

COMMITTEE ITEM	3.4 – ADDENDUM
APPLICATION NO	LA03/2020/0744/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Demolition of existing house, erection of 5 no. 2-storey detached houses with associated hard and soft landscaping, and new vehicular entrance to Ballycraigy Road.
SITE/LOCATION	4 Ballycraigy Road, Glengormley, Newtownabbey, BT36 5ZZ
APPLICANT	Noel Reid
AGENT	Place Lab Architects
LAST SITE VISIT	19th October 2021
CASE OFFICER	Alicia Leathem Tel: 028 903 40416 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>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Report an amended scheme in support of the application has been submitted by the agent. The supporting information (Drawing No. 03/2, 04/1, 05/2, 06/2 and 07/2 date stamped 13th May 2022) is available for Members to view online at the Planning Portal (www.planningni.gov.uk).</p> <p>Additional letters of representation have also been received since the publication of the Committee Report. Eighteen (18) neighbouring properties were notified with thirty-one (31) letters of objection received from nineteen (19) properties. No additional issues were raised other than those detailed within the Committee Report. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).</p> <p>The amended scheme provides a change of house type to those previously submitted, the layout and orientation is to remain as indicated within the Committee Report. The proposal provides two house types (house type A and house type A1). House Type A is proposed for one dwelling located to the rear of the site acting as a bookend looking into the site, the main difference with the design and appearance of this proposed dwelling is the change from a pitched roof to a hipped roof and the removal of a first floor gable window. The overall ridge height of 8.7 metres from ground level is to remain as previously submitted.</p> <p>House Type A1 makes up the other four proposed dwellings which are orientated in a linear row within the site. The changes to this house type relate to the removal of the first floor windows which are to be replaced with three roof lights along the front elevation. The changes also include the removal of a rear return and a first floor gable window, with the inclusion of two first floor gable hatches which are annotated as an 'escape hatch'. The proposal also includes the removal of one chimney along the ridge line and the inclusion of decorative bands along the front elevation, the</p>	

overall ridge height of 8.7 metres is to remain as previously submitted. It should be noted in relation to house type A1 that the plans do not correlate, with the gable elevation having different ridge heights to those on the front and rear elevations.

As noted above the overall ridge height of the proposed dwellings measures 8.7 metres from ground level and does not see a reduction from that previously submitted, one of the key issues as detailed within the Committee Report relates to the impact on the character and appearance of the area in regards to the scale, height and massing of the proposed dwellings, the design changes do not address these concerns. It is considered that given the surrounding context the proposed dwellings with a ridge height of 8.7 metres will appear out of keeping with the surrounding context. The roofs of the proposed dwellings will sit well above the rooftops of the surrounding properties and will appear disruptive and out of keeping with the surrounding streetscene. The proportions, massing, and appearance of the proposed development do not respect the surrounding development which is comprised of a mix of single storey and storey and a half properties.

As noted above the changes include the removal of the first floor windows on House Type 1, it is accepted that the removal of these first floor windows removes the potential for significant overlooking to the single storey properties along the eastern boundary in Glencraig Heights. However the necessity to remove first floor windows on a two storey property is indicative of over development and highlights the limited separation distances and the cramped and restricted nature of the site. The inclusion of 'escape hatches' on the first floor gable elevations, which by their very nature will need to be capable of being opened has the potential for significant overlooking to No. 2 Ballycraigy Road. Furthermore, the removal of first floor windows to the front elevation of the two storey property results in two bedrooms within the property having one rooflight and one escape hatch, the level of daylight within these rooms will therefore be limited. It is considered that the proposal does not represent an acceptable quality and sustainable residential development.

The ridge height of the proposed dwellings remains as previously submitted with no reduction in height, located between single storey and storey and a half properties with limited separation distance. As such the amended scheme does not address concerns relating to overshadowing and loss of light to the amenity areas of those properties in Glencraig Heights and No.2 Ballycraigy Road. Additionally it is considered that proposed developments will result in a domineering and overbearing impact on these aforementioned properties.

The amended scheme indicates the inclusion of an additional 4 parking spaces within the layout of the proposal. The parking provision falls short of the required provision by one space, on balance given the location within an urban area and the two in-curtilgae allocated spaces for each dwelling, it is considered that the parking provision is acceptable. Additionally since the publication of the Committee Report DfI Roads has responded with no objections to the proposal subject to conditions.

The applicant has forwarded correspondence regarding the submission of a Waste Water impact Assessment (WWIA) to NIW. It is accepted that the process to find a solution has commenced, however, no evidence has been provided to show that an acceptable solution to address capacity issues is achievable.

