitat Survey (Document 03 date stamped 18th June 2018) which stated the site contains a number of sections of species-rich hedgerow, amenity grassland, scattered trees and dense scrub. The report also confirmed that the surrounding habitat is considered to be of low quality for foraging and commuting bats and is likely to hold a low ecological value for the range and species of birds limited to the local area. Following consultation, NED has recommended that this NI Priority Habitat should be retained and advised that a detailed plan should be submitted at reserved matters stage showing the retention of the sections of hedgerow. The plan should also indicate which trees are to be retained and which trees are to be removed (if any) and any trees or species of poor hedgerow that are to be removed should be adequately compensated with native planting and annotated on the plan. On the basis of the information provided, NED is content with the proposal, subject to conditions.

Access and Parking

Concerns were raised with regards to safety implications resulting from an increase in traffic, a lack of parking provision and insufficient footpaths. DFI Roads has been consulted on the application and considered all objections submitted on the application and has subsequently raised no objections to the proposed access and parking arrangements as set out in the concept plan within the Design Concept Statement (Document 01 date stamped 22nd December 2017). DFI Roads has recommended a number of conditions to be applied should the application be approved to ensure that adequate movement and parking is provided for the proposed residential units and to ensure there is a safe and convenient road system within the development.

Other Matters

Noise and Disturbance

Concerns were raised with regards noise and general disturbance from the proposed development. Although there is potential for noise nuisances during the construction phase of development, this should not arise outside reasonable times and would be temporary in nature. Given the context of the development some noise and disturbance is to be expected, however, this is likely to be at a low level associated with the daily living requirements of the occupiers of the dwellings. In addition, the Environmental Health Section of the Council was consulted on the development proposal and offered no objections to the proposal.

Devaluation of Property

With respect to concerns regarding the devaluation of existing neighbouring property, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence there is no certainty that this would occur as a direct consequence of the proposed development nor would there be any indication that such an effect in any case would be long lasting or disproportionate. Accordingly it is considered that this issue should not be afforded determining weight in the determination of this application.

Inadequate Neighbour Notification

It was raised through an objection that inadequate notification had taken place. This complaint was received prior to the case officer carrying out the site visit and following the site visit a neighbour notification letter was sent by the Council to No. 3 Coolshannagh Park.

Plan Discrepancies

Concerns were raised with regards to the information provided in Question 4 on the P1 form which states that the eastern side of the application site currently zoned as open space in BMAP was previously built on and states that the demolition date of the building is unknown. The complainant stated that the only dwelling on the Old Irish Highway was an old farmhouse which was demolished over 30 years ago prior to the construction of the existing dwellings. However, the PRONI historical map for the period 1957-1986 shows a dwelling and outbuildings within the area zoned open space within the Plan but it is not clear when the building was demolished.

Concerns were also raised with regards to a discrepancy in the maps showing part of the site affected by the proposal. The location plan Drawing No. 01 date stamped 22nd December 2017 shows the entirety of the application site outlined in red and the Concept Plan within the Design Concept Statement shows an indicative layout for 7 dwellings. This is an application for outline planning permission to establish the principle of development and as such detailed plans are not normally required. Should outline planning permission be granted approval, a reserved matters application should be submitted to receive permission for the details of the proposal or 'reserved matters'. A reserved matters application will require the submission of detailed plans and drawings to include particulars such as the siting, design and external appearance of the development, the means of access to the development and landscaping of the proposal.

CONCLUSION

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

- The principle of development is considered to be acceptable;
- The proposal is considered to be in accordance with the requirements of Policy OS1 of PPS8 and the development can be treated as an exception;
- It is considered that the density and layout of the proposed development will not result in an adverse impact on residential amenity and the character and appearance of this area;
- It is considered that a suitable housing layout could be provided within the confinements of the application site;

- It is considered that the proposed development can be designed to have minimal impact on the residential amenity by way of dominance, overshadowing, loss of light or overlooking, noise or other disturbance;
- It is considered that there will be no risk from the proposed development, from a drainage or flood risk perspective subject to conditions and adhering to standard advice;
- The proposal will have no detrimental impact on natural heritage interests; and
- There are no road safety concerns regarding the proposal.

RECOMMENDATION : GRANT OUTLINE PLANNING PERMISSION

PROPOSED CONDITIONS

1. An application for approval of the Reserved Matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason: As required by Section 62 of The Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

3. Full particulars, detailed plans and sections of the Reserved Matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor levels of the proposed buildings and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

5. The housing development hereby approved shall comprise social housing units only and the development will be managed by a registered social housing provider.

Reason: The application site is an area of open space and the development is only permitted as it will assist in meeting an identified social housing requirement in the area and sufficient open space will continue to exist in the area.

6. A detailed landscaping scheme and landscape management plan shall be submitted simultaneously with the detailed drawings for the development hereby approved at the Reserved Matters stage, showing the location, numbers, species and sizes of trees and shrubs to be planted. Plans should show the retention of the species rich hedgerow on site. Plans should also indicate which trees are to be retained and which trees are to be removed (if any). Any trees or species poor hedgerow removal should be adequately compensated with native species planting. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

Reason: To protect the biodiversity value of the site and to ensure the provision of amenity afforded by appropriate landscape design.

7. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation. All landscaping shall take place within the first available planting season after the commencement of the development.

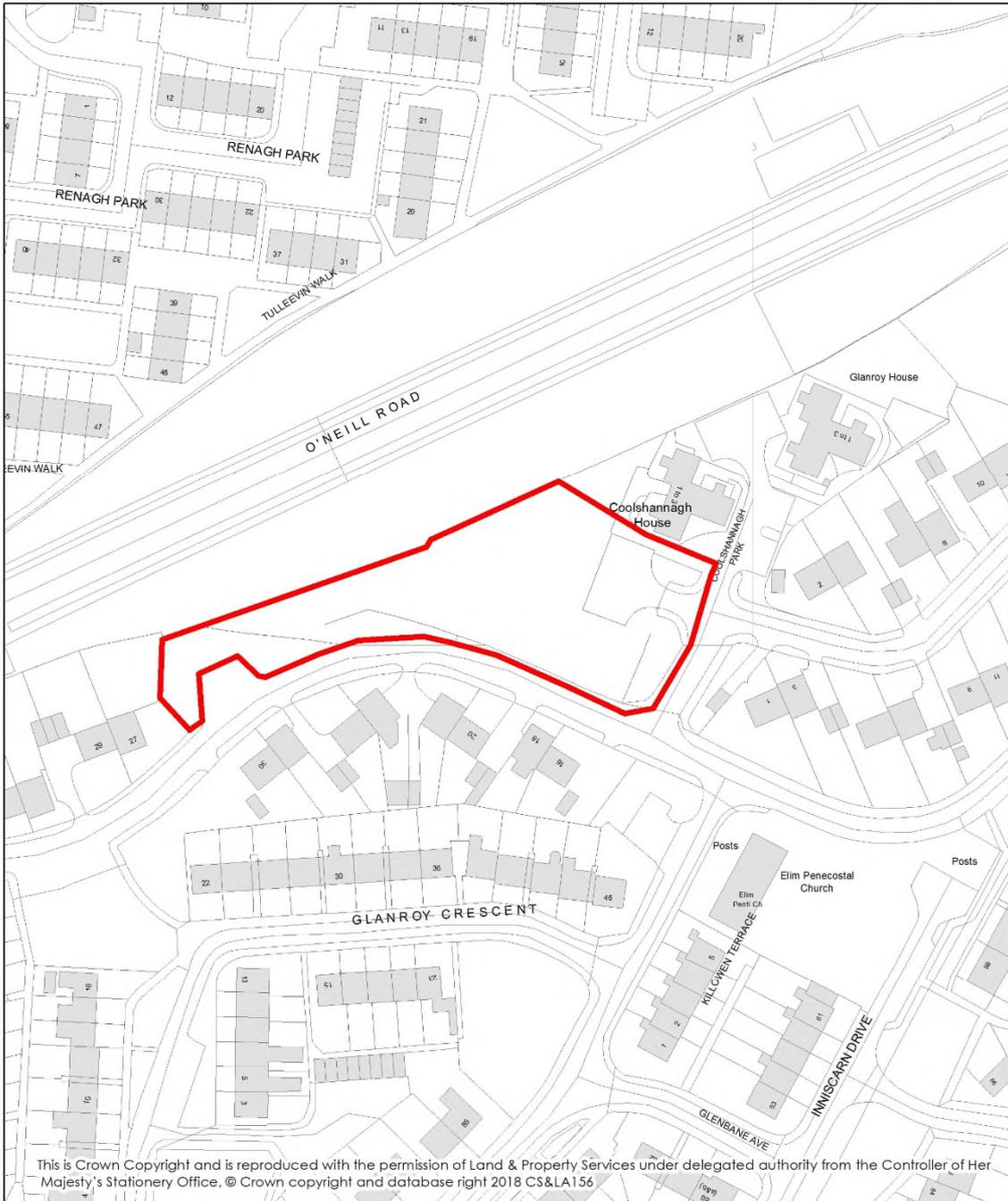
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.
The development shall be in accordance with the requirements of the Department's published Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Council shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (Northern Ireland) Order 1980.

9. At Reserved Matters stage, parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.



Location Map

Application Reference: LA03/2018/0023/O

Site for 6no. 2bed, 3 person, 2 storey semi-detached houses and 1no. single storey 3 person disabled accessible bungalow for social housing purposes, with associated car parking and new access road

Your site is located on the junction of the NE to A27 Old Business Park Road, New Road, Antrim BT37 9LE

 Site Boundary



For Information Only



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2017/1066/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Demolition of existing dwelling and erection of 2No. dwellings and garages
SITE/LOCATION	6 Glenkeen Avenue, Jordanstown, Newtownabbey, BT37 0PH
APPLICANT	Jim Hanna
AGENT	HR Jess Limited
LAST SITE VISIT	11.01.2018
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is situated along Glenkeen Avenue, Jordanstown. The site is located within the development limits of Metropolitan Newtownabbey and is also within Lenamore Area of Townscape Character (ATC) as defined in draft Belfast Metropolitan Area Plan.

The existing dwelling on the site is a chalet style dwelling finished in dash and fronting onto Glenkeen Avenue. The topography of the land gently slopes from east to west and mature hedging defines the boundaries to the northeast, southwest and southeast. An existing watercourse is located along the northwestern boundary of the site along with a mature hawthorn and privet hedgerow. The area is primarily residential with existing dwellings abutting all sides of the application site. Glenkeen Avenue comprises a mixture of two storey and single storey dwellings with a range of finishes including smooth render, grey dash and red brick.

RELEVANT PLANNING HISTORY

Planning Reference: U/2008/0034/F
Location: No. 6 Glenkeen Avenue, Jordanstown
Proposal: Proposed demolition of existing dwelling and erection of 3no dwellings and associated site works
Decision: Permission Granted (21.11.2008)

Planning Reference: U/2006/0613/F
Location: No. 6 Glenkeen Avenue, Jordanstown
Proposal: Proposed demolition of existing dwelling and erection of 4No. Detached dwellings.
Decision: Application Withdrawn (20.07.2007)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is situated within the development limits of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004): The site is situated within the development limits of Metropolitan Newtownabbey and within the Lenamore ATC (MNY 33).

Draft Belfast Metropolitan Area Plan (Published 2014): The site is situated within the development limits of Metropolitan Newtownabbey and within the Lenamore ATC (MNY25).

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 6: Areas of Townscape Character: sets out planning policy and guidance relating to Areas of Townscape Character, for demolition of buildings, new development and the control of advertisements.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section: No objection

NI Water: No objection subject to conditions

DfI Roads: No objection

DAERA Rivers: No objection, subject to condition

DAERA Natural Environment Division: No objection

REPRESENTATION

Fifteen (15) neighbouring properties were notified and thirteen (13) letters of objection have been received from nine (9) properties. Two (2) petitions with a total of 55 signatures have also been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

A summary of the key points of objection raised is provided below:

- Visual impact on the character of the ATC including loss of existing building;
- Dominance;
- Overlooking and the perception of overlooking;
- Overshadowing/loss of light;
- Loss of views;
- Disturbance from driveway and additional traffic;
- Health and safety;
- Devaluation of property prices;
- No permission from No. 8 Glenkeen Avenue to alter hedge;
- Landscaping - loss of vegetation, impact on trees and roots;
- Existing sewerage / flooding problems worsened;
- Asbestos exists within the existing building;
- Road safety on this unadopted road and the impact of two separate entrances
- Damage to the unadopted road from construction;
- Precedent;
- Nos. 10, 15 and 20 Glenkeen Avenue were refused permission to raise ridge height
- Impact on wildlife.
- Inadequate information on plans;
- Inadequate neighbour notification.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development

- Density
- Design and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Flood Risk
- Road Safety
- Other Matters

Preliminary Matters

Revised plans were received on 9th May 2018, which amended the proposed layout, house types proposed, building line and also amended the plot width of each of the sites.

Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires that regard should be made to the Local Development Plan, so far as material to the application. Section 6 (4) of the Planning Act also states that where, in making any determination, regard should be made to the Local Development Plan and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Belfast Urban Area Plan 2001, The Newtownabbey Area Plan and the draft Belfast Metropolitan Area Plans are the relevant plans for the application site. The application site is located within the Lenamore Area of Townscape Character. Part 3, Volume 1 and Part 4, Volume 2 of draft BMAP say that development proposals within ATCs will be considered within the context of prevailing regional planning policy and supplementary planning guidance.

The SPPS indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy. The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming.

The Regional Development Strategy for Northern Ireland 2035 (RDS) sets out regional strategic objectives for housing in settlements, including: manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and strengthen community cohesion. The RDS does not provide operational planning policy for development management decisions and in this case, the application falls to be considered under PPS7, PPS 7 Addendum and PPS 6.

A previous planning history on the site (Planning Reference U/2008/0034/F) granted permission for three dwellings on 19th November 2008. From a site inspection, it was evident that this development had not commenced and no Certificate of Lawful Development had been issued which would demonstrate that the previous grant of

planning permission has been enacted and therefore it is taken on the basis that this previous permission has expired.

The principle of residential development on this site therefore stands to be considered on its individual merits against regional planning policy. These matters are addressed below.

Density

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity of the second addendum to PPS7 deals with the issue of density within residential areas. The supporting statement by Matrix Planning Consultancy considers that the Addendum to PPS 7 does not apply as the site constitutes 'previously developed land' which is one of the exceptions set out within Annex E of PPS 7 Addendum. However, it is considered that this exception refers only to previously developed land within designated city and town centres within large towns. The application site does not fall within a city or town centre and therefore it is considered that the application site is situated within an established residential area and therefore PPS 7 Addendum is applied to the proposal. Policy LC 1 of PPS 7 Addendum stipulates that the proposed density should not be significantly higher than that found in the established residential area.

Policy QD1 of PPS7 refers to ATCs and states that "in the primarily residential parts of these designated areas proposals involving intensification of site usage or site coverage will only be permitted in exceptional circumstances". This recognises that exceptional circumstances can exist, and is an indication that there is no total embargo on development. The amplification text, in paragraph 4.10, states that intensification of usage or coverage of sites will not normally be acceptable as such proposals usually involve demolition, plot sub-division or plot amalgamation which can be particularly detrimental to character and appearance. It is considered that the wording of this indicates that circumstances may pertain where refusal would not be a foregone conclusion. Whilst it is considered that the proposal does not fall into any of the three 'acceptable' exceptions listed in paragraph 4.10 of PPS7, it is clear that the purpose of the policy is to prevent harm to the character and appearance of the ATC.

The planning history on the application site accepted the subdivision of the plot to allow for three dwellings. A previous approval by the Planning Appeals Commission (PAC) at No. 3a Glenkeen Avenue (PAC reference 2003/A248) also allowed for subdivision of a plot and both these previous decisions were granted since the publication of PPS7. The plot width of the application site at approximately 42metres in width compared to the majority of the sites along this road at approximately 20metres in width, indicates that the proposed subdivision of the application site to allow for two dwellings would maintain the character and respect the built form of this ATC and is therefore acceptable in this instance.

The increase from one dwelling to two dwellings on the site does give a more compact form of development, however, given the layout and density of the adjacent residential development on all sides, it is considered that the density of the proposed development will not result in an adverse impact on the character of this ATC.

Design and Impact on Character and Appearance of the Area

The key features of the Lenamore ATC includes the late Victorian and Edwardian dwellings, which include large, two storey detached villas, set within mature gardens; The interwar 1920s/30s dwellings, post war 1950s/60s properties and 1980s/90s housing, fit comfortably within a gently sloping topography. The informal and secluded layout of narrow roads are set within a dense mature landscape and bordered by tall boundary hedges and a number of historic buildings along Circular Road.

The current policy direction is to make more efficient use of urban land, but cautions that overdeveloped and unsympathetic schemes will not be acceptable in established residential areas and that schemes should be sensitive in design terms to people living in the existing neighbourhood and to local character. Para 4.34 of the SPPS indicates that one of the keys to successful place-making is the relationship between different buildings and the relationship between buildings and streets and the compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area.

Although imaginative and innovative forms of housing are encouraged, this is qualified in existing residential areas with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS7 reiterates the need for sensitivity and in Policy QD1; the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'.

The SPPS and Policy ATC 1 of Addendum to Planning Policy Statement 6 'Areas of Townscape Character' provides provision for development within an Area of Townscape Character and requires that the demolition of an unlisted building within the ATC will only be permitted where the building makes no material contribution to the distinctive character of the area and subject to appropriate arrangements for the redevelopment of the site. Lenamore is significant for its range of architectural styles and building types and reference is made to the 'later developments of mostly bungalows situated along Glenkeen Avenue'. The Plan also states that the significant character of the townscape derives principally from the high quality of its generously landscaped layout.

As there is no internal subdivision of the ATC as a whole, the objective of protecting the character of 'the area' must relate to the designated area. The impact of the proposal must, therefore, be assessed on the character of the overall ATC, and not on Glenkeen Avenue or the immediately adjacent properties.

The previous planning approval on the site for three dwellings (Planning Reference U/2008/0034/F) makes reference to the demolition of the existing dwelling and considers it makes no material contribution to this ATC. Whilst this permission has expired, it is agreed that the existing chalet style dwelling with dash finish does not make a material contribution to the ATC and it is considered that the loss of this existing building on the site will not result in a detrimental impact on the character of this ATC as a whole.

Policy ATC 2 of PPS 6 requires that the proposal maintains or enhances the overall character of the area and respects its built form. As previously discussed, the plot

sizes of the proposed dwellings are considered to be acceptable. The building line of the dwelling on the northeastern portion of the site is broadly in line with the adjacent dwelling (No. 8). The dwelling (No.2) on the southwestern side of the site is stepped back slightly than this however, this set back is not considered to be significant.

An additional access is proposed to allow each of the proposed dwellings to have individual accesses which is consistent with the existing layout of development in the area. Parking is proposed to be in-curtilage to the front of each of the dwellings and a grassed area is proposed to each side of the hardstanding, which will soften the visual impact. New access gates at a height of 1.5metres and width of 3.6 metres are proposed with 1.75m high pillars at each end. The previously proposed walls to the front boundary have been removed from the plans. There are many other examples of gates and pillars at the entrances to dwellings along this Avenue and with the retention of the existing mature front boundary hedging between the proposed gates it is considered that the additional access and associated entrance gates will not have a significant impact on the character and appearance of this ATC.

The proposed house types include one larger dwelling to the southwestern side of the application site (House 1). This dwelling has a footprint of approximately 250 square metres. It is approximately 7.7metres in height. It has 2No. two storey front projections and a single storey sitting room projection to the rear. One small projection on each side elevation is also proposed. The proposed finishes of House 1 is largely brick with rendered plinth, black natural slate roof and black/grey UPVC/Aluminium doors and windows. House 2 which is located to the northeastern side of the application site has a footprint of approximately 138 square metres. This proposed dwelling has a hipped roof with 1no. two storey projection to the front and a small single storey bay window with flat roof also to the front.

The existing house types and heights of dwellings varies along the Avenue. The majority of the dwellings are bungalows and the property adjacent, No. 8 Glenkeen Avenue is a low single storey dwelling of approximately five (5) metres in height. There are however, a number of examples of two storey dwellings, particularly towards this end of the Avenue. No. 2A Glenkeen Avenue is a two and a half storey dwelling, No. 2 is a two storey dwelling of approximately seven (7) metres in height and No. 12 is a two storey dwelling at approximately 7.5 metres in height. Nos. 1, 3, 3A, and 4 are also two storey in height. This demonstrates that dwellings within close proximity to the application site are similar heights to the proposal and while regard has been given to the cumulative impact of such a form of development within this ATC, the proposed development is not considered to have a significant impact on the overall character and appearance of the ATC. It is therefore considered that the heights of the proposed dwellings at 7.7 metres in height and 7.4m in height will not appear out of character with this area.

The proposal will reduce the separation distances from the boundaries from what currently exists to 5.5m from the southwestern boundary and 4.1m from the northeastern boundary. However, the separation distances are similar to other dwellings within the area and again this proposal will maintain the general character of the area.

Guidance in Creating Places recommends that each dwelling should have an average of 70sqm of private amenity provision, behind the building line. The proposal

indicates rear garden areas well in excess of the guidance. Although the two plots are different sizes, this is typical within the area and the ample amenity space provided is another indication that the proposal is not out of keeping with the character of the ATC.

Paragraph 4.11 of Development Control Advice Note (DCAN) 8 advises that new development should respect the architectural, streetscape and landscape character of the area and follow the established character in terms of the landscape structure and the presence of trees. The proposed landscaping plan indicates the retention of existing trees where possible and root protection fencing to be positioned around the existing group of trees along the front boundary. The landscape details note that the existing mature vegetation to all site boundaries is to be maintained and augmented with a new hawthorn hedge to match the existing to infill any gaps. While this is acceptable, the plan lacks detail with regards to the positioning of existing hedging and it refers to a two metre high boundary fence which again it is not clear where this is to be positioned. Although arrows point to all boundaries to be retained, each of the notes refers only to the front boundary. Additional planting is also indicated as proposed however, the key is not followed and the existing trees to the front are not numbered as per the key. Given the importance of landscaping and vegetation as a notable feature of this ATC, a more detailed and accurate landscaping plan is required in order to ensure the amenity afforded by existing vegetation is retained and where lost, additional planting is proposed to compensate.

Whilst it was noted in letters of objection that some existing vegetation and trees have previously been removed, an enforcement case was opened regarding this complaint (LA03/2017/0415CA) and it was considered there was no breach as there were no Tree Preservation Orders protecting these trees. It was also pointed out through letters of objection that some trees may not be able to be retained due to separation distances and again a more detailed landscaping plan should make clear which trees are to be removed. A further objection raised that there was no consent from No. 8 to alter the existing hedge and provide a fence. This is a civil matter between the two parties.

Whilst the footprint and height of the dwellings proposed has increased, for the reasons outlined above it is considered that it would be difficult to sustain a refusal as the proposal does not represent an overdevelopment of the site. It is considered that the proposal will maintain the overall character of the Area of Townscape Character given the wide range of dwelling types and heights within close proximity to the application site. Given the broad range of house types, the design, layout and appearance of the development will not appear out of character with the surrounding context in terms of layout, scale, proportions, massing, appearance of buildings and structures, landscaped and hard surfaced areas.

Neighbour Amenity

The proposed dwellings back onto existing dwellings within Mount Pleasant Avenue. The proposed back to back separation distance is in excess of 40metres which is well above the guidance contained within Creating Places and the distance from the rear elevation of the proposed dwellings to the common rear boundary is 15metres at the closest point which again is well above the standards set out in the guidance. First floor windows serve proposed bedrooms and en-suites and it is therefore

considered that there will be no significant impact due to overlooking or overshadowing on the dwellings within Mount Pleasant Avenue.

The existing building on the application site is a chalet bungalow and the proposed dwellings are two storey. Therefore, careful consideration must be given to the impact of the proposal on neighbouring properties, given the increase in height and reduced separation distance.

The existing neighbouring dwelling to the northeast of the site, No. 8 Glenkeen Avenue, is a single storey dwelling. A separation distance of 4.1 metres is indicated between the proposed dwelling and the shared boundary with No. 8 and an overall separation between the existing and proposed dwellings of approximately 9.5 metres. No. 8 has existing windows in the side elevation and due to the path of the sun it is considered that while some overshadowing may result from the proposal, the proposed separation distance is adequate to ensure that this will not be to a significant level. There are examples of similar separation distances elsewhere within Glenkeen Avenue.

The proposed windows in the side elevation facing No. 8 Glenkeen Avenue serve a garage, utility, kitchen and sitting room on the ground floor. An existing mature hawthorn and beech hedge exists along this boundary and this is indicated to be retained with a 2m high close-boarded timber fence proposed to complete the boundary line. As previously discussed a condition can be added to require a more detailed landscaping plan prior to the commencement of development to ensure retention of this vegetation. Three bathroom/en-suite windows are proposed in the first floor of this side elevation and these are all noted to have obscure glazing. A condition can be added to ensure all bathroom/en-suite windows have obscure glazing.

The existing dwelling at No. 8 Glenkeen Avenue is single skinned and while there will be some additional impact with regards to noise and disturbance due to the creation of an additional vehicular entrance, the separation distance and retention of boundary treatment will ensure any impact will not be to an unacceptable level.

The potential impact to Nos. 2 and 4 Glenkeen Avenue which lies to the southwest of the site must be carefully considered. Existing hedging defines the boundaries between the dwellings and the application site. An objection was received raising concerns that this boundary was sparse and would not provide adequate screening. The proposed plans indicate that this is to be supplemented where necessary and a 2m high timber close-boarded fence is also proposed to complete the boundary line. As previously mentioned, while this is acceptable in order to protect amenity, it should be more clearly indicated on a detailed landscaping plan and a condition can be added to ensure no development commences until such a plan is submitted.

