



12 November 2025

Committee Chair: Councillor R Kinnear

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – L Boyle, T Campbell and M Magill

Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, R Foster, AM Logue and B Mallon

Dear Member

**MEETING OF THE PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 17 November 2025 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc  
**Chief Executive, Antrim & Newtownabbey Borough Council**

**PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café**

**For any queries please contact Member Services:**

Tel: 028 9448 1301/ 028 9034 0107

[memberservices@antrimandnewtownabbey.gov.uk](mailto:memberservices@antrimandnewtownabbey.gov.uk)

## **AGENDA FOR PLANNING COMMITTEE – 17 NOVEMBER 2025**

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

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

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

### **PART ONE - Decisions on Planning Applications**

#### 3.1 Planning Application No: **LA03/2024/0406/O**

Site for residential development at 19 Rashee Road and land immediately northwest and to the rear of 23 Rashee Road, Ballyclare, BT39 9HJ.

#### 3.2 Planning Application No: **LA03/2025/0589/O**

2 No. dwellings and garages (renewal of previously approved application LA03/2022/0335/O) lands immediately to the rear and approximately 50m west of No. 122 Hillhead Road, Ballyclare, BT39 9LN.

#### 3.3 Planning Application No: **LA03/2025/0351/F**

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) 20 Dundesert Road, Crumlin, BT29 4SL.

#### 3.4 Planning Application No: **LA03/2025/0494/F**

Retention of extension of curtilage of existing dwelling house to include hardstanding and ancillary garage 362 Ballyclare Road, Newtownabbey, BT36 4TQ.

#### 3.5 Planning Application No: **LA03/2025/0609/O**

Site for proposed dwelling and garage on the farm 80m approx. NW of 77 Seven Mile Straight, Muckamore, Antrim, BT41 4TQ.

#### 3.6 Planning Application: **LA03/2025/0399/F**

Roof space conversion with dormer window to rear 16 Farnley Crescent, Glengormley, BT36 7TX.

3.7 Planning Application: **LA03/2025/0565/O**

Site for dwelling and garage approx. 15m northeast of 21 Loughbeg Road, Toomebridge, Antrim, BT41 3TN.

3.8 Planning Application: **LA03/2025/0541/O**

Site for proposed dwelling approx. 70m NE of 171a Seven Mile Straight, Muckamore, Antrim, BT41 4QY.

