



6 May 2020

Committee Chair: Alderman P Brett

Committee Vice-Chair: Councillor R Lynch

Committee Members: Aldermen – F Agnew and T Campbell
Councillors – J Archibald, H Cushinan, S Flanagan,
R Kinnear, M Magill, S Ross, R Swann and B Webb

Dear Member

PLANNING APPLICATIONS DIRECTED TO CHIEF EXECUTIVE FOR CONSIDERATION

This Agenda and **enclosed** Schedule sets out the applications that I will be considering on Monday 18 May 2020 in lieu of the Planning Committee meeting originally scheduled for this date.

In accordance with the interim arrangements in place under the Protocol for Planning Decision-Making during COVID 19 agreed by Council on 27 April 2020 Members of the Committee are being issued with a decision response template for each item which must be completed and returned to Member Services by 5pm on Friday 15 May 2020 to assist my consideration of these applications.

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

AGENDA FOR PLANNING APPLICATIONS DIRECTED TO CHIEF EXECUTIVE – May 2020

Under the Protocol for Planning Decision-Making during COVID 19 agreed by Council on 27 April 2020 it has been agreed that Planning Committee meetings are suspended and no planning refusals will be issued until further notice.

Until normal Council business resumes the Protocol indicates that any recommended approvals for major applications, applications which meet the required threshold of objections, a Council or Member's planning application, or those with a Council interest, which would normally have been determined by the Planning Committee will for the time being be directed to the Chief Executive for consideration.

The applications for Chief Executive consideration on 18 May 2020 are listed below

Planning Applications for consideration

- 1 Planning Application No: LA03/2020/0020/F
Proposed new free standing games room to side of dwelling at 232 Ballynure Road, Ballyclare
- 2 Planning Application No: LA03/2019/0727/F
Proposed extension to existing building to provide additional storage facilities at Zeus Packaging, Unit 22, Belfast Road, Central Park, Mallusk, Newtownabbey.
- 3 Planning Application No: LA03/2020/0142/F
Extension to provide activity halls, reception, WC and general storage facilities at Rathfern Social Activity Centre, Knockenagh Avenue, Newtownabbey
- 4 Planning Application No: LA03/2020/0079/F
Two storey side extension to dwelling to allow living room and bedroom on ground floor with 2 bedrooms above. Addition of dormer windows to front elevation at 34 Tardree Road, Kells

ITEM	1
APPLICATION NO	LA03/2020/0020/F
DEA	BALLYCLARE
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed new free standing games room to side of dwelling
SITE/LOCATION	232 Ballynure Road, Ballyclare
APPLICANT	Brian Simms
AGENT	JWA Design
LAST SITE VISIT	17/01/20
CASE OFFICER	Kieran O'Connell Tel: 028 9034 0423 Email: Kieran.oconnell@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site is located at No. 232 Ballynure Road, Ballyclare. The site is within the development limits of Ballyclare and within the garden area of No. 232 Ballynure Road. The application site comprises a single storey, detached, hipped roof dwelling which backs onto the A57 (eastern side) and fronts onto the Ballynure Road on the western side. The southwestern boundary is adjacent to No.320 Ballynure Road and is defined by a low white painted rendered wall.</p> <p>The perimeter vegetation along the eastern boundary adjacent to the A57 and the northern and northwestern boundaries has been cleared leaving the application site exposed in the landscape.</p> <p>The proposed games room which is located on ground to the north east of the existing dwelling at 22 Ballynure Road is under construction with the timber framed superstructure in-situ.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
PLANNING POLICY AND GUIDANCE	
<p>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.</p> <p>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 Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim 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</p>	

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 Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Ballyclare. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Ballyclare. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2014) (BMAP 2014): The application site is located within the settlement limit of Ballyclare. 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 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 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

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

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Eleven (11) neighbouring properties were notified and ten (10) letters of objection have been received. Nine (9) letters have been received from three (3) properties while one (1) objection has no address provided. In addition, a petition of objection on behalf of seven (7) properties 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:

- This is a retrospective application.
- Concern with materials and finishes and associated visual impact.
- Concern that this games room would be used for commercial premises.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area
- Flood Risk
- Other Matters

Policy Context and 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, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. Up until the publication of draft BMAP (dBMAP) in 2004 and its adoption in 2014, the draft Newtownabbey Area Plan 2005 (dNAP) and associated Interim Statement published in February 1995 provided the core development plan document that guided development decisions in this part of the Borough.

In these circumstances the provisions of both dNAP and dBMAP are considered to be material considerations in the assessment of the current application. Given that dNAP was never adopted, it is considered that dBMAP provides the most up to date development plan position for this part of the Borough and should therefore be afforded greater weight than dNAP in the decision-making process. Furthermore, the Council has taken a policy stance that, whilst BMAP remains in draft form, the most up to date version of the document (that purportedly adopted in 2014) should be viewed as the latest draft and afforded significant weight in assessing proposals.

Both of the relevant development plans identify the application site as being within the settlement limit of Ballyclare. There are no specific operational policies or other provisions relevant to the determination of the application contained in these Plans.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (APPS 7). Taking into account the transitional arrangements of the SPPS, retained APPS 7 provides the relevant policy context for consideration of the proposal.

Policy EXT 1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) 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;
- (b) the proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- (d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

APPS7 also advises that the guidance set out in Annex A of the document will be taken into account when assessing proposals against the above criteria.

The proposed development is for a free standing games room (retrospective) within the curtilage of the existing garden to No. 232 Ballynure Road. The proposal does not require additional accesses and is of a similar size and scale to a small garage. Third party concerns have been expressed due to the retrospective nature of the proposal, this in itself is not a determining concern and as such the application will be assessed on the merit of the proposal and its compliance with various policies as outlined below.