As a result of the changes made, the recommendation to refuse planning permission remains the same, however, the refusal reason relating to parking provision has been removed.

CONCLUSION

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

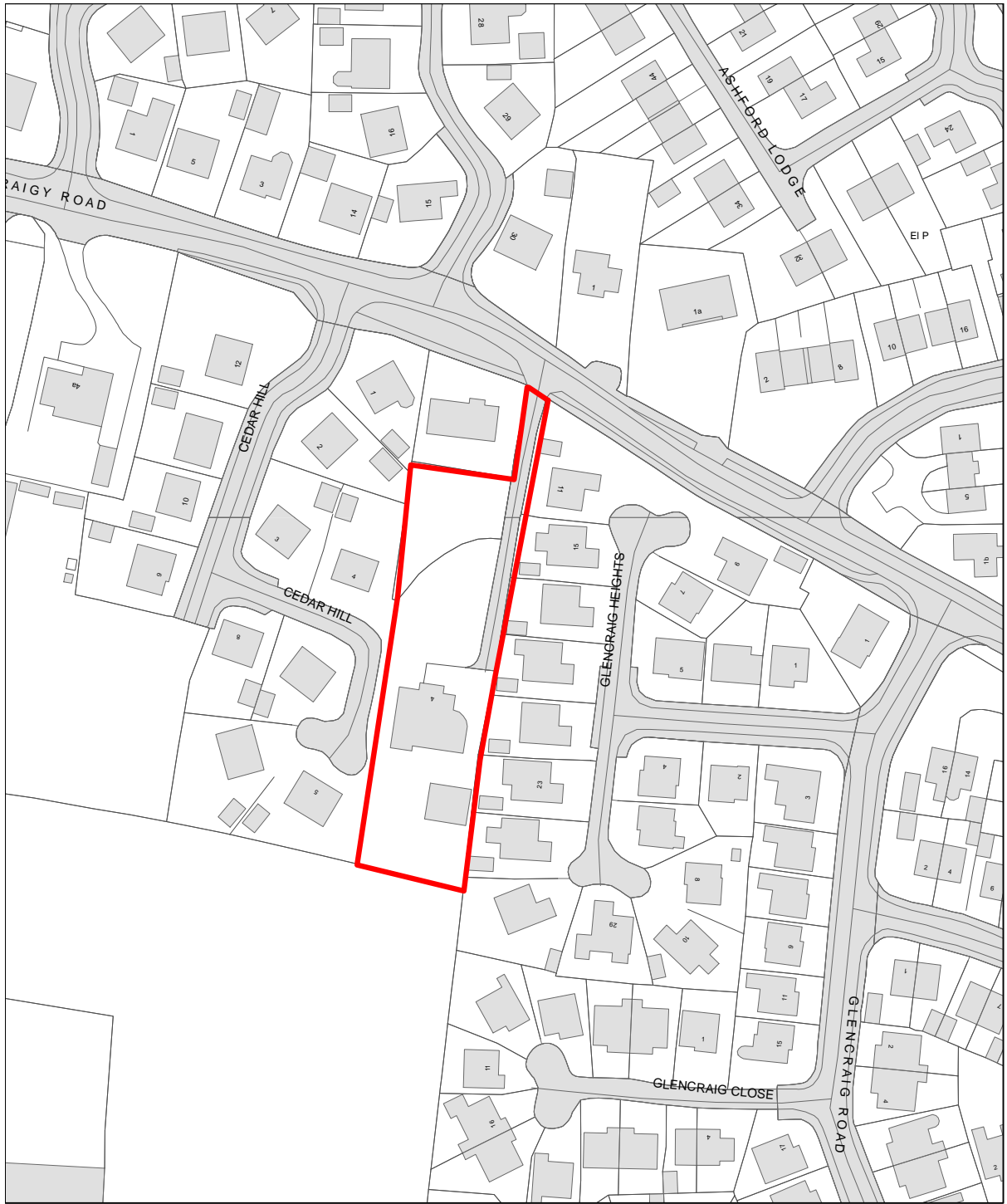
- The principle of residential development is acceptable;
- The design, layout, and appearance of the dwellings is considered inappropriate to the character and appearance of the site and surrounding area;
- Sufficient amenity space is provided;
- The proposal will have a detrimental impact on the amenity of existing residents through overlooking and overshadowing and dominance.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed development does not respect the surrounding context and is considered to be inappropriate to the character and appearance of the area; the layout will have an adverse impact on the amenity of existing and proposed residents in terms of overlooking and overshadowing, dominance and general disturbance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy LC 1 of Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas' in that the proposed development does not respect the surrounding context and is considered to be inappropriate to the character, appearance and pattern of development in the locality.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2021/0739/F
DEA	MACEDON
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Demolition of existing shed on the site. Proposed residential development comprising of 10 x 2 storey semi-detached dwellings and 2 x 2 storey town houses, associated infrastructure, carparking and landscaping.
SITE/LOCATION	Site 10m East of 10 and 19 Glenabbey Drive 10m East of 20 and 23 Glenabbey Avenue 10m East of 26 and 53 Glenabbey Crescent Newtownabbey BT37 0YT
APPLICANT	T A Downey Limited
AGENT	McGurk Architects
LAST SITE VISIT	19th October 2021
CASE OFFICER	Sairead de Brún Tel: 028 903 40406 Email: sairead.debrun@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>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the publication of the Committee Report the agent has submitted a number of pieces of information in an attempt to address the reasons for refusal. The information includes a Drainage Assessment, amendments to the road layout, amended elevations, information on the applicants attempts to gain a connection to the public sewer network and a further Noise and Vibration Assessment.</p> <p>Design, Layout and Appearance</p> <p>An amended site layout and amended elevations have been submitted to address the concerns with the layout of the scheme in relation to Plots 6 & 7. Previously it was considered that Plots 6 and 7 occupy a central location within the application site, however, Plot 6 was positioned gable end to this new internal road rather than being dual fronted. The amended scheme shows a much stronger frontage to the proposed dwellings on Plots 6 & 7 which is considered to be a more appropriate design for this corner site and adequately addresses both frontages.</p> <p>In addition, the amended plans show the front boundary of Plot 7 to be defined by a 1.8 metre high brickwork wall which extends beyond the building line by approximately 6 metres from the front elevations of the dwellings on Plots 5 & 7 and continues for approximately 12 metres. As the wall extends beyond the building line of the front elevations it would appear obtrusive to the streetscene and general quality of the layout. The proposed boundary treatment within the proposed development scheme is considered unacceptable in terms of its visual impact and the quality of the overall scheme. The layout of this section of the proposed development has failed to comply with Policy QD 1 as it does not create a quality residential environment.</p>	