**PART TWO – Other Planning Matters**

3.9 Budget Report – Period 6 April 2025 to September 2025

3.10 Delegated Planning Decisions and Appeals October 2025

3.11 Proposal of Application Notices for Major Development October 2025

3.12 Transboundary Consultation on Dublin Array Offshore Windfarm Project

3.13 Department for Infrastructure Policy Update Correspondence and Avian Flu Permitted Development

3.14 Update on the Local Development Plan

3.15 8<sup>TH</sup> International Swift Conference

3.16 Any Other Relevant Business

**PART ONE - Decisions on Enforcement Cases - In Confidence**

3.17 Enforcement Case – LA03/2024/0152/CA

3.18 Enforcement Case – LA03/2024/0002/CA

3.19 Enforcement Case – LA03/2023/0251/CA

<b>COMMITTEE ITEM</b>	<b>3.1</b>
<b>APPLICATION NO</b>	<b>LA03/2024/0406/O</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>GRANT OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for residential development
<b>SITE/LOCATION</b>	19 Rashee Road and land immediately northwest and to the rear of 23 Rashee Road, Ballyclare, BT39 9HJ
<b>APPLICANT</b>	Trevor McMullan
<b>AGENT</b>	Gary Lamont
<b>LAST SITE VISIT</b>	24th July 2024
<b>CASE OFFICER</b>	Morgan Poots Tel: 028 90340401 Email: <a href="mailto:morgan.poots@antrimandnewtownabbey.gov.uk">morgan.poots@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/688270">https://planningregister.planningsystemni.gov.uk/application/688270</a></b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>This application was withdrawn by Officers from the Planning Committee Meeting Agenda in May 2025 following the submission of amended drawings by the applicant's agent. Drawing Number 03/1 shows an amended site layout for the proposed development, whilst Drawing Number 04/1 provides an updated front elevation and floor plans. Both drawings are date stamped received 19<sup>th</sup> May 2025. Further amended drawings were submitted on the 9<sup>th</sup> October, Drawing Numbers 03/3 and 04/3.</p> <p>Neighbours were notified of the amended drawings; and two (2) additional letters of objection have been received raising concerns regarding the proposed road layout and boundary treatments.</p> <p>As noted in the original Committee Report, Officers previously found the proposal to be contrary to the provisions of the Strategic Planning Policy Statement (SPPS), Policy QD 1 of Planning Policy Statement 7 (PPS 7) Quality Residential Environments and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk. Based on the information before the Council, it was concluded that the proposed development had inadequate car parking arrangements; was considered to have a density significantly higher than that found in the established residential area and was not in keeping with the overall character and environmental quality of the established residential area. In addition, it was considered that the proposal failed to respect the surrounding context and was not appropriate to the character of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. Furthermore, there was insufficient information included within the Drainage Assessment to allow for a proper and full assessment.</p> <p>The amended proposal has now been considered and assessed under the Councils adopted Plan Strategy.</p>	

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the development limits and Town Centre of Ballyclare. The site is located partially within the Ballyclare Area of Townscape Character (ATC). The Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Ballyclare and the majority of the application site is located within the Town Centre boundary as indicated the Plan.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 Access and Parking;
- Policy DM 12 Active Travel (Walking and Cycling); and
- Policy DM 16 Telecommunication Facilities and Digital Services

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policy:

- Policy DM 17 Homes in Settlements

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design; and
- Policy DM 28 Amenity Impact

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP 8 is supported by Policy:

- Policy DM 42 Trees and Development

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policy:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems

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

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

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

#### **Policy Context**

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The application site is located within the development limit of Ballyclare as defined within the draft Newtownabbey Area Plan 2005 and dBMAP (published 2004). In line with the transitional arrangements set out in the SPPS, draft BMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

#### **Principle of Development**

Given the site location within the settlement limits of Ballyclare, Policy SP 4.1 of the ANPS indicates that a presumption in favour of the development of new homes will be applied, provided the proposal meets the requirements of Policy SP 4 and other relevant policies applicable to the development type. Policy DM 17 of the ANPS indicates that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, and where a number of other additional criteria are met.

In addition, Policy SP 6.4 places the onus on the developer to demonstrate that they have considered the core principles of placemaking and that the proposed scheme will deliver a high-quality development.

The proposal seeks outline permission for a residential development. Submitted concept drawings indicate 12no. apartments proposed. As this proposal is for more than ten (10) residential units, a Design and Access Statement is required as set out in

Policy SP 6.4 and criterion (g) of DM 17.7. The ANPS sets out that this should incorporate a detailed site analysis; a Concept Plan and / or Masterplan; and a written statement outlining how the key design criteria set out in Policy DM 25 have been addressed by the design and layout of the scheme. In line with Criterion (g) of Policy DM 17.1, a Design and Access Statement, Document 02, date stamped 27<sup>th</sup> August 2024 has been submitted.

Policy DM 17.3 of the ANPS refers to affordable housing which requires developments of over 40 units to provide a minimum of 10% affordable housing. In this case, the proposal does not meet the 40 units threshold and therefore Policy DM 17.3 is not applicable in this instance.

The proposal seeks outline permission for residential development. The planning history includes residential development on the site. Six (6) apartments were approved under application Ref: U/2008/0512/F on 29<sup>th</sup> November 2010, however, this permission was never implemented on site and has since expired. Given the sites location within the development limits of Ballyclare, the principle of residential development is considered acceptable.