Scale, Massing, Design and Appearance

Third party representations raised concern with this proposal on the basis that the finishes should be of a higher quality than chip board (presently seen on site). The building appears to be unfinished, however, for the purposes of clarity the applicant has provided an amended drawing (No. 02/2) indicating that the walls will be finished in render to match the existing dwelling and will include a felt roof. The agent has indicated that while the structure remains as timber framed the external walls will be fitted with a breather membrane and expanded metal which will then be rendered as per a traditional block wall and as such would not be a temporary measure.

With regard to the felt roof it is considered that, whilst a higher quality of material would be preferable, the visual impact on the amenity and character of the area will not be significantly impacted upon as dark grey/black roof tiles or slates would be the traditional building material. The impact of this building will be further softened by the proposed planting of a double row hawthorn hedge.

Overall, it is considered that the scale, massing, design and external materials of the proposal are reasonably 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

It is considered that the proposal will not unduly affect the privacy or amenity of the neighbouring residents due to the single storey nature of the proposal. In addition, the application site is bounded on the northeastern and northwestern sides by the

Ballynure Road and the games room is not located immediately adjacent to any residential property.

Third party concerns have also been raised regarding the potential for the building to be used as a commercial games room. Given the size of the ancillary building proposed it is unlikely that this building will be used for commercial premises. Third parties raised concern regarding the need for a garage type door, the applicant has indicated that this is potentially for a snooker/pool table and the larger doorway will make it much easier to facilitate the installation of the table. Officers have no reason to suspect that the proposed building within the curtilage of a dwelling will be used for any other purposes other than those ancillary to the use of the dwelling. A condition can however be attached to the grant of any planning permission to ensure that an unacceptable use does not develop at this location.

Impact on Trees and Environmental Quality of this Area

The perimeter vegetation has largely been removed from the application site. The applicant however has provided an amended block plan indicating their intention to plant a semi-mature hawthorn hedge to replace what they considered to be a poor quality hedgerow. The proposed hedgerow should be allowed to grow on and shall be retained at a minimum height of two meters to facilitate the integration of the building on the site. It is considered that the proposal will not cause unacceptable damage to local environmental quality.

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 principle of the development is considered acceptable
- The design layout and appearance of the proposal is acceptable.
- There are no residential amenity concerns with the proposal

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. Except as otherwise agreed in writing with the Council the proposed landscaping indicated on drawing No. 02/2 date stamped received 11/02/2020 shall be carried out within the 6 months from the date of this permission.

The proposed landscaping shall be retained at minimum height of 2 metres unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing, prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

3. The games room hereby approved shall be used for domestic purposes only

Reason: to ensure the building is used for a purpose ancillary to the dwelling at 232 Ballynure Road and to protect the amenities of nearby properties.

4. Except as otherwise agreed in writing with the Council the finishes specified on drawing No.02/2 date stamped received 11/02/2020 shall be completed within 6 months from the date of this decision.

Reason: To ensure that the external appearance of the building is appropriate to the local area.

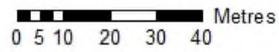


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Location Map

Application Reference: LA03/2020/0020/F

Free standing games room to side of dwelling
(retrospective)



 Site Boundary

For Information Only



ITEM	2
APPLICATION NO	LA03/2019/0727/F
DEA	AIRPORT
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed extension to existing building to provide additional storage facilities.
SITE/LOCATION	Zeus Packaging, Unit 22, Belfast Road, Central Park, Mallusk, Newtownabbey, BT36 4FS
APPLICANT	Angus Properties Ltd
AGENT	A Cairnduff & Sons Ltd
LAST SITE VISIT	11 th October 2019
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site is located within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and both versions of draft Belfast Metropolitan Area Plan (dBMAP). The application site is on land zoned for existing employment in both versions of dBMAP.</p> <p>The application site is a rectangular shaped site and is currently occupied by a large industrial building and a temporary prefabricated building occupied by Zeus Packaging. Access to the site is achieved via an existing access arrangement off the Belfast Road within Central Park. The topography of the site itself is flat, however the land rises significantly to the south and drops significantly to the north.</p> <p>The application site is located within a major industrial area with the land use being predominately industrial. The area is abutted by residential development located in Blackrock Row to the south of the application site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2017/0433/F Location: Zeus Packaging, 200m opposite Gus Commercials, Unit 22, Belfast Road, Central Park, Mallusk, Newtownabbey, BT36 4FS Proposal: Erection of 1 temporary storage unit (retrospective) Decision: Permission Granted (06.06.2017)</p>	
PLANNING POLICY AND GUIDANCE	
<p>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.</p>	

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 Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim 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 (BUAP): The application site is located within the Belfast Urban area. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. The site is zoned as Existing Employment (MNY 19) 'Mallusk Industrial Estate – Lands south of Antrim Road'. The plan offers no specific guidance on this particular proposal.

Draft Belfast Metropolitan Area Plan (Published 2014) (BMAP 2014): The application site is located within the settlement limit of Metropolitan Newtownabbey. The site is zoned as Existing Employment (MNY 15) 'Mallusk Industrial Estate – Lands south of Antrim Road'. The plan offers no specific guidance on this particular 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 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 4: Planning and Economic Development: sets out planning policies for economic development uses.