No. 2 Glenkeen Avenue has a dual frontage however, it is accessed adjacent to the application site boundary. A separation distance of 15.5 metres is proposed between the existing dwelling (No. 2) and the proposed dwelling (House 1). Approximately 5.5m will exist between the proposed dwelling closest to this boundary and the common boundary with Nos. 2 and 4 Glenkeen Avenue. The existing dwelling at No. 4 Glenkeen Avenue has erected an extension, which brings the rear elevation of this existing dwelling some three metres from the application site boundary. The closest

part of No. 4 Glenkeen Avenue has a ground floor garage and utility room with a first floor bedroom. One small utility room window is located on the ground floor and there are no existing first floor windows in this part of the existing dwelling. At this point a separation of ten (10) metres is proposed between the two dwellings. The living and kitchen area within this dwelling is set further back from the boundary and a total separation distance of fifteen (15) metres is proposed between the two dwellings at this point. The path of the sun means there will only be limited overshadowing to Nos. 2 and 4 Glenkeen Avenue in the early morning and while the separation distances are less than what currently exists, it is considered they are sufficient to ensure no significant overshadowing impact. Any windows on the first floor of proposed House One facing towards Nos. 2 and 4 Glenkeen Avenue have obscure glazing and therefore overlooking is not likely to be created to an unreasonable degree.

Any potential impact on the dwellings opposite the site along Glenkeen Avenue have also been considered and given the separation distances that are proposed it is not likely to result in any significant impacts.

Whilst there may be some perception of overlooking from the proposed property, it is considered that some perception of overlooking is often unavoidable in an urban area and while this has been given consideration, it is not likely to be to a significant level.

In terms of the design and layout, the proposed development will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. It is considered that the proposal respects both the existing and approved development within the area and will not have a detrimental impact in terms of neighbour amenity.

Natural Heritage

Concerns were raised regarding; the impact on wildlife from the demolition of the existing building; from the impact on existing vegetation and that the need for the proposal to take account of the Wildlife and Natural Environment Act (Northern Ireland) 2011. Paragraph 5.5 of Policy NH2 within Planning Policy Statement 15 makes the point that the granting of planning permission does not obviate the need to ensure compliance with other legal requirements.

Bats are a European Protected Species under the Conservation (Natural Habitats, etc.) Regulations (NI) 1995 (as amended) and are subject to a strict level of protection. Therefore, a precautionary approach has been taken in assessing the proposal and a Bat Roost Survey Report (Document 03) was submitted. An Ecologist has clarified that the existing building (to be demolished) has a negligible bat roosting potential. Natural Environment Division has been consulted and is content with the information provided. Any overshadowing to vegetation will be minimal and it is considered that the impact on wildlife in this regard is likely to be negligible. Existing vegetation is to be retained where possible and root protection fencing is to be positioned in order to assist with the retention of the trees. Additional planting is also proposed in the rear garden, which will assist with biodiversity. It is considered the proposal complies with the provision of Planning Policy Statement 2.

Sewerage and Flood Risk

The Amended Layout Drawing (02/1) demonstrates that the proposed dwellings and garage are to be outside the Q100 flood plain with a suitable freeboard above the Q100 levels at this location. DfI Rivers has been consulted and has no objection to the proposal however, they have stipulated that the area of existing garden shown within the floodplain on the layout drawing should not have the ground levels raised or have any of its existing flood storage capacity reduced by unsuitable planting or obstructions. For this reason it is considered necessary, through planning condition, to remove any 'Permitted Development' to enable detailed consideration of any future development within the site.

Concerns were raised, through letters of objection, regarding the impact the proposal would have on the sewerage infrastructure and drainage in the area as gardens in the area had previously flooded. The proposal does not meet the threshold required under PPS 15 to warrant a Drainage Assessment however, these objections were forwarded to DfI Rivers and no objections were raised. Certain recommendations have been made by NI Water and while these are suggested as conditions, these issues are covered under separate legislation and the developer will be made aware of these requirements through an informative which will indicate that no connection to the public sewer should be made until the mandatory Sewer Adoption Agreement has been authorised by NIW. Concern was also raised regarding the potential visual impact of the sewerage infrastructure. It is considered that any such visual impact would be minimal and an informative can be added to advise the developer that all services within the development should be laid underground.

Road Safety

The proposal involves the reuse of an existing access and also the creation of a new access onto Glenkeen Avenue to service the additional dwelling. Although this road has not been adopted and is not a public road, DfI Roads was consulted on the application and has raised no objections to the proposed access arrangements. Adequate movement and parking is provided within the site for the proposed dwelling units. It is considered that the additional traffic associated with the proposal is not likely to create an unacceptable risk to road safety.

Other Matters

Damage to road

Concerns have been raised by objectors, regarding the impact that the development may have on the private unadopted road (Glenkeen Avenue) and the upkeep of same. While construction traffic can cause disturbance and traffic problems, these tend to be for a limited duration and it is not considered that significant damage to the road would ensue from the proposal. However, if it did occur this would be a civil matter between the developer and the parties responsible for the unadopted road and therefore determining weight cannot be attributed to this issue.

Concerns with plans

A number of amendments were made to the plans, which address some of the initial objections, Some of the objections related to levels being indicated on the plans; an office was initially indicated on one of the dwellings which has now been removed; site layout plan amended to now reflect the neighbouring property (No. 4 Glenkeen

Ave); and the boundary wall proposed along the front of the site adjacent to the proposed gates and pillars has now been removed from the plans.

Devaluation of property prices

Whilst it was raised through objections that the proposal would have a detrimental impact on house prices, the perceived impact of a development upon neighbouring property values is not generally viewed as a material consideration to be taken into account in the determination of a planning application. In any case no specific or verifiable evidence has been submitted to indicate what exact effect this proposal is likely to have on property values. As a consequence there is no certainty that this would occur as a direct consequence of the proposed development nor would any indication that such an effect in any case be long lasting or disproportionate. Accordingly, it is considered that that this issue should not be afforded determining weight in the determination of this application.

Asbestos

The potential for asbestos to be present within the existing building to be demolished was raised through letters of objection. The Councils Environmental Health Section (EHS) were consulted and made aware of this issue, however EHS has raised no objection to the demolition. An informative can be placed on any decision notice to ensure that the matter is dealt with appropriately.

Precedent

It is considered that the proposal is unlikely to set a widespread precedent as the scheme is acceptable on its own merits and other schemes in the locality would also have to be assessed on their individual merits. In the assessment of any future applications the cumulative effect of such development on residential amenity and the character and appearance of the ATC may be relevant considerations.

Loss of Views

Whilst the loss of views has been taken into consideration, it can be given little determining weight in the assessment of the application.

Previous planning refusals within Glenkeen Avenue

An issue was raised through a letter of objection that previously permission was refused to raise the ridge height of dwellings along Glenkeen Avenue, namely Nos. 10, 15 and 20. In checking the planning history on the site there were no previous refusals issued on any of these three sites. Approvals were granted for side and rear extensions to Nos. 10 and 20 Glenkeen Avenue and an approval was granted (Planning Reference U/2002/0696/F) for Alterations to existing roof of single storey dwelling to provide first floor accommodation at No. 15 Glenkeen Avenue. A point was made that plans were refused to build 4no. dwellings at No. 30. In checking the planning history on this site, an application for 'Demolition of existing dwelling and erection of 4no. semi detached dwellings and associated parking and landscaping' submitted under planning application reference U/2006/0410/F was withdrawn. However, it is considered that this proposal is not comparable with the current proposal. Notwithstanding the above, each application must be assessed on its own individual merits.

Neighbour Notification

Concern was raised that inadequate and late neighbour notification of amended plans took place. Amended plans were received on 9th May 2018 and neighbour notification letters were issued to all properties abutting the site in line with neighbour notification procedures on 17th May 2018. Letters were also sent to additional properties on 8th June 2018. Neighbour notification letters have been issued to all pertinent properties in line with neighbour notification procedures.

CONCLUSION

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

- The principle of two dwellings on this site is considered acceptable;
- The design, layout and appearance of the proposed development is considered acceptable;
- It is considered that the proposal will maintain the character of the Lenamore Area of Townscape Character;
- There is no adverse effect on existing or proposed properties in terms of residential amenity, loss of light, overshadowing, noise or other disturbance;
- The proposal will not have a detrimental impact on natural heritage interests; and
- The access and parking arrangements are considered acceptable.

RECOMMENDATION : GRANT PLANNING PERMISSION

PROPOSED 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.

2. The bathroom and en suite windows on the first floor as indicated in orange on Drawing No. 04/1 and 06/1 shall be obscure glazing and shall be permanently retained as such.

Reason: In the interest of residential amenity.

3. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no extension or enlargement shall be made to the dwellings hereby permitted, or any detached building erected, or the levels of the site raised without the express permission in writing of the Council.

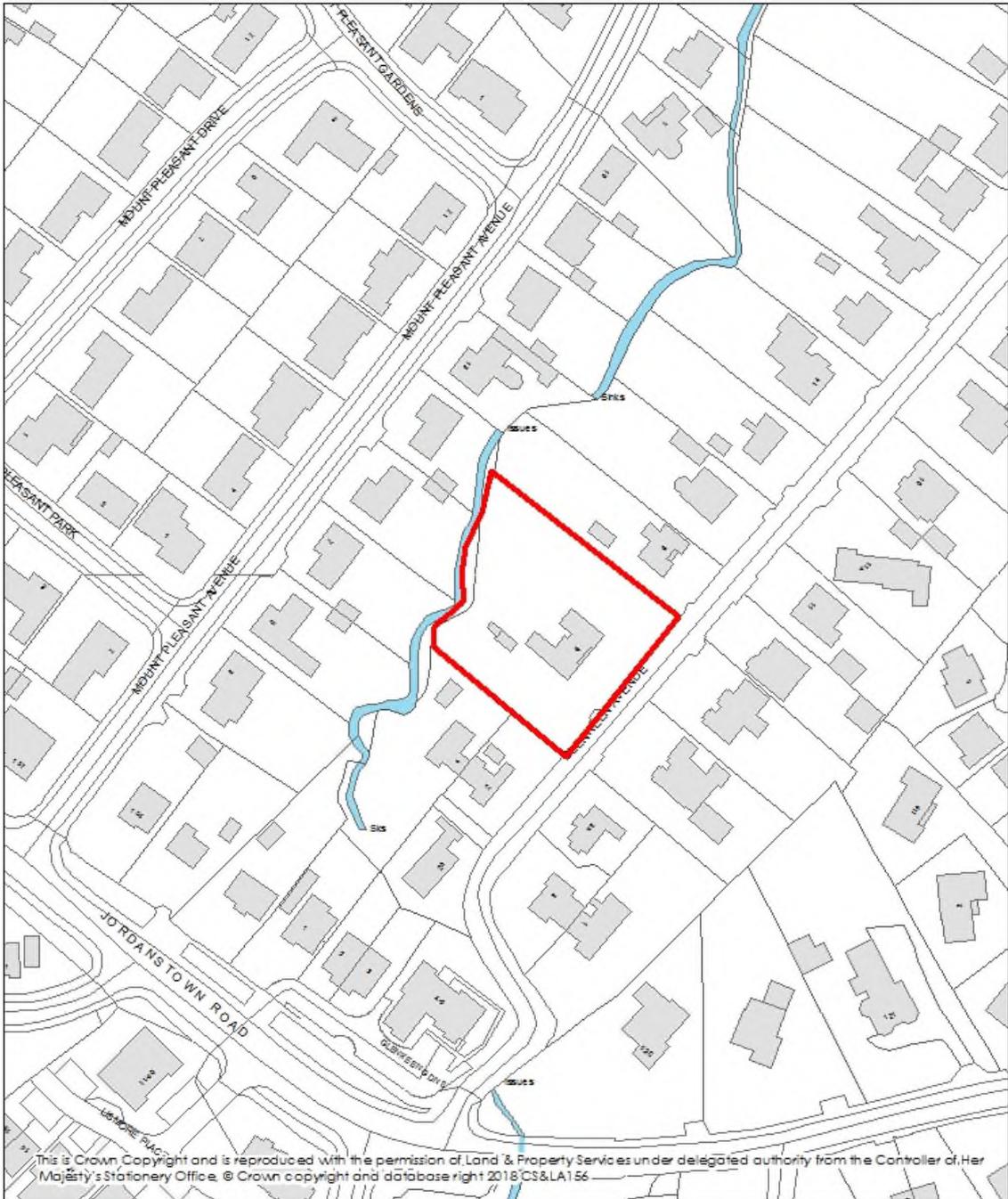
Reason: The further extension of these dwellings or erection of detached buildings requires detailed consideration to ensure there is no additional risk of flooding.

4. No development shall take place until there has been submitted to and approved by the Council a landscaping scheme showing the retention of all trees and shrubs on the site boundaries and within the site except those which have to be removed to carry out the development. The plan shall also indicate the location, numbers, species and sizes of trees and shrubs to be planted relevant to each edge of all boundaries. The scheme of planting as finally approved shall be

carried out during the first planting season after the commencement of the development.

Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interests of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.



Location Map

Application Reference: LA03/2017/1066/F

Demolition of existing dwelling and erection of 2no. dwellings and garages at 6 Glenkeen Avenue, Jordanstown.