Noise & Vibration.

The application site is located immediately west of the Belfast to Londonderry and Belfast to Larne railway lines (where 4 lines merge into 2), as such the proposed residential development may be affected by noise and vibration associated with the railway line. Additionally, part of the development site is adjacent to the Glenville Road and may be subject to high levels of road traffic noise.

The applicant has submitted a Noise and Vibration Impact Assessment, which would require consultation with the Environmental Health Section to ascertain its suitability. Two previous assessments have been provided on this case previously which did not address the concerns raised by Environmental Health in terms of the potential adverse impact on future residents of the proposed development by reason of noise and vibration from the railway line, and noise from vehicular traffic along the Glenville Road and commercial activity adjacent to the site.

The submission of amended information is a material consideration and must be taken into account in the assessment of the application. While further consultation is necessary, if following consultation the report fails to address the concerns of Environmental Health then the decision could issue should the Committee be minded to refuse the application.

Access

Amended drawings to address technical issues with the drawings for Private Streets Determination have been submitted. Due to the late submission of these drawings no consultation has been carried out with DfI Roads as to whether the most recent plans would address their issues, however, this matter did not form a proposed reason for refusal.

Disposal of foul sewage and surface water.

NI Water has recommended refusal of the proposed development due to a high level assessment having been carried out by NI Water that indicates potential network capacity issues in the Whitehouse Waste Water Treatment Works, which the applicant wants to serve this proposal. The applicant has provided an email dated the 8th April 2022 to indicate that NI Water are expecting an outcome to the assessment of sewerage capacity within the next 9 weeks, however, there is no information on the likely outcome of that assessment. In addition, an amended Drainage Assessment has been submitted in an attempt to demonstrate that the site is discharging to the storm sewers at an attenuated rate.

The capacity issues with the public sewer network poses a significant risk of detrimental effect to the environment, and detrimental impact on existing properties. While a response to the sewerage and drainage issues may be provided in due course, there is no indication from NI Water as to the likely outcome of the matter.