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 objections, subject to conditions

Northern Ireland Water – No objections

Department for Infrastructure Roads- No objections

Department for Infrastructure Rivers – No objection subject to conditions

Department for Communities Historic Environment Division – No objections

DAERA: Land & Groundwater Team – No objections, subject to conditions

REPRESENTATION

Fifteen (15) neighbouring properties notified and six (6) letters of objection have been received from six (6) 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:

- Noise pollution (during removal of existing building and construction of the new building and also the operation during the lifetime of development);
- Overlooking of the adjacent residential properties;
- Loss of privacy;
- Overshadowing and loss of light;
- Visual impact and landscape impacts;
- Increase in vermin during construction;
- Health and safety concerns; particularly risk of asbestos being released during the construction phase;
- Land contamination concerns;
- Concerns in relation to supporting information and clarification regarding content within these documents in particular in relation to land contamination.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Appearance and Impact on the Character of the Area
- Neighbour Amenity
- Flood Risk and Drainage
- Access, Movement and Parking
- Other Matters

Policy Context and 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, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The adopted Belfast Metropolitan Area Plan 2015 (BMAP) previously operated as the statutory development plan for this area, but the adoption of the Plan in 2014 was subsequently declared unlawful by the Court of Appeal on 18th May 2017. As a consequence, (the Belfast Urban Area Plan (BUAP) operates as the Local Development Plan (LDP) for the area. The provisions of the draft Belfast Metropolitan Area Plan (dBMAP) are also a material consideration in this application. Furthermore, the Council has taken a policy stance that, whilst BMAP remains in draft form, the

most up to date version of the document (that purportedly adopted in 2014) should be viewed as the latest draft and afforded significant weight in assessing proposals.

The application site lies within the settlement limit of Metropolitan Newtownabbey in all relevant Plans and is zoned for industry and employment within the BUAP and both versions of draft BMAP. The site is located within Mallusk Enterprise Way, which is an existing area of economic development within Metropolitan Newtownabbey with the principle of an economic use being established on the site. A previous approval LA03/2017/0433/F granted planning permission for a temporary storage unit for a period of three years, which expires on 7th June 2020. The principle of development has therefore been established on the site subject to all other policy and environmental considerations being met.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is Planning Policy Statement 4 'Planning and Economic Development' (PPS 4) which provides the appropriate context for the proposed development. Due to the zoning and the established use on site, it is considered that the principle of economic development has been established subject to all other policy and environmental considerations being met.

Design, Appearance and Impact on Character of Area

Policy PED 9 requires that the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity. The proposed storage unit is located within the site known as Unit 22, Central Park, Mallusk which comprises an existing storage unit occupied by Zeus Packaging Ltd. The proposal is for an extension to the existing unit which extends out from the gable wall of the existing unit, with a further outshot from the front of the side extension located on the footprint of the existing temporary building, which effectively results in the building having a U shape.

The proposed extension measures 34 metres from the gable wall with a width of 42.5 metres to match the existing gable depth. The proposed front section measures 30 metres by 28 metres and the proposed extension has a ridge height of 9.8 metres from ground level to match that of the existing building. The finishes to the proposed extension match the existing building and consists of facing block to the lower section and wall and roof cladding typical of that found on other industrial buildings to the upper section. The proposal includes 3 additional roller shutter doors to the elevation facing into the existing yard area, and two pedestrian doors. An additional pedestrian door on the front elevation and two pedestrian doors on the gable elevation are also proposed.

The design and appearance of the building is typical of existing industrial buildings in the area. Letters of objection have raised concerns regarding the visual impact of the proposal on the character and appearance of the area and it is acknowledged that as a result of the extension, the overall building will be of a significant size and scale. The existing building has a floor area of 3,452 sqm and the proposed extension increases the floor area by 2,333 sqm. However, when taking account of the site context and the surrounding area, which is of an industrial character with a number

of large-scale buildings in the immediate vicinity, it is considered that the proposal will not have a detrimental impact on the visual amenity of the area.

As the proposed building is located within the premises of an existing industrial use, limited associated works are proposed and the existing access arrangements remain in place. Overall, the site layout, building design and the associated infrastructure arrangements are considered appropriate and will comply with this requirement of Policy PED 9. Another requirement of Policy PED 9 is that appropriate boundary treatment and means of enclosure are provided. The application site is currently defined by an embankment and vegetation along the southern boundary. The existing vegetation along the southern boundary is to be retained, with a proposed retaining wall inset from the existing boundary by approximately 1.2 metres at a height of 2.4 metres. Security fencing at a height of approximately 1.8 metres defines the eastern boundary. Should planning permission be forthcoming a condition should be imposed seeking the retention of the trees and vegetation along the southern boundary.

Policy PED 9 also requires that the proposal is compatible with surrounding land uses and appropriate boundary treatment and means of enclosure are provided and any areas of outside storage are adequately screened from public view. As outlined above, the application site is located within the curtilage of an existing economic use and on land which is zoned for employment uses; therefore the proposal is compatible with surrounding land uses. The scale of the proposed unit is proportionate to the scale and massing of the existing buildings within Central Park. It is considered that given the surrounding development the scale of the proposal will not significantly harm the character or appearance of the area.

Neighbour Amenity

Policy PED 9 of PPS4 requires that the proposal will not harm the amenities of nearby residents and that no noise nuisance is created. Residential properties at Nos. 75, 77, 79, 81, 83, 85, 87, 89 and 91 Blackrock Row, abut the southwestern site boundary. Other surrounding developments are occupied by industrial/economic uses. Letters of objection have been received from nearby residential properties raising concerns in relation to the impact of the proposal on their private amenity, including overlooking, loss of privacy, overshadowing and loss of light.

The proposed development will result in the building being approximately 40 metres closer to the residential properties. The layout of the development results in the gable wall of the proposed extension being located along the rear boundary of the properties in Blackrock Row. There are two pedestrian doors along the southwestern elevation and no windows. It is considered that given the existing boundary treatment and blank gable wall, with the exception of two pedestrian doors (which are to be conditioned to remain closed at all times except for ingress and egress), there will not be any significant negative impacts in terms of overlooking or loss of privacy. Due to the path of sunlight and the relationship of the development with the adjacent properties there will be an element of overshadowing to a small number of adjacent residential properties in the early morning, however, this will not be to a significant level as the extension to the building is positioned to the north of most of the existing dwellings along Blackrock Row, which sit approximately 2 metres higher than the existing industrial building. It should be noted that the relationship of

the proposed extension and the residential properties is similar to that found on the two adjacent industrial sites to the southeast.