 Site Boundary For Information Only

Scale: 1:1250



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2018/0543/F
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM REPORT – DEFERRED AT SEPTEMBER PLANNING COMMITTEE
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Retention of domestic garage and extension to domestic curtilage
SITE/LOCATION	1 Brecart Road, Toomebridge
APPLICANT	Mr C Graham
AGENT	Versatile Consultancy
LAST SITE VISIT	28 th August 2018
CASE OFFICER	Alexandra Cooney Tel: 028 903 40216 Email: alexandra.cooney@antrimandnewtownabbey.gov.uk

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

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Background

Members will recall that this application was previously brought before the Planning Committee on 17th September 2018 with a recommendation to refuse.

At the September meeting the Committee deferred the application to provide the applicant with a further opportunity to submit a Flood Risk Assessment. At the time of writing no further information has been received from the applicant/agent and there is no change in the material circumstances of the case.

Given that there is no new information to consider, the position remains that the flood hazard maps indicate that the site lies within the Q100 fluvial floodplain where there is a presumption to refuse new forms of development. New development within a floodplain will not only be at risk of flooding itself but it will add to the risk of flooding elsewhere. The cumulative effect of piecemeal development within a floodplain can also redirect flows and will also undermine its natural function in accommodating and attenuating flood water. Accordingly, to minimise flood risk and help maintain their natural function it is necessary to avoid development within floodplains wherever possible. It is also noted that the aim of the SPPS in relation to flood risk is to prevent future development that may be at risk from flooding or that may increase the risk of flooding elsewhere.

Given that the site lies within the 1 in 100 year fluvial floodplain in order to establish the principle of development, it is necessary to consider the proposal in accordance with Policy FLD 1 - Development in Fluvial and Coastal Flood Plains. This policy advises that development will not be permitted within the 1 in 100 year fluvial flood plain unless the applicant can demonstrate that the proposal constitutes an exception to the policy.

Within the policy there is an exception for 'Minor Development' which is defined as being 'Householder Development' (garages/sheds etc within the curtilage of the dwelling house). It was considered appropriate to afford the applicant the opportunity to advise how the proposal could be considered an exception to policy. It is noted that this justification in relation to planning policy was initially requested on 22nd June 2018. To date no evidence has been submitted by the applicant to demonstrate that the proposal can meet the 'exceptions test'.

It is important to note that the applicant was also afforded the opportunity to submit further detailed information in relation to flooding based on new and up to date information. This information was initially requested on 10th July 2018. As the information requested had not been forthcoming this application was brought to the Council's Planning Committee 17th September 2018 with a recommendation to refuse. At this meeting the Planning Committee agreed to provide the applicant further time to submit the additional information that was previously requested. Although the agent attended the Planning Committee and requested a deferral a further email was forwarded to the agent on the 19th September 2018 that this information should be submitted as soon as possible but no later than 26th October 2018. To date no additional information has been provided.

In the absence of any other information, the Council considers that the development does not fall under the exceptions test for Minor Development in the floodplain as; the development is outside the established curtilage of the dwelling and the building was not constructed for domestic purposes. In the circumstances the development is considered contrary to the policy provisions of Policy FLD 1 of PPS 15 as the development is likely to be at risk of flooding and may increase the risk of flooding elsewhere.

CONCLUSION

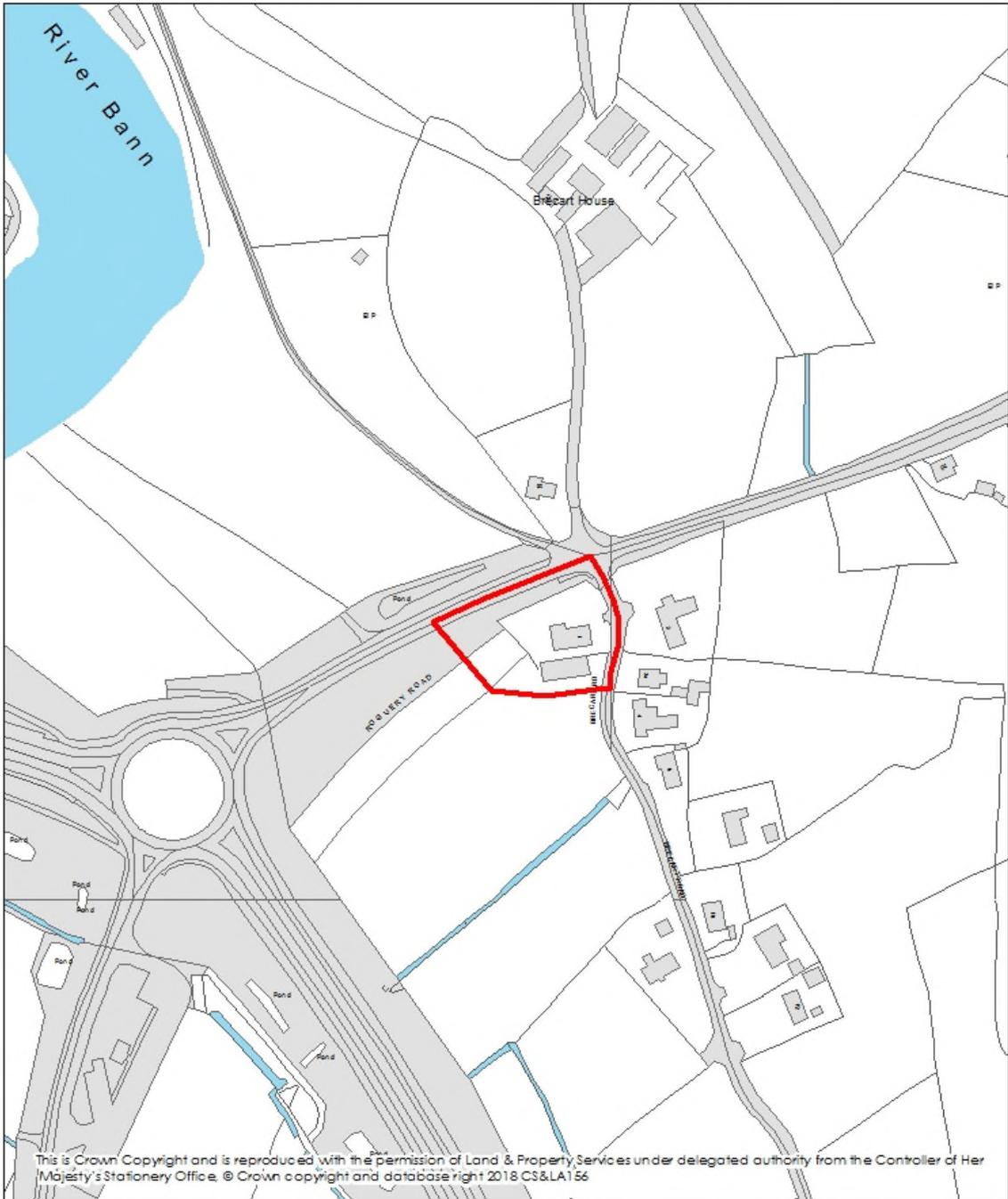
The following is a summary of the main reasons for the recommendation:

- The principle of the development cannot be established given the issues raised in relation to flooding at the site and in the absence of the further information requested.
- Whilst the garage is larger than usual for a domestic outbuilding the design, scale and massing of the proposed garage can be considered acceptable given the limited public views due to the level of screening.
- There will be no detrimental impact caused to the character of the area.
- There will be no detrimental impact on neighbour amenity caused by the proposal.
- The proposal does not have a detrimental impact on trees or the environmental quality of this area.
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASON OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15 in that the proposed development would, if permitted, be located within the Q100 fluvial flood plain, and would be at risk from flooding and is likely to increase the risk of flooding elsewhere.



Location Map

Application Reference: LA03/2018/0543/F

1 Breccart Road, Toomebridge, BT41 3TH

Retention of domestic garage and extension to domestic curtilage



For Information Only

 Site Boundary



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2018/0784/A
DEA	THREEMILEWATER
COMMITTEE INTEREST	ADDENDUM REPORT – DEFERRED AT OCTOBER PLANNING COMMITTEE
RECOMMENDATION	REFUSE ADVERTISEMENT CONSENT

PROPOSAL	Advertisement hoarding (Proposed)
SITE/LOCATION	44 Old Carrick Road, Newtownabbey, BT37 0UE
APPLICANT	Mr. Kenneth Rookes
AGENT	N/A
LAST SITE VISIT	12/09/18
CASE OFFICER	Leah Nelson Tel: 028 903 Ext 40413 Email: leah.nelson@antrimandnewtownabbey.gov.uk

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

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Background

Members will recall that this application for retrospective advertisement consent was previously brought before the Planning Committee on 15th October 2018 as it was recommended for refusal.

At the October meeting the Committee deferred the application to provide the applicant with an opportunity to submit an amended proposal. After the Committee meeting, Mr. Geoff Houston who spoke on the applicant's behalf, submitted an amendment in the form of an illustrated photograph and a copy of his speaking notes. The details of the amendment were considered to be insufficient, therefore amended plans were sought which were received on 26th October 2018.

This addendum report will consider the amended sign proposal as shown in Document 04, date stamped 26th October 2018, rather than the existing, unauthorised sign which initially sought retrospective consent.

Amenity, Design and Appearance

Policy AD1 of Planning Policy Statement (PPS) 17 – Control of Outdoor Advertisements sets the policy context for the assessment. Consent will be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality.

The application site is a residential dwelling located within a countryside location. The proposed sign is within the curtilage of the existing dwelling and is to be installed at the southern end of the site on an area of grass as indicated in Drawing No. 02/1 date stamped 26th October 2018. The proposed sign is to be mounted to a wooden structure which is built upon a wooden base with wheels.

The proposed sign is to be at a prominent roadside location on the Old Carrick Road, situated 1m behind an existing 1.2m high stone wall. The proposed sign consists of a single elevation which is to face southeast. The total height of the structure and the proposed sign is 2.6m, with the sign elevation being 1.2m in height and 1.2m in width. This location is highly visible and the proposed sign will be seen from the junction where the Monkstown Road and Old Carrick Road meet, approximately 50m southeast of the application site.

The proposed sign consists of three panels of text, each measuring 0.4m in height. A company logo in excess of 0.3m in height is shown and the colours used are red, white and blue as shown in Document 04, date stamped 26th October 2018. Paragraph 4.8 of Policy AD1 suggests advertisements in the countryside should be small in scale and should not detract from the quality and character of the local landscape. Only small scale directional signage relating to an operational business premises is permitted in countryside locations. It is considered that the proposed signage does not direct road users to a business premises but rather functions as an advertisement for a business.

The proposed signage is not subservient in nature, the design is not simplistic and remains unsympathetic to the rural landscape which is a designated Area of High Scenic Value. Therefore the scale of the proposed sign is considered to be inappropriate within the rural setting and detrimental to the visual amenity of the local area.

Public Safety

Policy AD1 of Planning Policy Statement (PPS) 17 – Control of Outdoor Advertisements sets the policy context for the assessment. Consent will be given for the display of an advertisement where it does not prejudice public safety.

In terms of road users, the signage must not pose a distraction or obstruction to drivers or cyclists on the Old Carrick Road. The use of colour in this proposal avoids confusion with road signs and the sign is non-illuminated. On consultation with DFI Roads, their response was no objection subject to conditions. In conclusion, the proposed signage does not jeopardise public safety.

CONCLUSION

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

- The proposal will negatively impact upon the amenity and appearance of the area.
- It is considered the proposal will not prejudice public safety.

RECOMMENDATION : REFUSE ADVERTISEMENT CONSENT

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy AD1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that the proposed signage would result in an unacceptable detrimental impact on the visual amenity of the area and the proposal does not constitute a simple form of directional signage to a business premises.

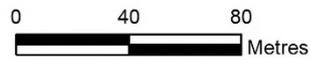


Location Map

Application Reference: LA03/2018/0784/A

Advertisement hoarding with associated LED lighting

44 Old Carrick Road,
Newtownabbey, BT37 0UE



Site Boundary 

For Information Only



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2018/0623/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	PREVIOUSLY RECOMMENDED AS REFUSAL TO COMMITTEE
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Two storey extension to rear for garden room, dining, bedroom and ensuite. Single storey projection increasing by 1m for bedroom, bathroom and lounge.
SITE/LOCATION	3 Church Avenue, Jordanstown, Newtownabbey
APPLICANT	Dr Alison Kidd
AGENT	Raymond Irvine Chartered Architect
LAST SITE VISIT	18.06.2018
CASE OFFICER	Emma Groves Tel: 028 903 40214 Email: emma.groves@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is located within the development limits of Metropolitan Newtownabbey, in the Lenamore Area of Townscape Character, as defined in the draft Belfast Metropolitan Area Plan.

The existing dwelling on site is a single storey detached dwelling with a red brick finish which is situated within Church Avenue, Newtownabbey. To the rear of the site is the garden area which has an existing 2 metre high fence defining the northwestern and northeastern boundaries. The southwestern boundary is defined by mature trees and shrubs which continue on to the northwestern boundary. The surrounding area is characterised by existing residential dwellings.