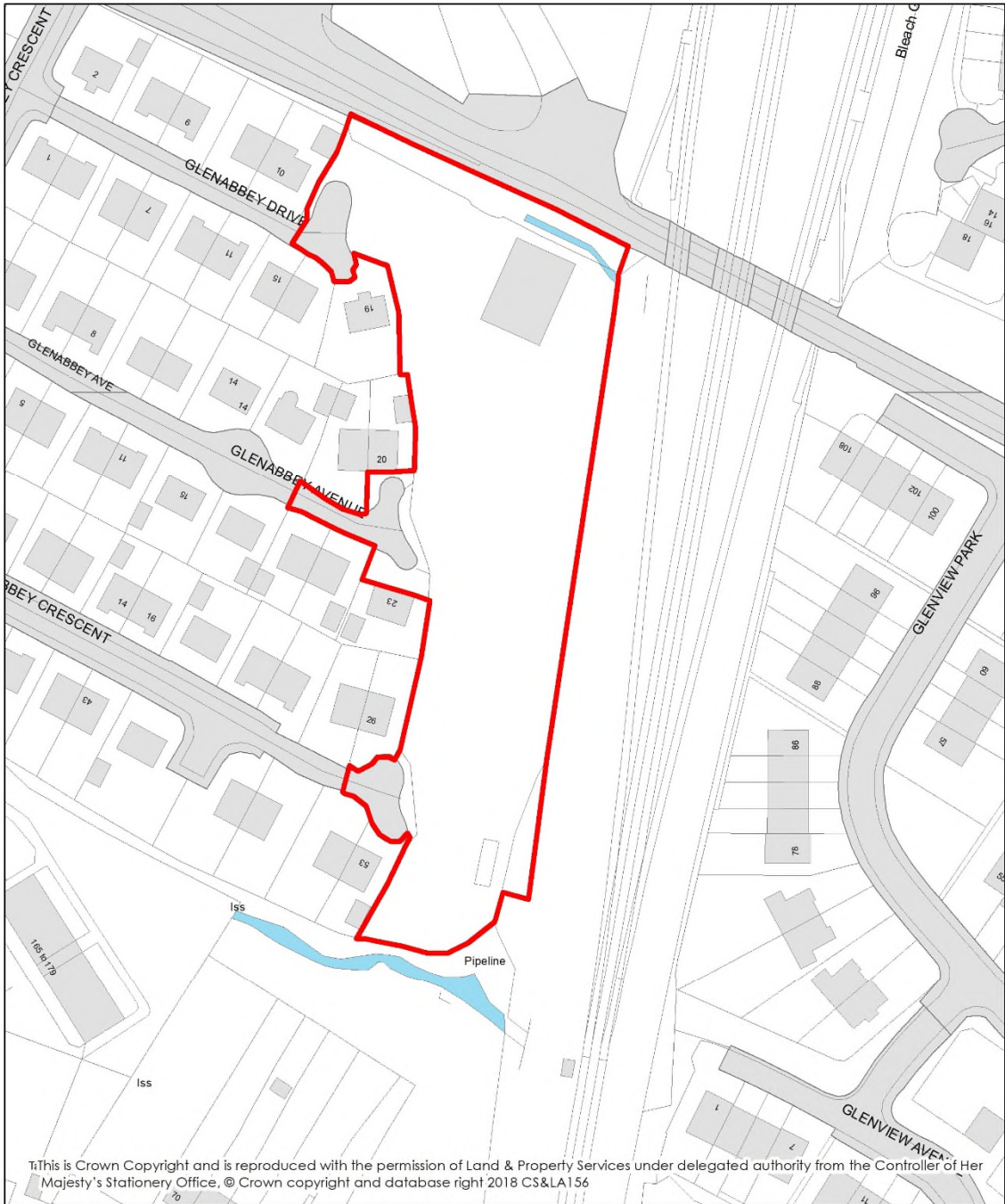
CONCLUSION

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

- The principle of residential development is acceptable;
- The layout, and appearance of the boundary wall on Plot 7 would be detrimental to the quality of the scheme;
- The proposal will have a detrimental impact on the amenity of future residents of the proposed development in terms of noise and vibration.
- The issues with drainage and sewerage have not been addressed.

RECOMMENDATION**REFUSE PLANNING PERMISSION****PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that the proposed boundary treatment on Plot 7 would be detrimental to the overall quality of the layout and residential environment.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed properties in terms of noise and vibration.



Location Map

Application Reference: LA03/2021/0739/F

East of Glenabbey Drive, Glenabbey Avenue and Glenabbey Crescent, Newtownabbey
 Proposed residential development comprising of 10 semi detached dwellings & 2 town houses, associated infrastructure, carparking and landscaping.

 Site Boundary

For Information Only

