

<b>COMMITTEE ITEM</b>	<b>3.5 ADDENDUM REPORT</b>
<b>APPLICATION NO</b>	<b>LA03/2016/0704/F</b>
<b>DEA</b>	<b>ANTRIM</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>DEFERRAL REQUESTED</b>

<b>PROPOSAL</b>	Construction of 13 dwellings with associated car parking and landscaping (mix consists of 13No. 3P2B Cat 1 accommodation).
<b>SITE/LOCATION</b>	Vacant land adjacent to Cunningham Way, Fennel Road and 60 Fountain Street, Antrim, BT41 1SY
<b>APPLICANT</b>	Apex Housing
<b>AGENT</b>	McGirr Architects Ltd
<b>LAST SITE VISIT</b>	13-09-2017
<b>CASE OFFICER</b>	Kieran O'Connell Tel: 028 9034 0423 Email: <a href="mailto:Kieran.oconnell@antrimandnewtownabbey.gov.uk">Kieran.oconnell@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

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

Following preparation of the Addendum Report presented to Members a detailed amended scheme has now been received.

The amended scheme has reduced the number of units from 13 to 10 and has provided details of the upgrading of another area of open space at Fennel Road to offset the loss of open space at this location.

The proposed design, layout and appearance of the amended scheme is generally considered acceptable to the Case Officer subject to the provision of some clarification on a range of minor points, including details associated with proposed walls and fencing.

It is therefore recommended that the application now be deferred for a short period to allow the Case Officer the opportunity to re-advertise and neighbour notify the amended proposal to fulfil statutory requirements and reconsult with DFI Roads with a view to bringing a revised recommendation to approve before Members.

<b>RECOMMENDATION :</b>	<b>DEFER TO ALLOW RECONSULTATION WITH FINAL REPORT ANTICIPATED TO RETURN TO COMMITTEE NO LATER THAN FEBRUARY 2018</b>
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<b>COMMITTEE ITEM</b>	<b>3.10 ADDENDUM REPORT</b>
<b>APPLICATION NO</b>	<b>LA03/2017/0848/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Proposed annex accommodation to allow for downstairs living accommodation
<b>SITE/LOCATION</b>	173 Staffordstown Road, Randalstown, BT41 3LT
<b>APPLICANT</b>	Mr Reid
<b>AGENT</b>	NI Planning Permission
<b>LAST SITE VISIT</b>	6 <sup>th</sup> October 2017
<b>CASE OFFICER</b>	Kieran O'Connell Tel: 028 903 40423 Email: <a href="mailto:Kieran.O'Connell@antrimandnewtownabbey.gov.uk">Kieran.O'Connell@antrimandnewtownabbey.gov.uk</a>

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

Following the completion of the Case Officer report further discussions have taken place with the Agent which has resulted in the submission of an amended proposal which it is considered now satisfactorily addresses the concerns previously raised.

The amended drawings indicate the proposed annex has been reduced in width from 12.5 metres to 10.4 metres. The depth of the annex has also been reduced from 8.4 metres to 7.8 metres. The amendments therefore demonstrate a reduction of 2.1 metres in the width from the original proposal and 0.6 metres in depth.

The total footprint of the existing dwelling house and its attached garage currently equates to some 93 sqm. The proposed annex would involve the creation of approximately 48 sqm additional floorspace. As a consequence the proposed extension is now considered to be subordinate in size and scale to the existing property and now fulfils this element of Policy EXT 1. This reduction in size in the proposed annex accommodation will also help ensure that adequate amenity space is retained on this restricted site.

In relation to previous concerns pertaining to the dwelling being capable of functioning as an independent living unit, the applicant has reconfigured the internal layout removing the additional kitchen. The proposal now provides the level of interdependence on the existing dwelling encouraged by Policy EXT1, while at the same time meeting the needs of the proposed occupants, one of whom is registered disabled.