RELEVANT PLANNING HISTORY

Planning Reference: U/2009/0538/F
Location: 3 Church Avenue, Jordanstown, Newtownabbey,
Proposal: Proposed demolition of existing bungalow and garage and replacement with new 2 storey house with integral garage.
Decision: Permission Granted (04.03.2010)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan

Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The Plan offers no specific guidance on this proposal other than to identify the site within the Lenamore Area of Townscape Character.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 6 – Areas of Townscape Character: sets out the planning policies in relation to proposals in Areas of Townscape Character, for demolition of buildings new development and control of advertisements.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

Historic Environment Division – No objection.

REPRESENTATION

Eight (8) neighbours were notified of the application and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Preliminary Matters

- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring

Preliminary Matters

Section 45 (1) of the Planning Act (NI) 2011 requires that regard should be made to the Local Development Plan, so far as material to the application. Section 6 (4) of the Planning Act also states that where, in making any determination, regard should be made to the Local Development Plan and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Belfast Urban Area Plan 2001, The Newtownabbey Area Plan and the draft Belfast Metropolitan Area Plans are the relevant plans for the application site. The application site is located within the Lenamore Area of Townscape Character. Part 3, Volume 1 and Part 4, Volume 2 of draft BMAP say that development proposals within ATCs will be considered within the context of prevailing regional planning policy and supplementary planning guidance.

No conflict arises between the provisions of the Strategic Planning Policy Statement for Northern Ireland - Planning for Sustainable Development - September 2015 (SPPS) and those of retained policies regarding issues relevant to this application. Consequently, the relevant policy context is provided by the Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations (The Addendum). Policy EXT1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where four specific criteria are met.

Scale, Massing, Design and Appearance

The proposed development is for a two storey rear extension to the dwelling with a single storey projection to the front. The proposed extension is to accommodate a garden room, dining, bedroom and ensuite on the first floor and expansion of the bedroom and lounge on the ground floor.

The ground floor front projection is in two parts, the first measuring 3.3 x 1.4 metres and the second measuring 5.1 x 1.4 metres 2.5 x 9.8 metres from the southwestern elevation with a ridge height of 2.6 metres and a flat roof. The two storey rear extension measures 5 x 9.7 metres with a ridge height of 6 metres. This rear two storey extension also has a flat roof which is in contrast to the pitched roof of the existing dwelling. The proposal includes four new velux windows on the front elevation of the house and three on the rear all measuring 0.8 x 0.8 metres. The rear northwest elevation of the extension has glazing on the ground floor measuring 7.2 x 2 metres and 2.7 x 2.2 metres on the first floor.

The overall ridge height of the house is to be raised by 0.8 metres which is considered acceptable in the context of the surrounding area. The finishes on the proposed extension are smooth render walls, grey uPVC windows and concrete tiles on the roof. The proposed finish on the walls does not match the existing property finish however there are other dwellings in the area with rendered wall finishes and therefore the extension will not impact significantly upon the character of the surrounding area.

As this proposal is within an Area of Townscape Character it is also assessed against Addendum to PPS6. Policy ATC 2 states that permission will only be granted where development proposals in an Area of Townscape Character maintain or enhance its overall character and respects the built form of the area. It is considered that due to the finishes of the proposed extension being the same as that of the dwellings in the surrounding area that the proposal respects and maintains the character and is considered acceptable.

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.

Neighbour Amenity

The majority of the proposed windows are located on the northeast (rear) and southeast (front) elevations which does not raise any concerns. The windows on the front elevation will look onto Church Road and the windows to the rear elevation will look onto the rear garden area, which is 31 metres deep and defined by mature trees.

It is considered that the proposal will not unduly affect the privacy or amenity of neighbouring residents or create any negative impacts such as overshadowing or dominance to the neighbouring properties due to the separation distances between the existing dwellings.

Impact on Trees and Environmental Quality of this Area

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because there are no trees within the area proposed to be developed.

The application site is located within the Lenamore Area of Townscape Character, as defined by the draft Belfast Metropolitan Plan. The plan states that the significance and character of the townscape is principally derived from the late Victorian and Edwardian dwellings, which include large, two storey detached villas, set within mature gardens. This proposal seeks to add on a two storey extension to the rear however it will not significantly change the overall size or appearance of the dwelling when viewed from Church Avenue and therefore the proposed extension is considered acceptable.

Amenity Space, Parking and Manoeuvring

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

CONCLUSION

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

- The scale, massing, design and appearance of the proposed extension/alterations is considered acceptable.
- The proposal will not unduly affect the privacy or amenity of neighbouring residents.

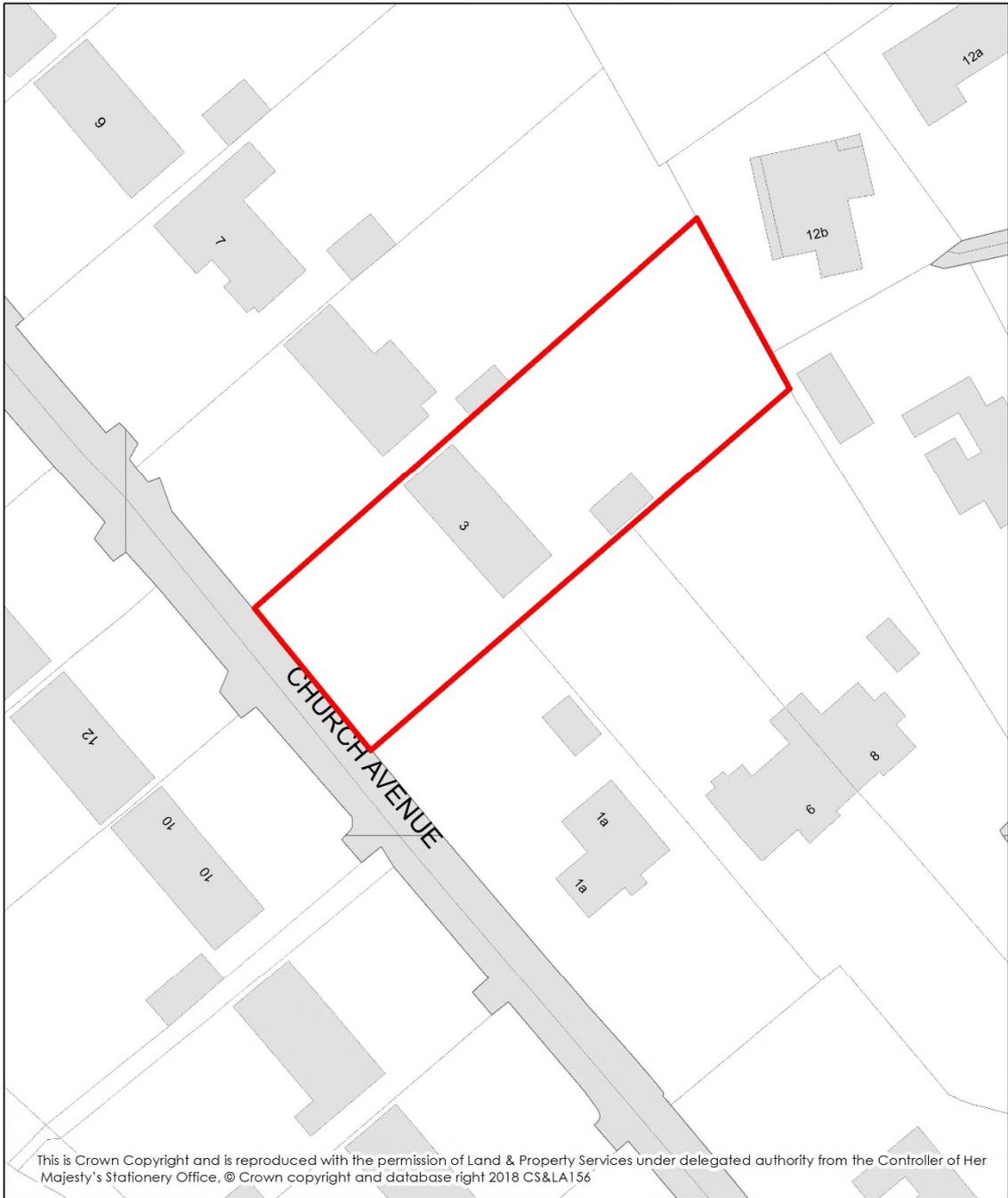
- The proposal will not have a detrimental impact on trees or the environmental quality of this area.
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

RECOMMENDATION: GRANT PLANNING PERMISSION

PROPOSED CONDITION

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.



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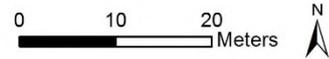
Location Map

Application Reference: LA03/2018/0623/F

3 Church Avenue, Jordanstown, Newtownabbey.

Two storey extension to rear for garden room, dining, bedroom and ensuite. Single storey projection increasing by 1m for bedroom, bathroom and lounge.

 Site Boundary



For Information Only



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2018/0768/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Proposed reconfiguration of play area, MUGA, games area and associated fencing and landscaping
SITE/LOCATION	Lilian Bland Community Park, Ballyclare Road, Glengormley
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	R. Robinson & Sons Ltd
LAST SITE VISIT	17/09/18
CASE OFFICER	Leah Nelson Tel: 028 903 Ext 40413 Email: leah.nelson@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is located at the southern extent of the Lilian Bland Community Park which lies between the Ballyclare Road and Carnmoney Road. The site is within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan (dBMAP), published September 2014. In addition, the site is designated in dBMAP as an area of recreation and open space under zoning reference OS/MNY and is a Local Landscape Policy Area under designation MNY 37: Glengormley Park.

The Lilian Bland Community Park is an area of flat land situated in the midst of a high-density residential area. The application site is west of the existing car park and bowling green. The site comprises an area of open space, an existing playground, tennis courts and an existing sculpture.

Mature vegetation and high fencing provide substantial boundary treatment south of the application site, the east of the site is bounded by a hedgerow and the northern and western boundaries are undefined.

RELEVANT PLANNING HISTORY

Planning Reference: U/2014/0282/A
Location: Lilian Bland Community Park, Ballyclare Road, Newtownabbey
Proposal: Entrance signage to park
Decision: Permission Granted (02/12/2014)

Planning Reference: U/2014/0285/F
Location: Glengormley Pavillion and Lilian Bland Community Park, Ballyclare Road
Proposal: Refurbishment and extension to existing pavilion, new solar panels and external works to park to include new canopy/stage area, replace seating, additional carpark spaces and access ramp to bowling green.
Decision: Permission Granted (02/12/2014)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The Plan offers no specific guidance on this proposal other than to identify the site as being within a designated area of recreation and open space under zoning reference OS/MNY and a local landscape policy area under designation MNY 37: Glengormley Park.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Ten (10) neighbouring properties were notified and one (1) letter of objection has been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

A summary of the key points of objection raised is provided below:

- Impact upon residential amenity;

- Objection to the design and layout, particularly regarding the area of picnic tables and landscaping.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area

Principle of Development

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires that regard is had to the development plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the development plan, the determination must be made in accordance with the plan unless material considerations are overriding.

The application site is within the development limits of Metropolitan Newtownabbey as defined in the dBMAP, published September 2014. The site is an area of recreation and open space under zoning reference OS/MNY and is a local landscape policy area under designation MNY 37: Glengormley Park. There is an established play park within the application site and the enlargement and refurbishment of the play park is considered to be an acceptable form of development. The refurbishment of the tennis courts, basketball court and the development of a pathway to the existing sculpture are all considered to be acceptable forms of development within an established area of active open space.

Design and Appearance

The application seeks full planning permission for refurbishment and other development works to the existing park. The play park is proposed to be reconfigured to create a larger play area, resurfaced throughout. The existing airplane sculpture within the northern section of the application site is to be re-oriented to face southeast, a safety surface is also proposed on the ground beneath the sculpture. There is a proposed bitmac path designed to replicate a runway, with LED light features, visually connecting the sculpture and the new entrance gates to the play area.

The play area includes a variety of play equipment and adheres to the policy objectives of PPS8 as it provides convenient and accessible facilities inclusive of those with disabilities. The tallest components are both 6.6metres in height and comprise multi-play equipment which has an aeronautical theme and are situated at location 1 and the slide feature at location 3.

The southern boundary treatment is to be retained, however fencing within the park is proposed to be removed and other elements reused. A new set of entrance gates is to be provided along the eastern boundary of the play park which has new bike racks to either side. The southeastern section of the site is to include new paths, picnic tables and landscaping.

Neighbour Amenity

The tallest pieces of equipment at location 1 and location 3 will be concealed by the mature vegetation to the southern boundary, thus maintaining privacy to the neighbouring properties of Glenbourne Avenue.

One objection letter has been received which raises concern regarding the potential impact on residential amenity, by way of noise and nuisance. The objector is against the proposed layout in terms of the landscaped picnic area to the southeastern section of the site which they feel will attract anti-social behaviour. The objector has concern that the picnic area is poorly situated in close proximity to the fumes and noise of the Carnmoney Road. The objector strongly suggests that the car park be extended over this proposed section of the park in order to remedy the issues raised.

The area identified for picnic tables was also of concern for the objector, however, there is no reason to substantiate a claim that a seated picnic area will give rise to anti-social behaviour especially given that the area is overlooked by the play park and the adjoining car park. It is considered that the location of the proposed picnic tables would not warrant refusal of the application and in any case they do not require planning permission and could be erected under permitted development.