#### **Design, Layout and Impact on the Character and Appearance of the area**

Policy SP 4 of ANPS indicates that the Council will seek to ensure that new housing developments are designed in a sustainable fashion and meet the evolving needs of residents over their lifetimes. Policy SP 4 also directs that the development of high-quality homes should adhere to the principles of placemaking and good design as required by Policy SP 6. The Strategic Planning Policy Statement (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and states that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

The application site is located within the draft Ballyclare Area of Townscape Character (ATC) as designated under zoning Ref: BE 15 of dBMAP however, as the plan remains in draft form, the provisions of Policy DM 34 'Areas of Townscape Character' of the ANPS cannot be applied. Nevertheless, the impact of the development on the character and appearance of the ATC remains a material consideration. A Design and Access Statement (Document 02 date stamped 27<sup>th</sup> August 2024) has been submitted as a legislative requirement.

Furthermore, Policy DM 17 'Homes in Settlements' of the ANPS states that the Council will support proposals for quality and sustainable residential development in settlements, where they do not contribute to town cramming, subject to a number of criteria.

Criterion (a) requires the number of units proposed to respect the scale and size of the settlement. Policy DM 25 supports this approach requiring proposals to relate well to the density of the surrounding area. Criterion (c) requires that all new residential development provide a range of housing of different types and sizes and ensures that the siting and design is appropriate to the location and does not conflict with the character of the area.

The outline proposal is for a residential development, and the concept drawings show a two-storey apartment block providing 12 no. units with a range of unit types including 8no. 2 bed units and 4 no. 1 bed units.

The site is currently occupied by a car dealership with the showroom to be demolished and the forecourt to be retained as an area of hardstanding for car parking and shared access (for vehicles and pedestrians) to the proposed residential development. It is noted that the proposal appears as quite a hard development due to the level of hardstanding retained. However, there is a large extent of hard surfacing currently on site at present for the car dealership and there has been an attempt to provide a level of landscaping adjacent to some of the car parking spaces to provide some break in the level of hardstanding.

DM 25.1 requires that proposals make a positive contribution and relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area and are sympathetic to the local built form. Criterion (c) of Policy DM 17 also requires that proposals respect the character of the area. The character of the surrounding development is two-storey and single storey in nature.

The proposed building is linear in nature with a grass amenity area to the rear of the site as shown on the concept plan, Drawing No. 03/3 date stamped 9<sup>th</sup> October 2025. The proposed apartment block is set back from the public road by approximately 33 metres. The concept drawings indicate the building coming significantly closer to boundaries shared with neighbouring dwellings.

As this is an outline application for residential development, full details of the design of the building have not been provided however, the design concept drawing (Drawing 04/3, date stamped 9<sup>th</sup> October 2025) indicates a concept front elevation and both the ground and first floor plan. This design concept shows a frontage of 40 metres (measured north to south) and a maximum depth of 15 metres. The proposed building is two storeys, has a height of 7.2 metres with a sloping roof design. It is considered that a two-storey building could be designed on the site without being dominant when viewed in the context of the surrounding area, which consists of two storey buildings along the Rashee Road and to the rear within George Avenue.

The concept design includes oriel windows which project out from the rear of the building in a triangular, prism type form with glazing positioned on one side to intentionally angle the direction of view to ameliorate any overlooking concerns which is discussed in detail within the 'Neighbour Amenity' section below. Whilst it is noted that the need for the oriel windows may generally highlight concerns with regards to the density and layout of a proposal, it is considered that when viewed in the context of the overall scheme that the oriel windows, on balance, are acceptable as they are located to the rear of the building and will not be subject to extensive public views, with only limited views from George Avenue.

The external finishes have not been provided at outline stage and would be considered as part of a Reserved Matters application. Criterion (c) of Policy DM 17 indicates that all new residential developments must provide a range of housing of different types and sizes, however, it is considered that further detail could be provided in relation to this at Reserved Matters stage.

In terms of the impact on critical public views, the development is open to public views along George Avenue. On viewing the proposed development from the

turning head of the cul-de-sac, the rear of the proposed apartment block will be visible. The proposed apartment block is situated approximately 25 metres back from George Avenue and whilst the development will have a greater visual impact than the existing car showroom, it is noted that the proposal is limited to two storey in height and is not considered to be overly dominant in terms of scale or massing.