Noise

The proposal seeks permission for a storage use only and not for any operational development. Letters of objection raised concerns in relation to noise pollution from the removal of the existing temporary building, construction of the proposed building and the long-term use of the building. Consultation was carried out with the Council's Environmental Health Section (EHS) which noted the use of the proposed extension, the hours of operation and the forklift types currently in use within the existing premises. Overall EHS are of the opinion that the proposed development can operate without adverse impact on nearby residential properties with the imposition of recommended conditions on the grant of any planning permission.

In relation to the works associated with the removal of the existing temporary building and the construction of the development, it is considered that these works are temporary in nature and therefore are not so significant as to warrant a refusal of planning permission.

Flood Risk and Drainage

Planning policy set out in both PPS 15 and PPS 4 introduces a presumption against development in Q100 fluvial floodplains, however, the application site is not located within the 1 in 100 year fluvial floodplain.

Policy FLD 3 of Planning Policy Statement 15 'Planning and Flood Risk' (PPS 15) requires a Drainage Assessment to be submitted for all development proposals that exceed 1,000 square metres of hard surfaces. A Drainage Assessment, Document 01, dated 12th March 2020 was submitted to the Council and consultation with DfI Rivers was carried out. DfI Rivers has responded and advises that while not being responsible for the preparation of the DA it accepts its logic and has no reason to disagree with its conclusions. DfI Rivers acknowledge that a number of proposals within the DA are noted as 'preliminary' and as such DfI Rivers recommend a condition be imposed on the grant of any planning permission requiring a final Drainage Assessment to be submitted.

Access, Movement and Parking

Policy PED 9 of PPS 4 requires that the existing road network can safely handle any extra vehicular traffic and adequate access arrangements, parking and manoeuvring areas are provided. As outlined above the access arrangements to the site are to remain as existing. A Transport Assessment Form (TAF), Document 02, date stamped 2nd September 2019 was submitted to the Council. Consultation with DfI Roads was carried out and no objections to the proposed development have been raised provided the conditions recommended are attached to the grant of any planning permission.

Other Matters

Land Contamination

A Preliminary Risk Assessment was submitted to the Council in relation to contaminated land, Document 04, date stamped 10th September 2020. The report states that asbestos was found in 3 out of 4 borehole locations and further assessment and investigative works are required. A further report Document 03 dated 2nd

September 2019 was also submitted from Foyle Consulting Engineers which details further site investigation completed and risk assessment which is proposed to assess risks from the asbestos identified on site.

Letters of objection from adjacent residents raise a number of concerns regarding the asbestos found on the site and the risk to human health. The overarching concern relates to the risk to human health on residents within Blackrock Row both during the construction phase and in the long term and also the risks to construction workers during the construction phase. These concerns include the impact of potential fibre release into the air and subsequent asbestos related diseases. Objectors have challenged if guarantees can be given that asbestos will not be released during construction and clarification as to how these impacts can be both monitored and minimised and how the health of residents can be guaranteed. Objectors also raised concerns in relation to the range of weather conditions that testing was carried out in and whether these were extensive enough to take account of extreme conditions.

The Council's Environmental Health Section (EHS) and DAERA's 'Regulation Unit, Land and Groundwater Team' (RULGT) have been consulted on the proposal and the concerns from objectors. Both the EHS and RULGT acknowledge the results of the preliminary risk assessment and the follow up letter from Foyle Consulting which includes the evidence of asbestos. Both RULGT and EH have no objections to the proposal subject to conditions, a number of which relate specifically to asbestos. These conditions require the applicant to carry out a suitable asbestos survey prior to development commencing on site which shall be agreed by the Council and indicate that if any unacceptable risks are identified a remediation strategy shall be submitted to and agreed by the Council. In addition, the applicant is required to carry out a 'Plan of Work' to deal with any asbestos containing materials which should detail the nature and duration of the work, the number of persons involved, methods used to prevent, control and reduce exposure to asbestos, air monitoring, arrangement of disposal of asbestos waste and the type of personal protection equipment. This 'Plan of Work' shall be agreed with the Council. EHS note that the risk posed by asbestos is during ground works and as the development proposal is for an extension to an existing building, this will effectively cap any asbestos post development, therefore controlling any risks to human health both on and off site after the development is completed.

Letters of objection included concerns that the neighbour notification letters sent to the properties did not explicitly refer to asbestos being evident on site. The neighbour notification letters are a template letter used in all applications to notify adjoining properties that an application has been submitted to the Council. The letter outlines the location and proposal of the specific development, how the occupier may access additional information regarding the proposal and how to make any representations. The relevant information in relation to the asbestos was submitted to the Council as part of the application and was made available to the public to view. There is no onus on the Council to specifically identify any part of the proposed development which the public may have a particular interest in as such matters can be extremely subjective. In addition, such a course of action could be interpreted as the Council petitioning an objection. Ultimately the objectors are aware of the asbestos issue and this matter has been subject to consultation with relevant consultees. As such no prejudice has been caused.

Concerns were also raised in relation to a covered tank which may have been present on site and subsequent contamination from the said tank, however, no evidence of the tank was identified during geotechnical investigation at the site.

Vermin

Letters of objection have also raised concerns in relation to an increase in vermin during development. Every business has a legal duty of care to dispose of waste through a licensed waste carrier. If the owner/occupier fail to take adequate measures to stop the property becoming infested with vermin, statutory action can be taken against them. In any case, the use of the proposed building for additional storage for an existing packaging business is unlikely to attract additional vermin.

CONCLUSION

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

- The principle of development has previously been established on this zoned area of economic land use;
- The design of the storage building is considered acceptable;
- The proposal will not cause any significant negative impacts on the amenity of nearby properties;
- There is no perceived flood risk associated with the proposed development; and
- RULGT and EHS have no objections in relation to land contamination subject to recommended conditions being imposed.