In considering the points raised in the letter of objection, it is noted that although the play area is enlarged it has been extended into an area which is currently a MUGA pitch which has a recreation activity associated with it. The area of land immediately adjacent to the objector's property is currently a play area and under the current proposal it will remain a play area. Given that there is no effective change of use occurring at the site and the intensity of use is not increasing in proximity to the objector's property it is considered that the complaints of increased noise nuisance cannot be given determining weight.

Impact on Character and Appearance of the Area

The proposal will have a beneficial impact on the character and appearance of the area due to the high quality of design and associated landscaping.

CONCLUSION

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

- The principle of the development is acceptable
- The design and appearance is considered appropriate.
- The proposal will not unduly affect the privacy or amenity of neighbouring residents.
- The proposal will not detract from the character and appearance of the area.

RECOMMENDATION:	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

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

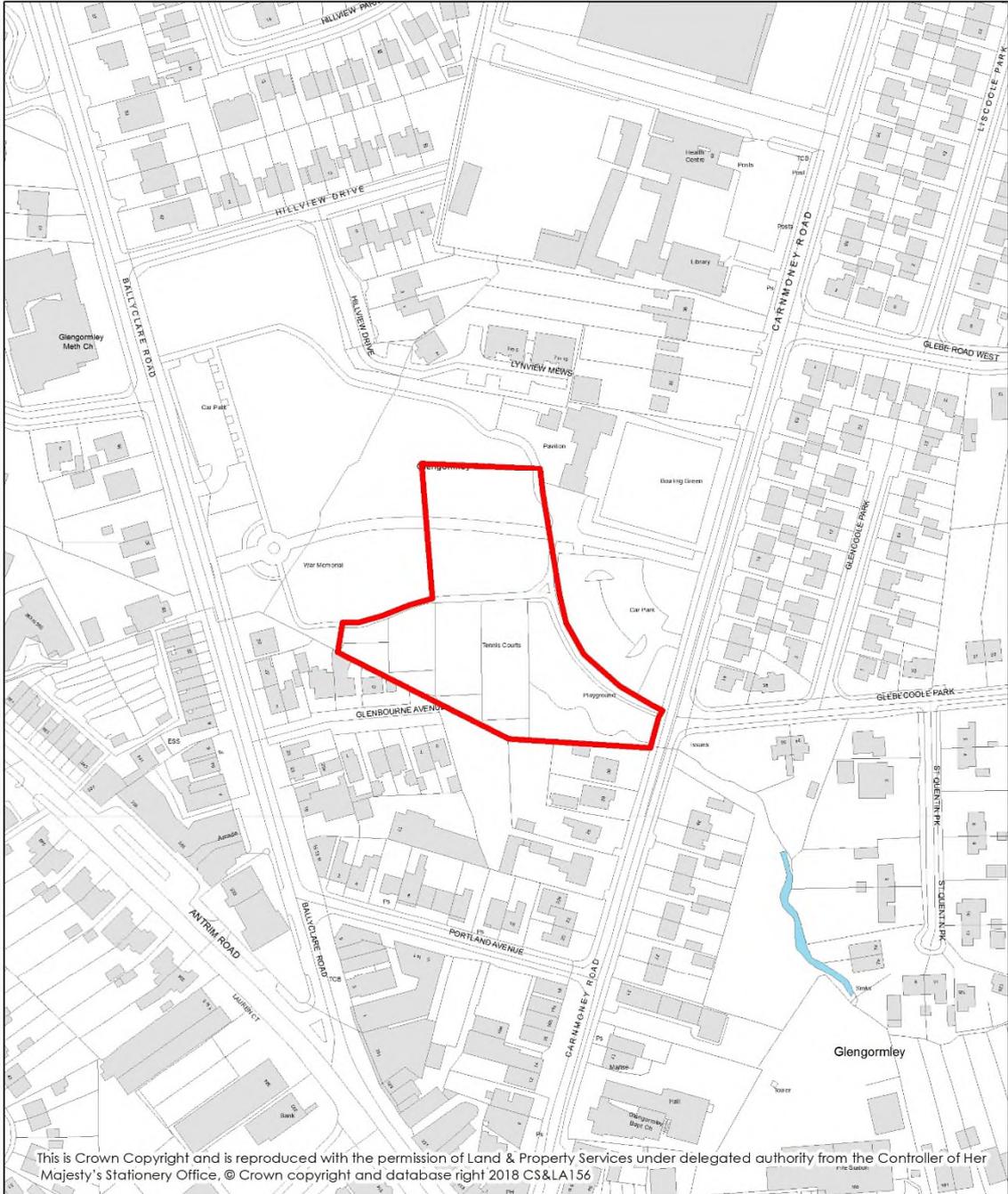
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Any structures which are over 6m in height must be located within the area highlighted in blue on approved Drawing No. 02, date stamped received 11 September 2018.

Reason: In the interests of neighbour amenity.

3. The existing natural screenings of the site, as indicated in green, on approved Drawing No. 02, date stamped received 11 September 2018, shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity.



Location Map

Application Reference: LA03/2018/0768/F

Proposed reconfiguration of play area, MUGA, games area and associated fencing and landscaping at Lilian Bland Community Park Ballyclare Road, Glengormley



 Site Boundary For Information Only

Scale: 1:1250



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2018/0778/F
DEA	MACEDON
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Refurbish and extend existing play area at Rathcoole Leisure Park
SITE/LOCATION	Rathcoole Leisure Park, Derrycoole Way, Rathcoole, BT37 9HR
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	McAdam Design
LAST SITE VISIT	17/09/18
CASE OFFICER	Leah Nelson Tel: 028 903 Ext 40413 Email: leah.nelson@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is located in the northwestern region of Rathcoole Leisure Park. The site is within the development limits of Metropolitan Newtownabbey as defined in the Belfast Metropolitan Area Plan (BMAP), published September 2014. The site is designated as an area of recreation and open space under zoning reference OS/MNY.

The Rathcoole Leisure Park provides open recreational space within a high density residential area. The site sits at a considerably lower level than the adjoining public road, Derrycoole Way, which is approximately 15m north of the site. There is an existing play park, entirely enclosed with 1.2m railings with a gate to the northwest. The roadside boundary, 10m north of the play park consists of a low level red brick wall with paladin style fencing atop. The remaining site boundaries are undefined, however the natural contours of the land provide some enclosure as there are embankments to the southeast and southwest of the site. The play park is surrounded by an area of grassed open space.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its

associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The Plan offers no specific guidance on this proposal other than to identify the site within a designated area of recreation and open space under zoning reference OS/MNY.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the Local Development Plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Seven (7) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area

Principle of Development

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires that regard is had to the development plan, so far as material to the application and to any other material considerations. Section 6(4) states that where regard is to be had to the development plan, the determination must be made in accordance with the plan unless material considerations are overriding.

The application site is within the development limits of Metropolitan Newtownabbey as defined in the draft Belfast Metropolitan Area Plan, published September 2014. The site is an area of recreation and open space under zoning reference OS/MNY. There is an established play park on the application site and the refurbishment of the park is considered to be an acceptable form of development.

The refurbishment of an existing play park would not normally require planning permission, however, one piece of equipment is in excess of 6m in height and does not benefit from the Council's permitted development rights.

Design and Appearance

The application seeks full planning permission for the refurbishment and extension of the existing play park. The park will be extended to facilitate the inclusion of larger pieces of equipment to the south, for example the proposed suspended rope challenge at location 7 and the new zipline at location 11. The existing embankment slide will be removed, land reseeded and the gap closed with a new section of fencing, as illustrated on Drawing No. 04 date stamped 21 August 2018.

The site will be enclosed by 1.2m high perimeter fencing with access gates provided to the northwest and southeast boundaries. The proposal includes bitmac surfacing and decorative wet pour rubber safety surfacing. An appropriate form of signage of 1.5m in height is also proposed within the play park, it will not detract from amenity or public safety.

The basket swing and the rotaplay are the only existing pieces of equipment to be retained. There are eighteen pieces of new equipment proposed, two of which are wheelchair accessible at location 12 and location 16, and therefore this proposal adheres to the policy objectives of PPS8 as it provides convenient and accessible facilities inclusive of those with disabilities.

The tallest piece of equipment is the Matrix K2 Multi-Play Unit which is 6.65m in height according to Drawing 05/1 date stamped 12 October 2018. The Matrix Unit is proposed to be installed at location 01 as indicated on Drawing No. 04/1 date stamped 10 October 2018. This southeastern location within the site is considered acceptable as the existing embankment aids integration and provides a degree of natural concealment. The existing sports pitch lying to the east of the application site has a minimum separation distance of approximately seven metres, increasing to approximately fourteen metres separation distance from the southernmost corner of the site. In addition to having a separation distance of over 40m from the public road, the proposed Matrix Unit also sits at a lower land level than the public road which reduces its visual impact on the street scene.

It is considered that the design, appearance and scale of the proposal is sympathetic to the existing park and will not detract from the appearance and character of the surrounding area.

Neighbour amenity

The application site abuts an area of existing open space owned by the Council and does not adversely impact on any neighbouring residential properties. The nearest occupied property is located approximately 35m north of the application site.

The site sits at a lower land level than Derrycoole Way to the north and is partially screened by the natural embankments to the southeast and southwest of the site. Therefore, it is considered that the proposal will not have a negative impact on the amenity or privacy of neighbouring properties.

Impact on Character and Appearance of the Area

The proposed park refurbishment and extension will have a beneficial impact on the character and appearance of the local area. The proposal is a high quality, inclusive design and it will provide an improved facility which will enhance the public realm and recreation area within this high density residential area.

CONCLUSION

The following is a summary of the main reasons for the recommendation: The principle of the development is acceptable.

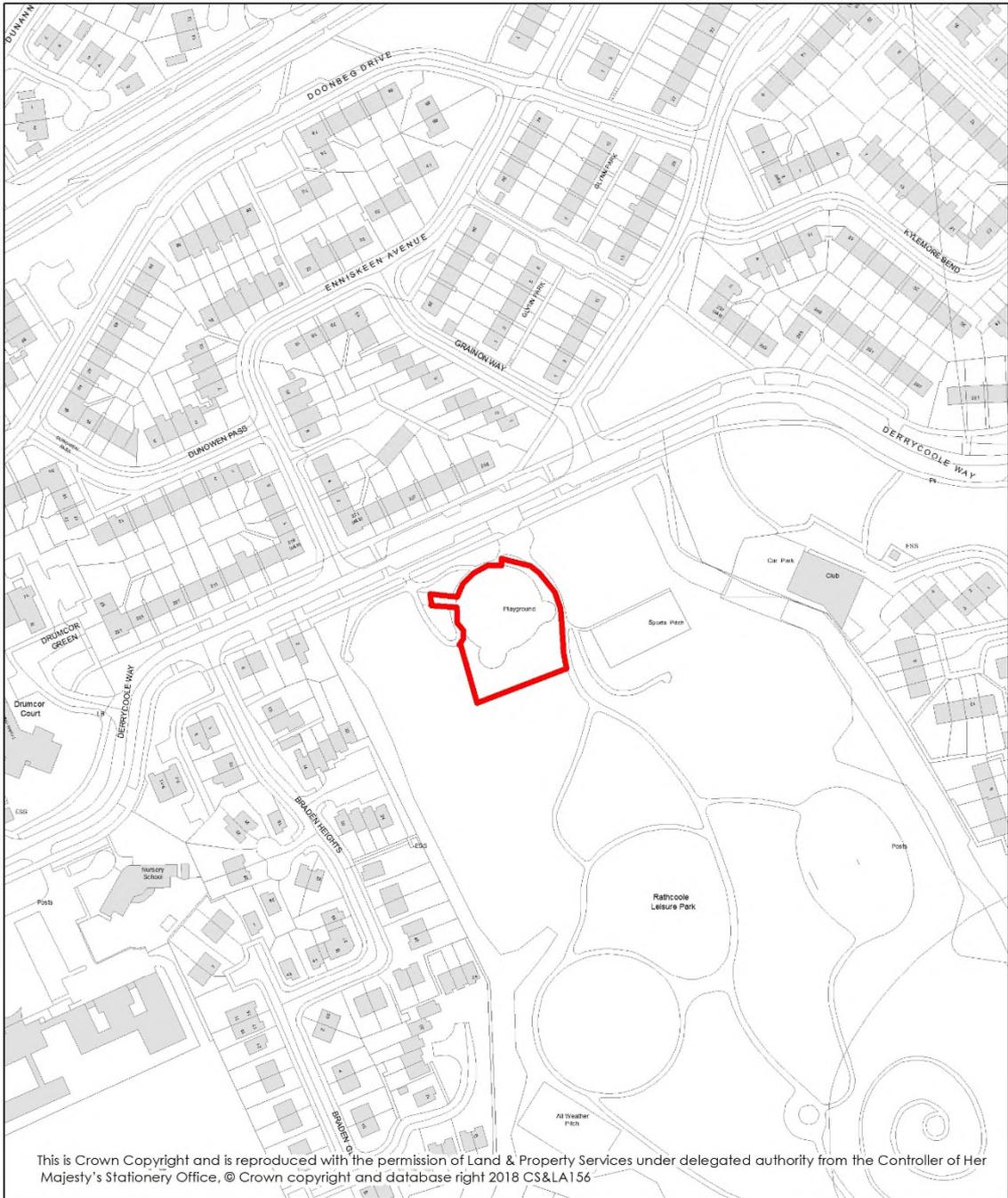
- The design and appearance is considered appropriate.
- The proposal will not unduly affect the privacy or amenity of neighbouring residents.
- The proposal will not detract from the character and appearance of the area.