Criterion (d) of DM 17.1 indicates that for proposals of 20 units or more, a minimum of 20% must demonstrate how the 'Lifetime Homes' approach has been taken account of. In this case the proposal relates to 12no. apartment units and therefore Criterion (d) of DM 17.1 is not applicable in this instance.

Policy DM 16.6, as well as criteria (f) of Policy DM 25, sets out that development proposals within settlements should include provision for new digital infrastructure. It is noted on the design concept drawing, (Drawing 04/3, date stamped 9<sup>th</sup> October 2025), that service ducting will be incorporated into the proposed development which is considered acceptable.

Criterion (n) of DM 25 requires development proposals in settlements to integrate sustainable energy measures. As outlined on the concept Drawing Number 04/3, date stamped 9<sup>th</sup> October, a range of sustainable energy measures are proposed including low energy LED lighting, high efficiency glazing, PV panels on south facing roof elevation along with air source heat pumps. It is considered that further detail could be provided on this at Reserved Matters stage, however, it is considered that the proposal can comply with criterion (n) of DM 25 in this regard.

#### Amenity Provision

DM 17.9 'Private Open Space' states that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments, (DoE/DRD, 2000).

All developments must ensure adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area. Policy DM 25.1 'Well Being and Safety' requires all proposals in the urban area to ensure that any open space required is of a high standard, appropriate and well-integrated into the layout.

Creating Places advises that 10sqm to 30sqm of communal amenity space should be provided for each unit. The concept drawings indicate a main area of communal amenity space to the rear of the building measuring approximately 140sqm. Additional grass strips are located along the northwestern boundary and along the southern boundary. It is considered that the amenity space provided in the concept drawings is acceptable and in accordance with Creating Places for this urban location which is in close proximity to a number of public areas of open space including the Ballyclare Memorial Park which is approximately a ten-minute walk from the application site.

The proposal is considered to comply with DM 17.9 of the ANPS and Creating Places and adequate and appropriate amenity space can be provided for the development proposal.

### Boundary Treatments

As raised by an objector, there is a lack of clarity on the proposed boundary treatments. The concept site layout plan, Drawing Number 03/3 date stamped 9<sup>th</sup> October 2025 states that the existing boundary wall around the site is to be retained and additional new native species planting has been shown in front of this boundary wall.

The same objector has raised concern about site security for the neighbouring Orange Hall in regard to uncertainty on boundary treatments and having a residential development to the rear of the hall. The objector claims the existing boundary lines are not being adhered to. On a phone call with this objector on 23<sup>rd</sup> January 2024 they clarified their concern regarding the existing wall, both in terms of the dilapidated appearance of the wall as an entrance to a new residential development and the liability and security issues if the wall was to collapse.

The agent has responded to the objection from the Orange Hall within the 'Additional Supporting Information', Document 03 date stamped 20<sup>th</sup> December 2024, by stating "we are happy to include details of enhancements (for privacy/security purposes) to the existing boundaries within our design proposals and will be guided by the recommendations of Dfl Planning." This is an outline application and further details of this could be provided at Reserved Matters stage.

Policy DM 25.1 'Well Being and Safety' states that proposals should be designed to reduce the fear of crime and anti-social behaviour through the creation of active frontages and by ensuring buildings front onto streets.

The proposed concept design for the apartment units provides suitable site surveillance with habitable rooms at ground and first floor level overlooking the amenity space to the rear of the building with habitable rooms and the stairwell looking onto the parking area. Both gable elevations have been designed with ground and first floor windows including kitchens and bedrooms to allow for surveillance of the pathways, in particular, the path to the northern boundary which runs alongside the boundary shared with the Health Centre. It is considered that a proposal could therefore be designed to provide active frontages on to the proposed pathways and areas of open space and to reduce the fear of crime, to comply with DM 25.1.

Overall, on balance it is considered that an acceptable scheme could be designed on the site for residential development in line with policy.

