

<b>COMMITTEE ITEM</b>	<b>3.3</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0351/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Domestic stables with adjoining sand paddock, including retention of existing stoned area as extension of curtilage (In substitution for stables approved under LA03/2023/0275/F)
<b>SITE/LOCATION</b>	20 Dundesert Road, Crumlin, BT29 4SL
<b>APPLICANT</b>	Tommy Bates
<b>AGENT</b>	Park Design Associates
<b>LAST SITE VISIT</b>	23/10/25
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal:</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/699540">https://planningregister.planningsystemni.gov.uk/application/699540</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>The amended site plan (Drawing 02/2 date stamped 1<sup>st</sup> October 2025) indicates the western boundary of the proposed curtilage is to be defined by native species planting rather than estate railings. Given this is an appropriate form of boundary treatment, the second refusal reason is amended to remove the section which refers to the boundary treatments being inappropriate for the site and locality. The remaining refusal reasons remain unchanged.</p>	
<b>CONCLUSION</b>	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> <li>• The principle of development has not been established in accordance with SP1;</li> <li>• It is considered the proposal fails to integrate at this location, is of an inappropriate design and fails to respect rural character;</li> <li>• The proposal will not unduly affect the privacy or amenity of neighbouring Residents;</li> <li>• There are no concerns regarding road safety;</li> <li>• It has been demonstrated that the proposal will not increase the risk of surface water flooding risk</li> </ul>	
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSED REASONS FOR REFUSAL</b>	
<ol style="list-style-type: none"> <li>1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy SP 1 of the Antrim and Newtownabbey Plan Strategy, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</li> <li>2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy DM 27 and Criterion (a) of Policy DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would appear</li> </ol>	

as a prominent feature in the landscape; the site lacks long established boundary treatments; the site relies primarily on new landscaping for integration; the design of the building is inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.

Reviewed by Head of Planning – Barry Diamond and 14<sup>th</sup> November 2025.

Reviewed by Deputy Director of Planning – Sharon Mossman and 14<sup>th</sup> November 2025.

Reviewed By Director of Planning and Economic Development – Majella McAlister and 14<sup>th</sup> November 2025.

*In reviewing this report, the officers above have confirmed that they have no perceived or confirmed conflict of interest.*

<b>COMMITTEE ITEM</b>	<b>3.4</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0494/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage.
<b>SITE/LOCATION</b>	362 Ballyclare Road, Newtownabbey, BT36 4TQ
<b>APPLICANT</b>	Graham Dines
<b>AGENT</b>	Andrew Hair
<b>LAST SITE VISIT</b>	03/09/25
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal:</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/701106">https://planningregister.planningsystemni.gov.uk/application/701106</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>The agent has submitted further information in support of the application; namely Document 01 (date stamped, 14<sup>th</sup> November 2025) which is a response to the Committee Report and Drawing Nos. 02/1 and 03/1 (date stamped, 14<sup>th</sup> November 2025).</p> <p>The agent has contended that they did not receive the email expressing the Officers concerns on 8<sup>th</sup> September 2025. Records show that this email was sent and the email was once again forwarded to the agent on 13<sup>th</sup> November 2025.</p> <p>The submitted document from the agent indicates that the garage would not contribute to ribbon development given its small size. However, the building is situated to the western end of an existing ribbon of development along the Ballyclare Road. The proposal extends the built-up frontage of the Ballyclare Road by a further 12m and erects a detached garage within the extended curtilage area. As development is further extended along this section of the Ballyclare Road, it is considered that it will extend an existing ribbon of development. It would also appear a garage of a similar size to the proposal could be accommodated within the existing curtilage of the dwelling.</p> <p>The agent states (Document 01) that the reason for the extended curtilage area having its own access and being fenced off from the curtilage of the dwelling is for safety of the applicants' grandchildren. The existing curtilage of No. 362 Ballyclare Road has other outbuildings/garages which are not physically cut off from the curtilage of the dwelling.</p> <p>The amended site plan (Drawing Nos. 02/1, date stamped, 14<sup>th</sup> November 2025) has now changed the access arrangements to read; "shared driveway access between new garage driveway and existing driveway", rather than "new driveway access to new garage" which was the previous label. The site plan has not been amended,</p>	

however and shows a paired access and separate driveways for the shed and existing dwelling. The proposed shed would still appear physically separate from the existing dwelling and curtilage.

The updated elevation and floorplan drawings (Drawing No. 3, date stamped 14<sup>th</sup> November 2025) indicates the finishes of the garage as grey metal cladding to both the walls and roof. The agent indicates that there are a number of buildings in the area of a similar style, however, no substantive evidence has not been submitted to support this position. It is considered the finishes of the proposal are akin to a small industrial unit rather than a domestic outbuilding. Given that the site is visible when travelling southeast along the Ballyclare Road and contributes to a ribbon of development and would further erode the rural character of the area.