RECOMMENDATION : GRANT PLANNING PERMISSION

PROPOSED CONDITION

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.



Location Map

Application Reference: LA03/2018/0778/F

Refurbish and extend existing play area at Rathcoole Leisure Park

Derrycoole Way, Rathcoole,
BT37 9HR



 Site Boundary For Information Only

Scale: 1:1250



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2018/0753/A
DEA	BALLYCLARE
COMMITTEE INTEREST	REFERRED BY HEAD OF PLANNING
RECOMMENDATION	GRANT ADVERTISEMENT CONSENT

PROPOSAL	Temporary Hoarding (Retrospective)
SITE/LOCATION	115 Ballyrobert Road, Ballyrobert.
APPLICANT	FP McCann
AGENT	N/A
LAST SITE VISIT	12.09.2018
CASE OFFICER	Orla Burns Tel: 028 903 40408 Email: orla.burns@antrimandnewtownabbey.gov.uk

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

SITE DESCRIPTION

The application site is located at 115 Ballyrobert Road, Ballyrobert which is within the development limits of Ballyrobert as defined by the Draft Belfast Metropolitan Plan (published 2014).

The application site includes lands which benefit from the grant of planning permission for 13 dwellings (planning ref: U/2015/0040/O & LA03/2016/0612/RM) which are currently under construction.

The northern boundary of the application site is defined by a post and wire fence, the eastern and southern boundaries are defined by mature hedging and trees. The western section of the southern boundary is defined by a 2 metre high closed board wooden fence that separates the common boundary between the application site and No. 119 Ballyrobert Road. The remaining western boundary that abuts the Ballyrobert Road is defined by the retrospective advertising hoarding.

RELEVANT PLANNING HISTORY

Planning Reference: U/2015/0040/O
Location: Land adjacent to, north and east of 119 Ballyrobert Road, Ballyrobert
Proposal: Site for residential development associated site works and infrastructure
Decision: Permission Granted (21.03.2016)

Planning Reference: LA03/2016/0612/RM
Location: Land adjacent to north and east of 119 Ballyrobert Road Ballyrobert
Proposal: Proposed 13No dwellings with detached garages (Amended Plans)
Decision: Permission Granted (05.05.2017)

Planning Reference: LA03/2018/0202/CA
Location: Site Opposite, 124 Ballyrobert Road, Ballyclare, Antrim, BT39 9RT,
Proposal: Alleged unauthorised advertising hoarding
Decision: Negotiate to Resolve

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Belfast Metropolitan Area Plan 2015: The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 17: Control of Outdoor Advertisements: sets out planning policy and guidance for the control of outdoor advertisements.

CONSULTATION

DFI Roads – No Objections

REPRESENTATION

No neighbours were notified as part of this application. No letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Public Safety
- Neighbour Amenity
- Impact on Character and Appearance of the Area
- Other Matters

Principle of Development

The Planning (Control of Advertisements) Regulations (Northern Ireland) 2015 is the relevant statutory rule for the control of advertisements, made under the provisions of

Section 130 of the Planning Act (Northern Ireland) 2011. This allows the exercise of control in the interests of amenity and public safety, taking into account the development plan, so far as it is material, and any other relevant factors.

There is no conflict between the provisions of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and those of retained policies regarding the display of advertisements. Consequently, the policy context is provided by Planning Policy Statement 17: Control of Outdoor Advertisements (PPS17).

Policy AD1 of Planning Policy Statement 17 – Control of Outdoor Advertisements (PPS17) states that consent will be given for the display of an advertisement where it respects amenity when assessed in the context of the general characteristics of the locality and does not prejudice public safety.

The application seeks retrospective advertisement consent for a hoarding sign located at the entrance to a residential development approved under planning ref: U/2015/0040/O & LA03/2016/0612/RM that is currently under construction. In principle it is considered an appropriate level and type of signage would be acceptable at this location provided the signage complies with the criteria set out within Policy AD1 of PPS17.

Amenity

The main consideration in determining the acceptability of the proposed signage is the effect it may have on the amenity when assessed in the context of the general characteristics of the locality and public safety.

The application seeks retrospective advertisement consent for an advertisement hoarding sign on either side of the entrance to the housing development under construction and is for a temporary period.

The supporting text of policy AD1 indicates that care should be taken to ensure that an advertisement does not detract from the place where it is to be displayed or its surroundings and that it is important to prevent clutter. It states that the term amenity is usually understood to mean the effect upon the appearance of the immediate neighbourhood where it is displayed or its impact over long-distance views whilst clutter is essentially a large number of advertisements on a building or along a road, which can be disruptive to the appearance, and character of an area.

The retrospective sign is located around the entrance of the approved residential development and has a 4.6 metre 'gateway' located in the middle of the hoarding for access in and out of the construction site. The sign measures a total of 21.8 metres in length and 2.2 metres in height as indicated on drawing 04 date stamped received 30th October 2018.

Paragraph 4.6 states a large number of advertisements along a road can create clutter and can be disruptive to the appearance and character of an area. When preparing designs for new signage or advertisements, the opportunity should be taken to rationalise the number of signs on a building or in an area and remove those which are redundant or excessive. It is considered that due to the sign being in the form of a "U", the sign is only slightly visible on approach travelling north or south along the Ballyrobert Road and is only openly visible when directly upon the signage.

The Council has taken into consideration that the signage is to promote and secure an active construction site and it is considered that the small scale of this signage is not considered excessive in this location given the short term views, the recessed position of the signage in a "U" form around the access point resulting in a limited visual impact.

It is accepted that the Council has refused advertisement consent for a number of other similar applications for advertisement hoarding around construction sites, however, in this case, the smaller scale of the signage, its positioning around the access gateway and the limited public views combine to set this advertisement hoarding apart from the other unsuccessful applications which were considered to have a significant visual impact on the amenity of the areas in which they were situated.

The agent has confirmed the sign is finished in diabond sheeting with visual images of the housing under construction. The retrospective signage screens unattractive views of the construction process from the Ballyrobert Road and provides security for the site. It is considered that the sign would not detract significantly from the visual amenity of the area while the housing development is under construction. It is considered that the retrospective sign is acceptable for a temporary period of two years.

Public Safety

There are no significant of public safety concerns in respect of the proposed sign. DfI Roads has been consulted and has indicated no road safety concerns with this proposal.

Neighbour Amenity

It is considered that the proposed sign will not have an adverse impact on the residential amenity of dwellings located within the vicinity of the proposed signage.

CONCLUSION

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

- The principle of the sign is considered acceptable.
- The design and appearance of the sign is considered acceptable.
- There are no public safety issues.
- Neighbouring residential dwellings will not be affected by the proposal.

RECOMMENDATION : **GRANT ADVERTISEMENT CONSENT**

PROPOSED CONDITION

1. The temporary sign, hereby permitted, shall be removed from site and the land restored to its former condition within 2 years from the date of this permission.

Reason: This type of temporary sign is such that its permanent retention would harm the character and amenity of the area.

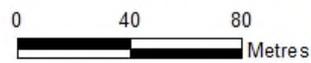


Location Map

Application Reference: LA03/2018/0753/A

Temporary hoarding advertisement for housing development for a period of 8 months

115 Ballyrobert Road
Ballyrobert



Site Boundary 

For Information Only



**PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT
PLAN, PLANNING POLICY AND CONSERVATION**

OTHER PLANNING MATTERS

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during October 2018 under delegated powers is (enclosed) for Members attention together with information received this month on planning appeals.

RECOMMENDATION: that the report be noted.

ITEM 3.10

P/PLAN/1 PROPOSAL OF APPLICATION NOTIFICATIONS FOR MAJOR DEVELOPMENT

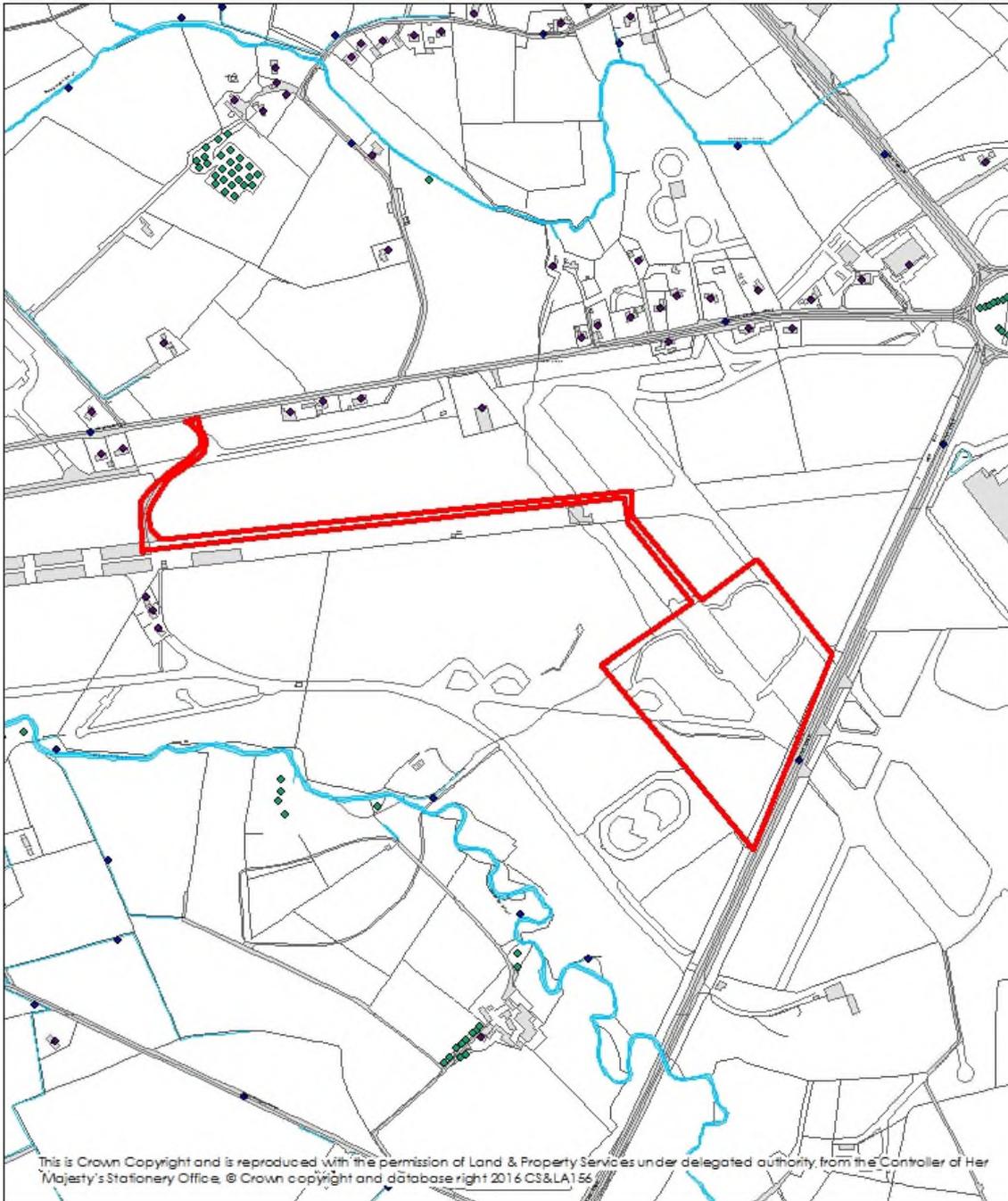
Members will be aware that prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). Two PANs were registered during October 2018 the details are set out below.