### **Neighbour Amenity**

Policy DM 25.1 indicates that proposals should be compatible with adjacent land uses and should not have a detrimental effect on the amenity or character of any adjoining properties and the surrounding area.

Policy DM 28 'Amenity Impact' requires that proposals do not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Policy DM 28.2 indicates that issues such as

overlooking, overshadowing, noise and other disturbance are considered to be material considerations in the assessment of proposals.

In considering the design concept, there is likely to be a degree of overshadowing to a portion of the rear garden of Numbers 23 and 25 Rashee Road. The extent of overshadowing is minor and will only be experienced at certain times of the day. It is considered that a building could be designed to ensure the proposal does not harm the amenity of neighbouring residents by way of overshadowing or loss of light.

Objection letters received have raised concern with overlooking to neighbouring dwellings of George Close and the Medical Centre. A degree of overlooking is to be expected within the urban area, the critical factor is whether the extent of overlooking has an unacceptable impact on the amenity of neighbouring residents, or in this case, patient privacy as well.

Creating Places Design Guide indicates a separation distance of 20 metres between opposing rear first floor windows and suggests 30 metres for apartments where balconies or living room areas on upper floors could cause overlooking.

It is noted that there are proposed first floor windows located on the front elevation on the concept drawings which will look into the rear garden area of No. 23 Rashee Road. There are first floor windows located to the rear of No. 23, however, the separation distance between the proposed and existing first floor windows is noted as being 21m which is considered acceptable to reduce any significant overlooking concerns.

There is also one first floor kitchen window located on the gable end of the proposed apartment block as indicated in the concept drawings. This window will front on to the rear amenity space of Nos. 25-29 Rashee Road. However, it is noted that the rear gardens of No. 25-29 are elongated and the proposed first floor window will oppose the rear two thirds of the gardens of No's. 25 to 29 Rashee Road. Whilst it is recognised there will be an increased perception of overlooking from the first-floor window, Creating Places states that the first few metres from the rear of the dwelling is considered to be the main private amenity space. Given the existing elongated gardens, the extent of overlooking to Nos 25 to 29 is not considered to be significant.

As indicated in the concept drawings there is a back-to-back separation distance of approximately 15 metres between the development and No's. 1 and 2 George Close which reduces to 12 metres with Nos. 3 and 4 George Close. Nos 1-2 George Close are single storey whilst Nos 3-4 consist of ground and first floor apartments. Concerns of overlooking to kitchen, bathroom and bedroom windows have been raised in a letter of objection. To the rear of the George Close properties are the yards providing private amenity space for the residents of Numbers 1, 2 and 3 George Close, with the private amenity of Number 4 George Close located to the side of the dwelling.

The rear elevation of the proposal can only be assessed on the basis of the floor plans provided within Drawing Number 04/3, date stamped 9<sup>th</sup> October 2025. The existing boundary walls are sufficient to prevent overlooking from the ground floor apartments. In terms of the first-floor windows on the rear elevation, the 2no. bathroom windows will be obscure glazed and do not contribute to overlooking. Six oriel windows can be seen on the concept floorplans which are designed to prevent direct overlooking the proposal. There are 3no. living/dining and 3no. bedroom

windows on the first floor which are shown to be angled away from the first-floor windows of No's 2 and 4 George Close and are not considered to be directly opposing windows.

With the oblique angles involved, the bedroom window of No.4 George Close is located approximately 12 metres from the nearest bedroom window which faces the direction of No. 4. Distances of 11 to 14 metres can be achieved between the other proposed oriel windows and the existing first floor windows of the George Close apartments that come into view. At a minimum, there is a separation distance of approximately 11 metres between the oriel windows and the private amenity spaces of No's 2 and 3 George Close. Overall, it is considered that the proposed oriel windows mitigate concerns of direct overlooking in this case.