The agent has indicated within the supporting document, that the applicant would be willing to amend the access arrangements, amend the finishes of the garage to render, and provide a landscaping scheme to further assist the integration of the site. However, no such information has not been submitted at this time.

Given the limited change in the amended plans, the proposed refusal reason remains unchanged.

#### **CONCLUSION**

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

- It is considered the proposal integrates at this location;
- It is considered the proposal is of an inappropriate design, contributes to ribbon development and further erodes rural character;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- There are no concerns regarding road safety.

#### **RECOMMENDATION**

#### **REFUSE PLANNING PERMISSION**

#### **PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies SP1, SP6, DM 27 and Criterion (a) of DM 22 of the Antrim and Newtownabbey Plan Strategy, in that the proposal would erode the character of the area by adding to an existing ribbon of development and the external finishes of the building are inappropriate for the site and locality.

Reviewed by Senior Planning Officer – Johanne McKendry and 14<sup>th</sup> November 2025.

Reviewed by Head of Planning – Barry Diamond and 14<sup>th</sup> November 2025.

Reviewed by Deputy Director of Planning – Sharon Mossman and 14<sup>th</sup> November 2025.

Reviewed By Director of Planning and Economic Development – Majella McAlister and 14<sup>th</sup> November 2025.

*In reviewing this report, the officers above have confirmed that they have no perceived or confirmed conflict of interest.*

<b>COMMITTEE ITEM</b>	<b>3.6</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0399/F</b>
<b>DEA</b>	<b>GLENGORMLEY URBAN</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Roofspace conversion with dormer window to rear
<b>SITE/LOCATION</b>	16 Farmley Crescent, Glengormley, BT36 7TX
<b>APPLICANT</b>	Oluwakemi Olayera
<b>AGENT</b>	Galvin Architecture
<b>LAST SITE VISIT</b>	28/07/2025
<b>CASE OFFICER</b>	Michael Glynn Tel: 028 903 40411 Email: <a href="mailto:Michael.glynn@antrimandnewtownabbey.gov.uk">Michael.glynn@antrimandnewtownabbey.gov.uk</a>
<p><b>The full details of this application, including the application forms, relevant drawings, consultation responses and any representations made are available to view at the Northern Ireland Planning Portal</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/700254">https://planningregister.planningsystemni.gov.uk/application/700254</a></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Following circulation of the Planning Committee Report, an amended proposal was received (Drawing No. 01/1 date stamped 14th November 2025) which removed the former extension to the roof and retained it as existing. In addition, the size and scale of the proposed box dormer was also reduced.</p> <p>The revised scheme shows the proposed dormer to have an approximate length of 3.4m, a width of 4.1m and a height of 2.4m, which is approximately 0.2m below the ridge line of the host dwelling. The fenestration of the dormer includes one window on the southern elevation and three velux windows are proposed on the northern (front)elevation of the existing roof. The proposal will serve a master bedroom and will be finished in horizontal composite cladding, PVC windows and a flat trocal roof. Although the proposed finishes are not sympathetic to the existing dwelling it is considered that due to the reduced scale of the dormer and its location to the rear of the property, the proposed finishes will not be visible from any public places and is therefore considered acceptable in this instance.</p> <p>It is considered the revised scheme addresses the Council's concerns regarding the scale of the dormer impacting on the existing roof profile. Hipped roofs are a defining characteristic of the streetscape along Farmley Crescent. As the existing hipped roof is being retained it is considered that the proposal will not interrupt the repeated rhythm and uniformity of the hipped roof forms along Farmley Crescent.</p> <p>In conclusion, the previous concerns outlined in the original Committee Report have been addressed and it is considered that the proposal aligns with the policy provisions of the Strategic Planning Policy Statement and Policies SP4 and DM 22 of the Antrim and Newtownabbey Plan Strategy, and as such the recommendation is to grant planning permission.</p>	
<b>CONCLUSION</b>	
The following is a summary of the main reasons for the recommendation:	

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

<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
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<b>RECOMMENDATION</b>	<b>GRANT PLANNING PERMISSION</b>
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<b>PROPOSED CONDITIONS</b>
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| <b>PROPOSED CONDITIONS</b>  |
| <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol> |
| Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.  |

<b>PROPOSED CONDITIONS</b>
<ol style="list-style-type: none"> <li>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</li> </ol>
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Reviewed by Senior Planning Officer – Johanne McKendry and Date 17/11/2025

Reviewed by Head of Planning – Barry Diamond and 17/11/2025

Reviewed by Deputy Director of Planning – Sharon Mossman and 17/11/2025

Reviewed By Director of Planning and Economic Development – Majella McAlister and 17/11/2025

*In reviewing this report, the officers above have confirmed that they have no perceived or confirmed conflict of interest.*