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. Prior to any site works taking place an asbestos survey shall be carried out by a suitably qualified surveyor. The survey shall include the information set out in the recommendations detailed in section 6.1 of Document 04, Preliminary Risk Assessment and Generic Quantitative Risk Assessment date stamped received 10th September 2019 and Part C of Document 03 date stamped 2nd September 2019. The survey shall be submitted to and agreed in writing with the Council.

Should any unacceptable risks be identified then a remediation strategy shall be submitted to and agreed in writing with the Council before being implemented.

Reason: Protection of human health receptors to ensure the site is suitable for use.

3. Prior to the commencement of any development on site, a 'Plan of Work' for the management of asbestos containing materials (ACM) shall be prepared by a suitably competent person and submitted to and agreed in writing with the Council. This Plan of Work shall be submitted before any site work with ACM is carried out and shall include details of the work and the actions to control risk and prevent harm. The Plan of Work shall include the following: the nature and

expected duration of the work; the number of persons involved; the address and location of where the work is to be carried out; the methods to be used to prevent, control and reduce exposure to asbestos; air monitoring; arrangements for disposal of asbestos waste; and the type of equipment to be used including personal protective equipment. Work on site with asbestos containing materials must not take place unless a copy of this Plan of Work is readily available on site.

Reason: For the protection of human health and to ensure the development site is suitable for use.

4. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Pollution Prevention Guidance No. 27 (PPG 27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 6 shall apply.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

5. If during the construction works, new contamination and risks to the water environment are encountered which had not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance as applicable. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing and subsequently implemented to its satisfaction.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

6. After completing any remediation works required under Conditions 2, 4 and 5, and prior to operation of the development, a verification report shall be submitted in writing and agreed with the Council. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11) and/or as described in the Land Contamination: Risk Management (LCRM) guidance as applicable. The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk

to workers, neighbours and other offsite receptors. For the protection of human health receptors to ensure the site is suitable for use.

7. The extension hereby permitted shall be used solely for the purposes of storage and for no other use.

Reason: In order to protect the amenity of nearby residential properties.

8. The development hereby approved shall not be operational at any time between 23:00 and 06:00 hours.

Reason: In order to protect the amenity of nearby residential properties.

9. The doors positioned on the southwestern elevation as indicated Drawing No. 05 bearing the date stamp 2nd September 2019 shall remain closed except for use for access and egress.

Reason: In order to protect the amenity of nearby adjacent properties.

10. The existing natural screenings of the site, along the southern boundary 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.

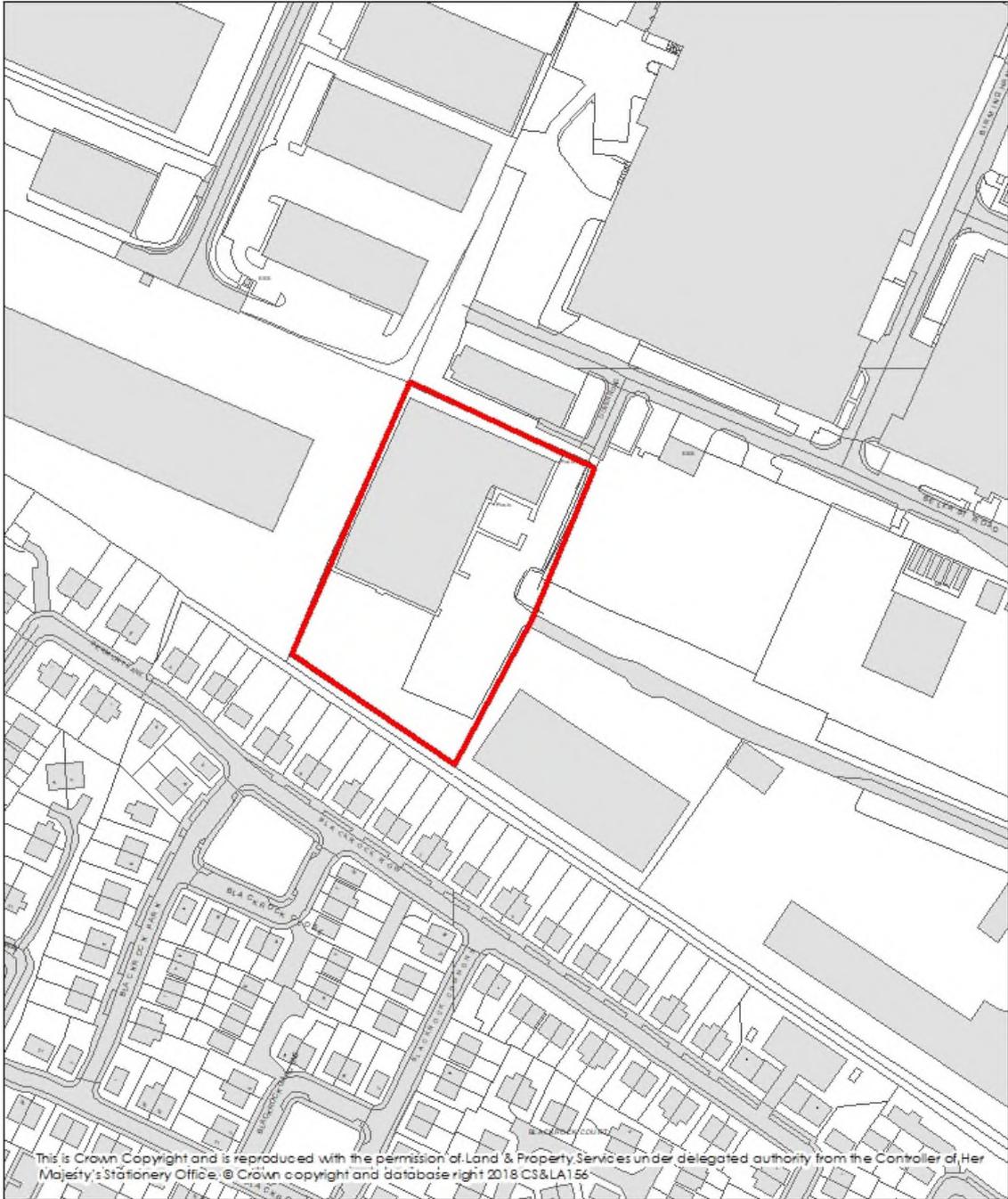
Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

11. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

12. Prior to the commencement of the development hereby permitted, a final Drainage Assessment, containing a detailed drainage network design and compliant with Annex D of PPS 15 shall be submitted and agreed in writing with the Council.

Reason: To safeguard against flood risk to the development and elsewhere.



Location Map

Application Reference: LA03/2019/0727/F

 Site Boundary



Proposed Extension to existing building to provide additional storage facilities at Zeus Packaging Ltd Unit 22 Belfast Road Central Park Mallusk

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COMMITTEE ITEM	3
APPLICATION NO	LA03/2020/0142/F
DEA	MACEDON
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Extension to provide activity halls, reception, WC and general storage facilities
SITE/LOCATION	Rathfern Social Activity Centre, Knockenagh Avenue, Newtownabbey, BT36 6BE
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	WDR & RT Taggart
LAST SITE VISIT	13 th March 2020
CASE OFFICER	Barry Diamond Tel: 028 903 40407 Email: barry.diamond@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site comprises the Rathfern Social Activity Centre which lies on the edge of the Rathfern housing estate and on the slope of Carnmoney Hill. The site is zoned as a Local Landscape Policy Area and lies immediately adjacent to an Area of High Scenic Value and a Site of Local Nature Conservation Interest as defined within the Belfast Metropolitan Area Plan 2014.</p> <p>The site contains an existing single storey community centre and its associated play areas to the front of the building. The building is set back on the site and is finished in a grey cladding and has a flat roof. To the western limits of the site is one of the entrances to Carnmoney Hill Nature Reserve and there is a line of maturing trees passing through the site. The southern or roadside boundary is defined by paladin fencing which ranges from one to two metres in height. To the east of the site planning permission has recently been granted for a social housing scheme on the site of the former Carnview children's home. To the north there are some existing allotments and polytunnels associated with the centre.</p>	
RELEVANT PLANNING HISTORY	
<p>U/2012/0216/F - Erection of extension to front of building for dance studio and proposed entrance lobby to rear of building including external alterations at Rathfern Community Centre, Knockenagh Avenue, Newtownabbey, Co Antrim, BT36 6BE Permission Granted – 16th October 2012</p>	
PLANNING POLICY AND GUIDANCE	
<p>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.</p>	

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.

Belfast Metropolitan Area Plan 2004 and 2014. The site is zoned as a Local Landscape Policy Area and lies immediately adjacent to an Area of High Scenic Value and a Site of Local Nature Conservation Interest. The Plan offers no specific advice 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 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

Council Environmental Health Section – No objection

Dfi Roads – Additional information requested to illustrate sight splays.

NI Water – No objection.

REPRESENTATION

One neighbouring property was 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
- Impact on Character and Appearance of the Area
- Neighbour amenity
- Access and Car Parking

Principle of Development

The proposed development comprises two discrete elements, the first is the construction of an extension to the eastern elevation of the existing building and the second part is for the construction of a new car park and entrance to serve the facility.

The extension of the building will involve the loss of an existing area of recreation space within the site which is normally considered to be unacceptable, however, in this case the proposed development has a recreation/community component which will compensate for this loss. As a consequence it is not considered that the development would conflict with the policy aim of Policy OS1 of PPS8.

Given that there is an existing Social Activity Centre on the site and given that it is within the settlement of Newtownabbey the principle of an extension and a carpark is acceptable at this location. The main considerations will therefore be the impact on the character and appearance of the area, the proposed access arrangements and the general amenity impacts on the area.

Impact on Character and Appearance of the Area

The existing building is single storey, is finished in a grey cladding and has a flat roof. The proposed extension is located on the eastern elevation of the existing building, has finishes to match the existing building and has a flat roof which will also match the existing building. The extension is to be 3.5 metres in height which is subordinate to the existing building height of 4.5 metres. The floorspace of the existing building is 416sqm with the extension accounting for an addition of some 371sqm which again is subordinate to the existing building and creates an overall floorspace of 787sqm. The extension will protrude marginally forward of the existing building by approximately 5 metres which, in the context of the site and the existing building, is considered acceptable. The plans show that the extension will provide a dance studio, a youth club hall, stores, male toilets and an office/reception area.

The proposal also includes the provision of a sensory garden to the front of the site along with cycle parking and proposed benches. In addition, the provision of a new access and car park is located on the western extent of the site which provides for 13 car parking spaces, 3 of which are accessible spaces. This element of the proposal will require the removal of an existing tree line which passes through the site, however, the proposal will include the planting of a new beech hedge which will help compensate for the loss of natural vegetation on the site.

The proposed development is located within an Area of High Scenic Value as defined by the draft Belfast Metropolitan Area Plan 2014, however, the development will have a limited impact upon it. As the building is located on the eastern portion of the site between, the existing building and the proposed social housing which was approved under LA03/2019/0479/F it is considered that the development will have a

limited impact on the visual amenity of Carnmoney Hill or the visual amenity of the wider area.

Neighbour Amenity

It is considered that the proposal would not have a detrimental impact on neighbour amenity. The proposed works are primarily set back within the site and are not considered to have any significant impact on amenity of nearby residents as the nearest existing house is located some 40 metres away. Given that the proposal is for an extension to an existing social activity centre it can be considered that the development may in fact have a positive impact on the amenity experienced within the wider community.