There are 2no. first floor bedroom windows indicated on the concept drawings on the gable elevation of the apartment block fronting onto No. 5 George Close at a separation distance of 5 metres. It is noted that No. 5 consists of a single storey bungalow with a wall providing a boundary treatment between the two properties and therefore there is no significant overlooking. It is noted that there are ground floor gable windows located to No.5 George Close, however, the existing boundary wall is considered sufficient to prevent overlooking from opposing ground floor windows.

In relation to the privacy of patients from the neighbouring health centre, the single storey part of the health centre located closest to the proposal is the most likely to be affected. The gable wall of this single storey building that opposes the site is situated approximately 10 metres from the proposed development, it hosts one window serving a treatment room and an ancillary entrance door leading to a boiler room and another treatment room. There is a sufficient boundary wall intervening to prevent direct overlooking at ground floor level. Whilst there is first floor bedroom window located on the rear which fronts into the health centre, it is noted that the medical centre is single storey and there will be no opportunity for first floor opposing windows.

Consideration has also been afforded to the recently approved extension to the health centre (Ref: LA03/2024/0580/F) and whilst the approved extension abuts the shared boundary there are no windows on the side elevation of the health centre to be overlooked. It is considered that a detailed design could be provided so as to not impact on the privacy of the patients of the health centre.

Two bin storage areas have been roughly indicated on concept drawing (03/3 date stamped 9<sup>th</sup> October 2025). Both bin stores are located to the rear of the apartment building, one situated approximately 4.7m from the rear of No. 3 George Close. Whilst the location of the bin stores may not be ideal given the close proximity to neighbouring residential properties, it is noted that boundary planting is indicated on the design concept between the bin stores and the neighbouring properties and a full landscaping plan can be provided at Reserved Matters stage. In addition, the Council's Environmental Health Section were consulted and has no objection to the proposal.

Car parking is proposed in close proximity to the front of the proposed building and adjacent to the rear private amenity space of No. 5 George Close. This may give rise to concerns of noise and disturbance from manoeuvring vehicles, car doors closing etc. impacting neighbours as residents come and go. However, the existing site

operates as a car sales business with a car washing bay located adjacent to No. 5 George Close and the impact is not likely to be greater than the existing scenario.

In conclusion, it is considered that the proposal complies with Policies DM 25 and DM 28 of the ANPS in that a proposal could be designed so as to not have an unacceptable impact on the amenity of neighbouring residents.

#### **Access, Movement and Parking**

Policy SP 3.10 of the ANPS sets out that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. SP 3 is supported by Policy DM 10.

DM 10.1 of the ANPS 'Access and Parking' requires that there is the capacity on the road network to accommodate the type and amount of traffic likely to be generated, and access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods. In addition, Policy DM 10.1 requires adequate provision is made for car and cycle parking and any necessary servicing arrangements. DM 10.2 of the ANPS details that in assessing parking arrangements, the Council will continue to take account of supplementary guidance including Parking Standards (DoE, 2005)

The proposal is located within the town centre of Ballyclare and does not impact upon the access arrangements for the site and therefore complies with Criteria (a) and (b) of Policy DM 10.1 of the ANPS. Policy DM 25.1 also requires that adequate and appropriate provision is made for parking. Drawing Number 03/3 date stamped 9<sup>th</sup> October 2025 shows 12 car parking spaces, some of which are poorly sited.

Concerns were raised from objectors regarding the road layout. It is noted that the proposal seeks to utilise the existing access associated with the car sales business and it is accepted that the use of the access will be intensified given the proposed residential use. However, DfI Roads has no objection to either the parking or access arrangements proposed.

An amended proposal was submitted on the 11<sup>th</sup> September 2025 to show 12no. apartments consisting of 8no. 2 bed apartments and 4no. 1 bed apartments and therefore a reduction in parking is required from the previously assessed scheme. The proposed site plan shows 12no. unassigned parking spaces. Based on DfI Parking Standards, the proposal would require 16no. unassigned spaces, leaving a shortfall of 4no. spaces.

The amplification text of Policy DM 10.2 of the ANPS details that a reduction in car parking provision may be acceptable in a number of circumstances, including in locations which are highly accessible and well served by public transport.