<b>COMMITTEE ITEM</b>	<b>3.7</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0565/O</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for dwelling and garage
<b>SITE/LOCATION</b>	Approx 15m north east of 21 Loughbeg Road, Toomebridge, Antrim, BT41 3TN
<b>APPLICANT</b>	Ryan and Claire Marron
<b>AGENT</b>	PJ Carey Architecture
<b>LAST SITE VISIT</b>	2nd September 2025
<b>CASE OFFICER</b>	Alexandra Tipping Tel: 028 903 40216 Email: <a href="mailto:alexandra.tipping@antrimandnewtownabbey.gov.uk">alexandra.tipping@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="https://planningregister.planningsystemni.gov.uk/application/701511">https://planningregister.planningsystemni.gov.uk/application/701511</a></b></p>	
<b>ADDENDUM</b>	
<p>Since the publishing of the Planning Committee Report two (2) letters of representation have been received. Both representations were received on 14th November 2025 and are in support of the application.</p> <p>Firstly, a representation raises the matter of the dwelling at No. 21 Loughbeg Road being occupied by the applicants' parents who are in support of the application and would welcome the prospect of having family members living nearby. Although the residents at No. 21 may have no objection to the proposal, the application for a new dwelling has to be assessed against the relevant planning policy.</p> <p>This application is for outline planning permission and a such full details of the proposal in relation to siting, layout, and design have not been provided. As noted within the original Planning Committee Report an indicative Site Layout Plan (Drawing No. 02 date stamped 5th August 2025) has been provided by the applicant. This concept drawing shows the proposed dwelling located behind the dwelling and garage at No. 21 Loughbeg Road and adjacent and to the north of the garage associated with No. 19 Loughbeg Road. Notwithstanding the relationship between the applicant and the residents at No. 21, this siting arrangement would raise concerns in relation to the outlook from the new dwelling and the impact the proposed dwelling would have in terms of overlooking onto the private rear amenity space associated with No. 21 Loughbeg Road.</p> <p>The representation goes on to advise that no neighbour notifications were received by No. 21 Loughbeg Road or by other residents in the vicinity and that residents in the area have no objection to the proposal. The records available on the Planning Portal indicate that neighbour notification letters were issued to the neighbouring dwellings at Nos. 21, 19, 17 and 15 Loughbeg Road on 14th August 2025. To date, no letters have been returned to the Council as undelivered.</p>	

The representation raises concerns with the assessment of the application in relation to integration and impact on rural character and advises that the report is contradictory. It also contends that the proposal will not result in the addition to ribbon development as the proposal sits within the boundaries of the existing garden at No. 21 and that a dwelling on the application site would not compromise the existing development pattern in the area.

As per the original Planning Committee Report, the concerns with the proposal relate to the impact that the development would have on the character of the area. This impact is resultant from the extension of ribbon development along the Loughbeg Road and the visual intrusion of development further into the countryside. An assessment of integration was carried out, however, given the characteristics of the site and the surrounding area there were no concerns with the ability for a dwelling to integrate.

It is noted that the application site is located within the existing curtilage of the dwelling at No. 21 Loughbeg Road, however, no development exists beyond this dwelling. The introduction of new built form beyond No. 21 would extend development to the north which would elongate the existing ribbon of development along the Loughbeg Road which is contrary to DM 27.3 of the Plan Strategy.

With regards to the existing pattern of development, it is generally made up of detached and semi-detached dwellings on single elongated plots. The proposal (depending on siting) may also lead to a 'back land development' type appearance and would create a new variation of plot size and appearance, which would be contrary to that currently existing in the locality.

The presence and location of the St Ernats GAC pitch and its associated development has also been raised and it stated that the application site is consistent with the 'development limit' created on the opposite side of the road by this development.

It should be noted that the application site is located within the countryside and there are no 'development limits' associated with the site or its locality. The presence of this sports ground has been considered within the assessment of the application, but its existence does not overcome the concerns that a new dwelling on the application site would be extending development northwards along the Loughbeg Road and would protrude into the open countryside.

With the above considered, the recommendation remains to refuse outline planning permission.

<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
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<b>PROPOSED REASONS FOR REFUSAL</b>
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1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies SP1.11 and DM 18 of the Antrim and Newtownabbey Plan Strategy in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 18D of the Antrim

and Newtownabbey Plan Strategy, in that the development fails to meet the provisions for a dwelling in an existing cluster and would visually intrude into the open countryside.

3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal if permitted will result in the addition to ribbon development along the Loughbeg Road and a suburban style build-up of development that extends into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of an existing nearby dwelling (No. 21) in terms of overlooking and loss of privacy.

Reviewed by Senior Planning Officer – Johanne McKendry and Date 17/11/2025

Reviewed by Head of Planning – Barry Diamond Date 17/11/2025

Reviewed by Deputy Director of Planning – Sharon Mossman and Date 17/11/25

Reviewed By Director of Planning and Economic Development – Majella McAlister and Date 17/11/25

*In reviewing this report, the officers above have confirmed that they have no perceived or confirmed conflict of interest.*