With regards to the concerns raised by DfI Roads it has been confirmed by the agent that the existing garage has never accommodated a car and therefore the parking

proposed remains the same as the existing arrangements. It is also noted that the applicant already resides in the premises and as such it is considered that there is no intensification of car use from the existing circumstances and that the parking and access arrangements will remain consistent to what is presently experienced at the property. As there is ultimately no change to the parking and access arrangements it is considered that the refusal reasons provided by DfI Roads are not determining in this instance however an informative is recommended to be attached to the decision notice in relation to the existing substandard access arrangements that currently exist.

### **CONCLUSION**

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

- The scale and massing are sympathetic with the built form and appearance of the existing property.
- There is no detrimental impact on neighbour amenity and sufficient outdoor space is retained within the curtilage of the property.
- The proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.
- The proposal demonstrates that there will be no significant change to the existing parking and access arrangements.

**RECOMMENDATION :**    **GRANT PLANNING PERMISSION**

### **PROPOSED CONDITIONS**

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, 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 extension hereby permitted shall not be occupied at any time other than for a purpose ancillary to the residential use of the existing dwelling, No. 173 Staffordstown Road.

Reason: To accord with the application and to prevent the creation of an additional dwelling unit.

<b>COMMITTEE ITEM</b>	<b>3.11 ADDENDUM REPORT</b>
<b>APPLICATION NO</b>	<b>LA03/2017/0890/A</b>
<b>DEA</b>	<b>ANTRIM</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT ADVERTISEMENT CONSENT</b>

<b>PROPOSAL</b>	Installation of an 6.5m Totem Sign
<b>SITE/LOCATION</b>	Land 73m South of Omniplex Cinema, Junction One Outlet Centre, Ballymena Road, Antrim
<b>APPLICANT</b>	McDonald's Restaurant Ltd
<b>AGENT</b>	Planware Ltd
<b>LAST SITE VISIT</b>	23 <sup>rd</sup> October 2017
<b>CASE OFFICER</b>	Alexandra Cooney Tel: 028 903 40216 Email: <a href="mailto:alexandra.cooney@antrimandnewtownabbey.gov.uk">alexandra.cooney@antrimandnewtownabbey.gov.uk</a>

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

Following the completion of the Case Officer report amended plans have been submitted by the agent for consideration. These amendments were received after the agent had been informed by the Case Officer that the application was being recommended for refusal at the December Planning Committee.

The amended drawings indicate that the overall height of the totem has been reduced by 1.5 metres to a height of 6.5 metres. The amendments also see a change in the design of the totem which now includes the main totem with 4 no. attached signs. The finishes remain similar to the previous proposal and are considered to be in keeping with the design and appearance of the approved restaurant, with mostly dark green, grey and wooden style finishes.

PPS 17 advises that signage should be in scale with its surroundings and not significantly exceed surrounding building heights. The proposed signage has been reduced to 6.5 metres in height meaning it would now sit approximately 0.5 metres above the height of the McDonalds Restaurant building approved under planning application reference LA03/2017/0014/F. It is considered that the totem as amended would not now significantly exceed the height of surrounding buildings.

With regards to previous concerns surrounding the visual impact of the proposal on residential amenity, it is considered that the reduction in the height of the totem goes a considerable way to mitigating the visual impact that it would have on surrounding residential properties.

The amended drawings indicate that the size, scale and dominance have been reduced and it is considered that at a height of 6.5 metres the totem would not appear unduly prominent in the streetscene and would no longer have a

determining negative impact on the amenity experienced at nearby residential properties as it would be seen in context with the main McDonald's building and the wider development at Junction One.

### **CONCLUSION**

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

- The principle of signage is acceptable at this general location.
- The location, size and scale of the amended proposal respects amenity when assessed in the context of the general characteristics of the locality.
- The sign would not prejudice public safety.

**RECOMMENDATION :**    **GRANT ADVERTISEMENT CONSENT**

### **PROPOSED CONDITIONS**

1. The advertisement hereby approved shall not: comprise sequential displays; or otherwise include moving parts or features; or feature intermittent lighting in a manner designed to give the appearance of movement.

Reason: In the interests of visual amenity, road safety and convenience of road users.

2. The illumination level of the proposed signage must comply with the Institution of Lighting Professionals Technical Report No5 Brightness of Illuminated Advertisements.

Reason: In the interests of visual amenity, road safety and convenience of road users.