Access and Car Parking

The proposal includes the construction of a vehicular access onto Knockenagh Avenue, an access laneway and the development of a car park with provision for 13 spaces. In addition, the existing layby parking will be partially impacted to allow for the creation of the access. DfI Roads has been consulted and has requested amended plans be submitted which includes sight lines of 2.4 by 60 metres, drawn to the nearside road edge, all street furniture shown on the drawing and all new kerb lines and pedestrian cross points shown on the drawing.

It is accepted that the sight lines to the south of the proposed access are not drawn to the nearside road edge and the detail of a Pedestrian Crossing Point (PCP) has not been provided, however, these issues can be dealt with through a combination of planning conditions attached to the grant of planning permission and/or licences required under the Roads Order to open the road and alter an adopted footway. These details can be provided and agreed at a later stage and are not therefore considered to be an impediment to the grant of planning permission.

CONCLUSION

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

- The principle of the development is considered to be established on site given its current use.
- The design and appearance of the development is considered acceptable at this location.
- It is considered that the proposal would not have a detrimental impact on neighbour amenity.
- The details of the access can be dealt with through planning conditions.

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. Notwithstanding the detail shown on stamped approved drawing No. 05 date stamped 05-FEB-2020 the visibility splays for the proposed means of access shall be 2.4 by 60 metres in both directions to the nearside road edge prior to the

commencement of the creation of the car park hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. A Pedestrian Crossing Point shall be provided on either side of the proposed means of access prior to the car park hereby permitted becoming operational. The details of the Pedestrian Crossing Point shall be submitted to and agreed in writing with the Council prior to the development of the access.

Reason: To ensure there is a satisfactory means of crossing provided for pedestrians.

ITEM	4
APPLICATION NO	LA03/2020/0079/F
DEA	DUNSILLY
COMMITTEE INTEREST	APPLICANT DECLARED INTEREST
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Two storey side extension to dwelling to allow living room and bedroom on ground floor with 2 bedrooms above. Addition of dormer windows to front elevation
SITE/LOCATION	34 Tardree Road, Kells
APPLICANT	Eugene McKinley
AGENT	N/A
LAST SITE VISIT	20 th February 2020
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: Glenn.Kelly@antrimandnewtownabbey.gov.uk
<p>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</p>	
SITE DESCRIPTION	
<p>The application site is located at 34 Tardree Road, Kells, which is located within the rural area outside any of settlement limit as defined by the Antrim Area Plan 1984-2001. A small detached bungalow currently sits on the site with a detached garage to the rear. The existing dwelling benefits from a large front garden which extends along the sides of the property and leads to a relatively small rear garden.</p> <p>The southwestern and southeastern (roadside) boundaries are defined by a 1m high traditional stone wall which is partially overgrown in places. The northeastern and northwestern boundaries are defined by a 1.2m high hedge.</p> <p>The dwelling on the site is set back approximately 12m from the roadside and the topography of the site is relatively level. The surrounding lands are largely defined by agricultural fields. There is a large car sales business approximately 50m northwest of the site (Family Cars NI).</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history	
PLANNING POLICY AND GUIDANCE	
<p>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.</p> <p>Until the Council adopts its new Local Development Plan, planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 -2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which</p>	

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.

Antrim Area Plan 1984 – 2001: The application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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.

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.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

No neighbours were notified of the application as no occupied properties abut the site. 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:

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

Policy Context and 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, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal.

The application site is outside any settlement limit defined in AAP and located within the countryside. There are no specific operational policies relevant to the determination of the application in the plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. Amongst these is the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (APPS 7). Taking into account the transitional arrangements of the SPPS, retained APPS 7 provides the relevant policy context for consideration of the proposal.

Policy EXT 1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- (a) 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;
- (b) the proposal does not unduly affect the privacy or amenity of neighbouring residents.
- (c) the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- (d) sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

APPS7 also advises that the guidance set out in Annex A of the document will be taken into account when assessing proposals against the above criteria.

Scale, Massing, Design and Appearance

The proposed development is for the erection of a two-storey side extension to the existing dwelling, to provide a new living room and additional bedroom on the ground floor and two new additional bedrooms on first floor. The proposed extension is to be located on the northeastern elevation of the existing dwelling.

The extension proposed measures 6.7m in width, 9m in depth and has a maximum height of 6.6m above ground level. Whilst the extension will be subordinate in terms of floorspace to the existing dwelling, the proposed ridge height of the extension will be approximately 900mm above the height of the existing dwelling. The reason for this increase in the ridge height of the dwelling is in order to accommodate first floor living space due to the restrictive size of the existing dwelling. As the extension will provide a new entrance to the dwelling the increase in ridge height will not appear out of keeping with the existing dwelling. Given the dense roadside vegetation on the approach from the southwest and roadside hedging to the northeast, distant views are only possible from the junction of Tardree Road with the Doagh Road 100m to the northeast. From this vantage point the new extension will appear as a single storey extension given the proposed roof form and therefore there will be no clear interpretation that there is an extension in place at the dwelling. From the front of the site there is an awareness of the large industrial type sheds 50m to the northwest which are taller (approximately 8-9m in height) than the dwelling and the proposed

extension. Finally, there is also a side extension that is taller than the main part of the dwelling house at No.32A Tardree Road which is approximately 140m to the northwest. This was approved under application T/2007/0546/F. Having taken the above into account the scale and height of the proposed extension is considered acceptable.