PAN Reference: LA03/2018/0916/PAN
Proposal: Retention of a driver training centre and rally school including steel container with lean to extension and fencing and provision of new access to site from Nutts Corner Road
Location: Lands 625m South West of Nutts Corner Roundabout to West of Moira Road Ballydonaghy Glenavy
Applicant: Mr J Crozier
Date Received: 16 October 2018
12 week expiry: 8 January 2019

PAN Reference: LA03/2018/0936/PAN
Proposal: Residential Development
Location: Lands west of Ballymena Road Antrim and immediately north of nos 25-30 (inclusive) and 32 Massereene Gardens 41-45 (inclusive) Castle Park Antrim
Applicant: Lissan Coal Company
Date Received: 19 October 2018
12 week expiry: 11 January 2019

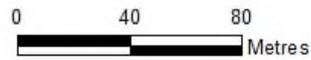
Members will recall that under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12 week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining what consultation has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

RECOMMENDATION: that the report be noted



Location Map

Application Reference: LA03/2018/0916/PAN



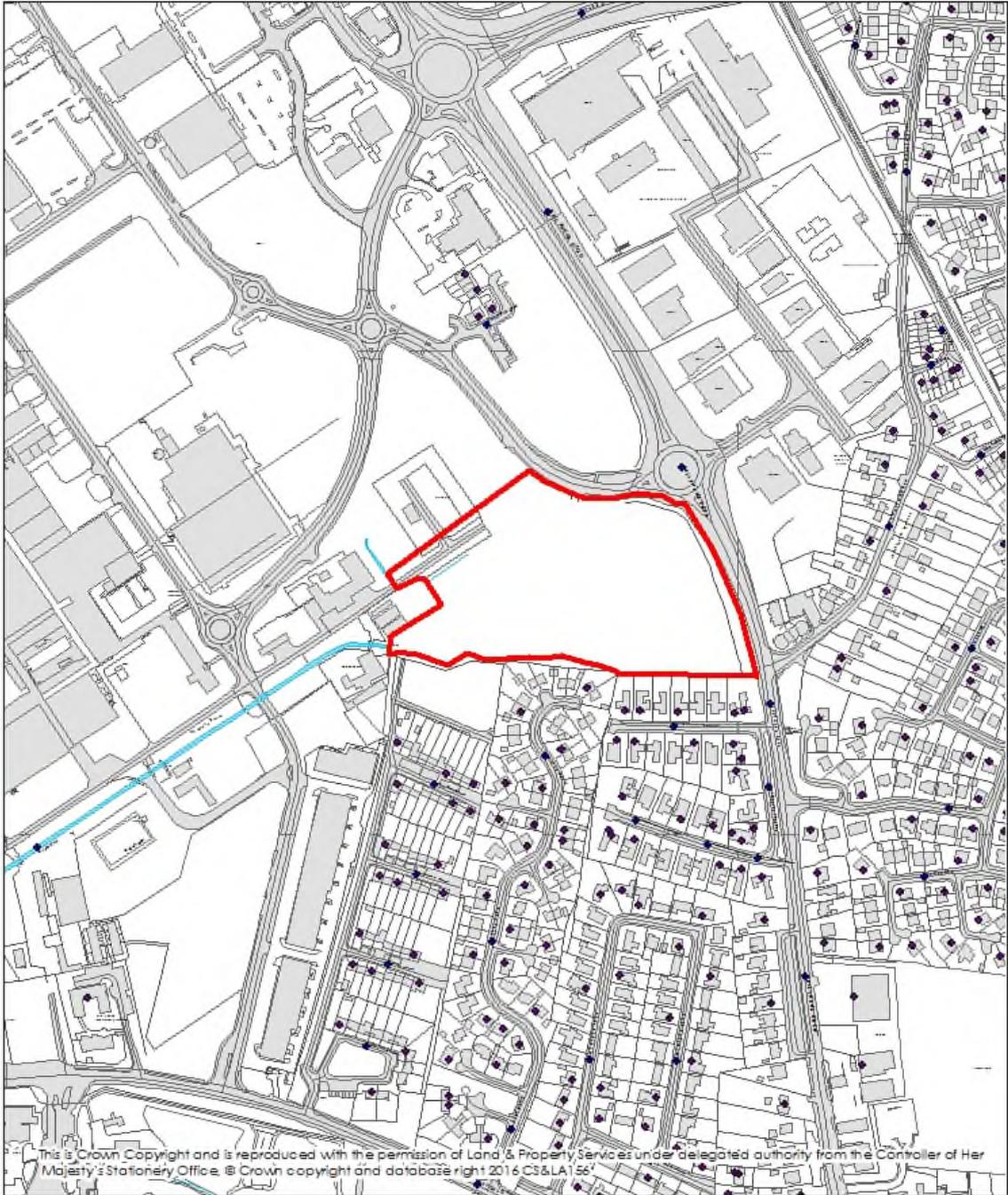
Retention of a driver training centre and rally school including steel container with lean to extension and fencing and provision of new access to site from Nutts Corner Road

Site Boundary 

For Information Only

Lands 625m South West of Nutts Corner
Roundabout to West of Moira Road
Ballydonaghy Glenavy



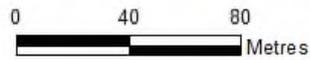


Location Map

Application Reference: LA03/2018/0936/PAN

Residential Development

Lands west of Ballymena Road
 Antrim and immediately north of nos 25-30
 (inclusive) and 32 Massereene Gardens
 41-45 (inclusive) Castle Park
 Antrim



Site Boundary 

For Information Only



ITEM 3.11

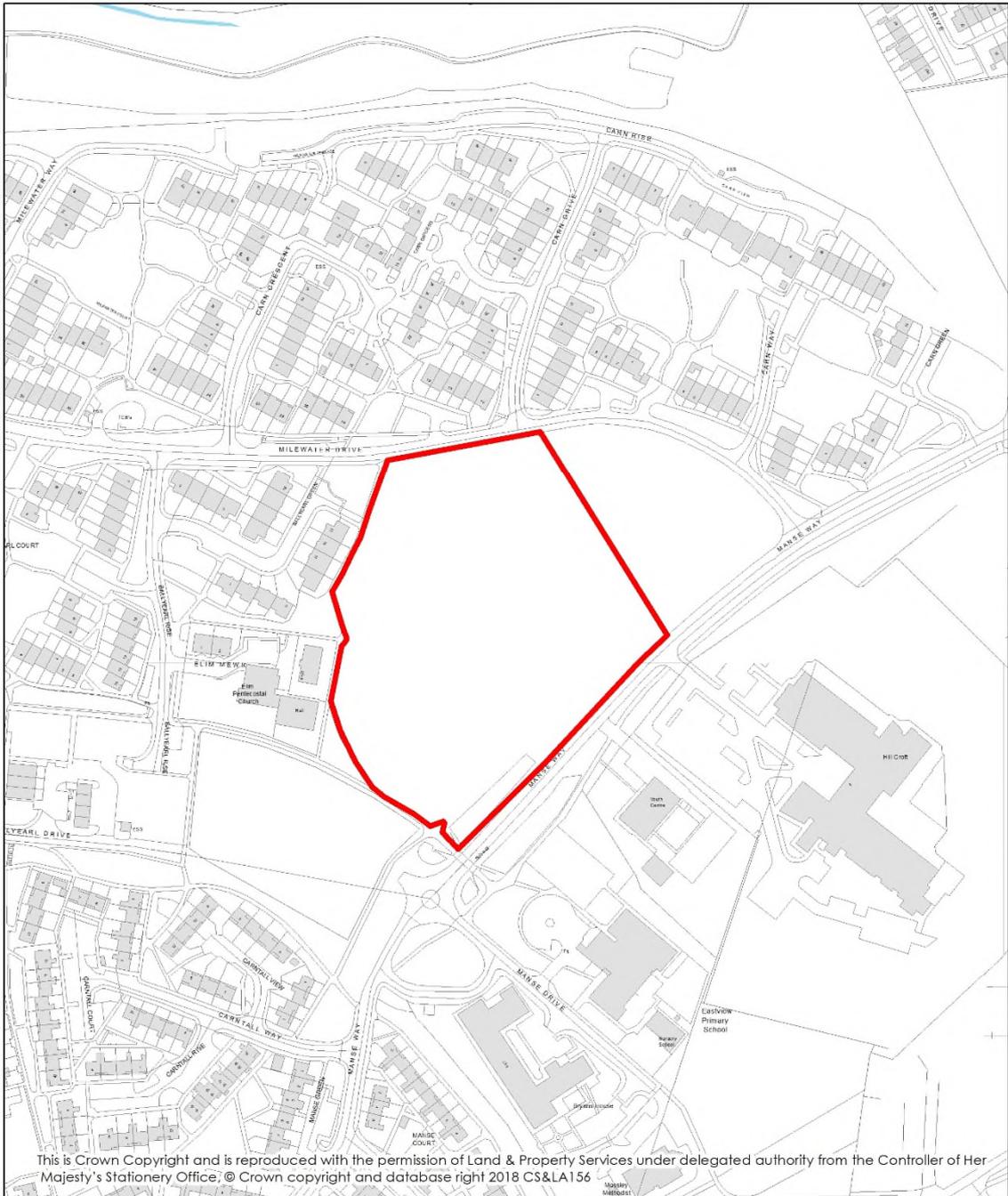
TPO/2018/0024/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS BETWEEN MANSE WAY AND BALLYEARL GREEN NEW MOSSLEY, NEWTOWNABBEY

TPO/2018/0050/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS BETWEEN MANSE ROAD AND HILLCROFT SCHOOL, NEWTOWNABBEY

TPO/2018/0051/LA03 - SERVICE OF PROVISIONAL TPO ON LANDS EAST AND SOUTH EAST OF 325 GLEBE ROAD, NEWTOWNABBEY

On 8 October 2018, officers served provisional Tree Preservation Orders on the above mentioned lands in accordance with Section 123 of the Planning Act (Northern Ireland) 2011. The Orders were served on the basis that it is expedient in the interests of amenity to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees. Members should note that these are Provisional TPOs which provides a 6 month period for officers to survey the three sites and identify trees or groups of trees which would warrant protection under confirmed Tree Preservation Orders. Prior to any Order being confirmed officers will present a full report to Committee for consideration. In accordance with the Council's Scheme of Delegation, officers are reporting the service of the Provisional TPOs to the next available Committee Meeting.

RECOMMENDATION: that the report be noted



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Map A

TPO Ref: TPO/2018/0024/LA03

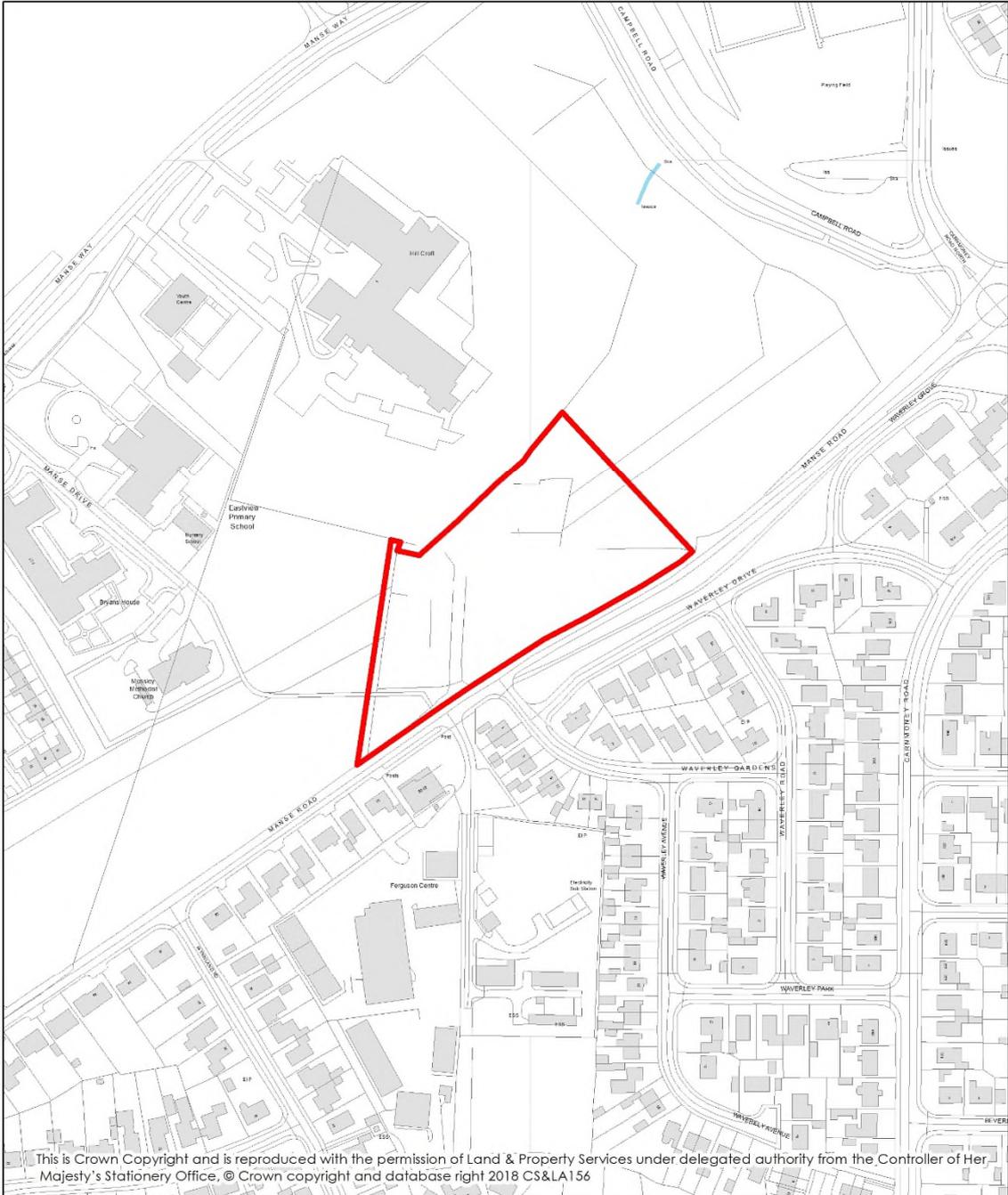
Scale 1:2500



Land between Manse Way and Ballyearl Green,
New Mossley, Newtownabbey

 Site Boundary





Map A

TPO Ref: TPO/2018/0050/LA03

Scale 1:2500



Land between Manse Road and Hill Croft School,
Newtownabbey

 Site Boundary