The existing dwelling on the site has a design which was prevalent in the 1930s/40s with double bay windows either side of the existing front door. The proposed design is in keeping with this theme of bay windows, adding another such window onto the ground floor of the extension. There is a single window proposed at first floor level on the extension with a double height entrance window adding a more modern twist to the design. There are also two dormer windows proposed on the roof above the existing bay windows on the main body of the existing dwelling. It is considered good practice in the countryside to have half dormers coming off the wall plate whereas these are full dormer windows emerging on the roof slope. Although not strictly in keeping with good rural design, there are mitigating factors at play; namely, the era of the existing dwelling design lends itself to this design approach; the existing ridge height is relatively restrictive at 5.8m above ground level and it would be difficult to achieve the necessary head heights at first floor level if the dormers came from the wall plate. It must also be considered that the front elevation of the property is only viewed when standing immediately in front of the property. When this is taken into account alongside the fact that the Tardree Road is quite fast moving at this point, it is unlikely that sustained views would be achieved of the property, particularly given it is set back from the road edge. Views from the Doagh Road do not include the front elevation.

It is considered that whilst certain design elements proposed would not be befitting of a new dwelling in the countryside, the design of the existing dwelling must be taken into account. Given the limited views of the front elevation of the dwelling and the need to increase the floorspace of the dwelling to meet modern living standards it is considered that the scale and design of the proposed extension are acceptable.

The finishes on the proposed extension include a smooth render to the external walls with flat black/grey concrete roof tiles. The proposed dormers will be finished in smooth render to closely match the finishes of the external walls. These finishes are considered acceptable.

Neighbour Amenity

There are no other dwellings within close proximity of the dwelling, with the closest being No.32A which is located approximately 140m away. It is considered that there will be no impact upon any neighbouring property.

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 the local environmental quality as no trees are impacted by the proposed development.

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

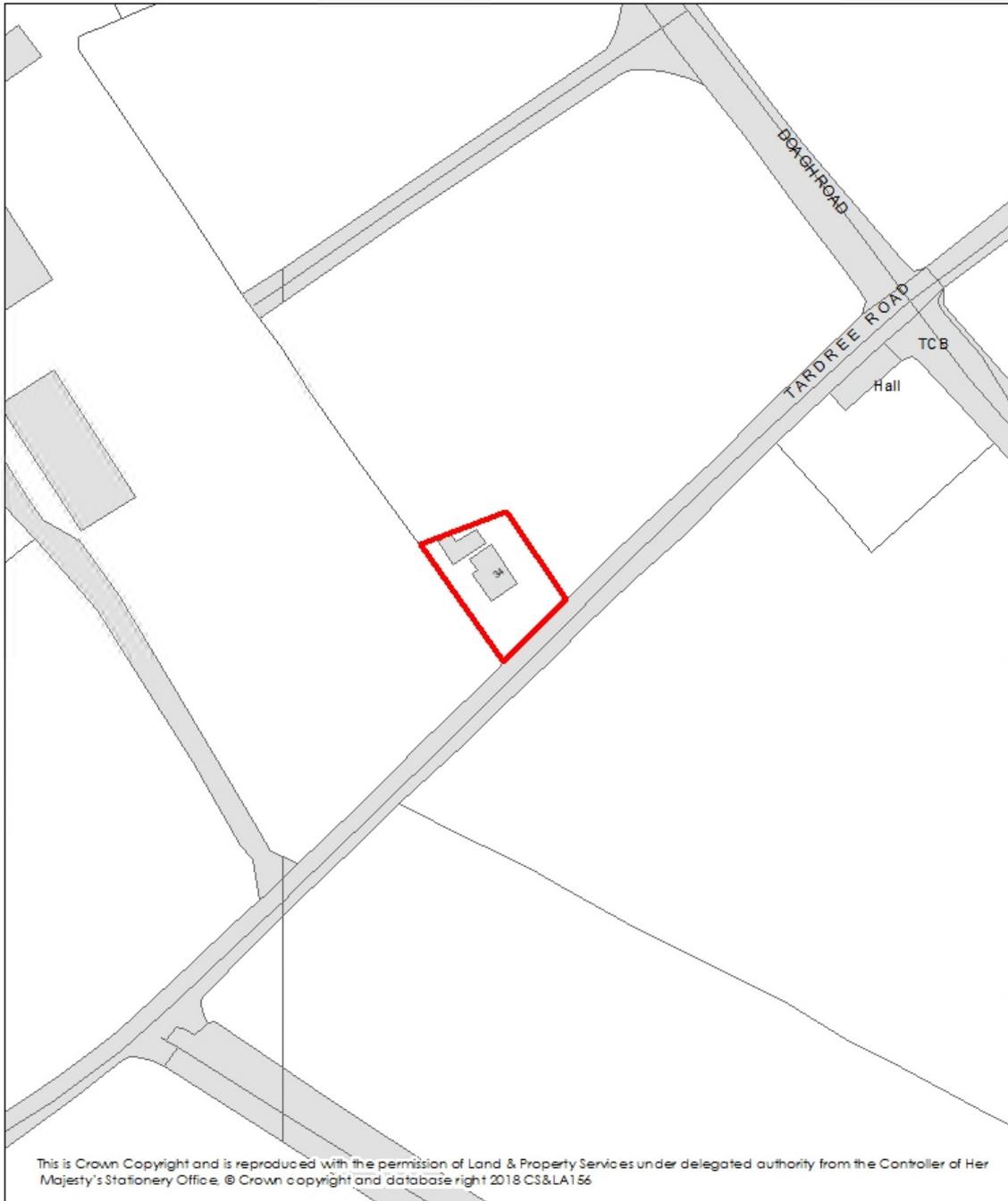
The following is a summary of the main reasons for the recommendation:

- 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.



Location Map

Application Reference: LA03/2020/0079/F

 Site Boundary



Two storey side extension to dwelling to allow living room and bedroom on ground floor with 2 bedrooms above. Addition of dormer windows to front elevation at 34 Tardree Roadm Kells, BT42 3PE

For Information Only