The Design and Access statement, Document 02 date stamped 27<sup>th</sup> August 2024, states that additional car parking is available at free town centre car parks located within close proximity to the site. It is noted that the closest public car park is located approximately 0.2 miles south of the site within The Square which is a paid car park. Car parking is also available within the Asda site which is located approximately 0.1 miles east of the site, however, it is noted that this car park is for use of customers only and subject to time restrictions. Further on-street parking within the town centre of

Ballyclare is subject to parking restrictions with a parking time of only 60 minutes allowed between 09:00 and 17:00, and no return within one hour.

Whilst it is accepted that there is a shortfall in the level of parking provision indicated, the proposal does provide one parking space per apartment unit and the application site is located within Ballyclare Town Centre which is well served by public transport links. As noted above, the proposal is located approximately 0.2 miles north of The Square, where a number of Ulsterbus Services run bus services to Belfast, Larne and surrounding areas. The application site is also located within walking distance to a number of local amenities including health and beauty services, takeaways, Asda and a number of smaller retailers. It is not disputed that a reduced level of car parking would be acceptable within this highly accessible location as outlined in Policy DM 10.

Criterion (e) of Policy DM 17 and criterion (g) of Policy DM 25.1 requires that a movement pattern is provided that promotes walking and cycling routes and supports linkages to nearby community facilities and public transport. As noted above, the application site is located within Ballyclare Town Centre and within walking distance to a number of amenities and services. It is considered that the proposal does support linkages to facilities and promotes sustainable movement patterns in this regard.

In summary although there is an under provision of car parking, with a shortfall of 4 no. spaces, it is considered when taking into consideration the accessibility of the site to public transport links and local amenities that on balance the under provision of parking is considered acceptable in this instance.

It is considered that it has been demonstrated that sufficient parking can be provided, and the access arrangements are considered acceptable. The proposal is considered to comply with Policies DM 10, DM 17 and DM 25.1 of the ANPS in this regard.

### **Flood Risk and Drainage**

Strategic Policy 10: Environmental Resilience and Protection of the ANPS seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy DM 47 of the ANPS 'Surface Water Drainage and Sustainable Drainage Systems (SuDS)' deals with flood risk outside floodplains and aims to reduce flood risk for new developments from surface water (pluvial) sources.

DM 47.2 sets out the threshold for when a Drainage Assessment will be required, including for residential development of 10 or more units which is applicable to this application. A Drainage Assessment (DA) was submitted on 16<sup>th</sup> August 2024 (Document 01) and DfI Rivers responded with no objection.

DAERA Water Management Unit (WMU) has considered the impacts of the proposal on the water environment and advise that the proposal has the potential to adversely affect the surface water environment in regard to sewage disposal. WMU's position is reliant on a positive response from NI Water.

The proposal utilises main sewers for both surface water and foul sewage. NI Water was consulted on the proposal and has responded recommending a refusal, as the

receiving foul sewer network in the area has reached capacity. The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process, unless it is demonstrated that the development would result in adverse impacts on the environment. In this case, the adverse impacts would arise from the development causing capacity issues to Waste Water Treatment Works, resulting in an overloading of the system. NI Water can make an assessment of whether the sewage infrastructure has sufficient capacity to cope with the development and then decide to grant or refuse consent to connect to the sewer. Provided that no development could commence until such times as the necessary Article 161 agreement was obtained, then no adverse impacts would arise. This is a matter which could be negatively conditioned should planning permission be forthcoming and therefore a reason for refusal on this issue could not be sustained.

**RECOMMENDATION**

**GRANT OUTLINE PLANNING PERMISSION**

**PROPOSED CONDITIONS**

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

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

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

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 02 and 03 shall be submitted in writing to the Council and shall be carried out as approved.

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

4. At Reserved Matters stage the development shall be in accordance with the requirements of the published Creating Places Design Guide and, for the purpose of adopting private streets as public roads, the Council shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

Reason: To ensure there is a safe and convenient road system within the development

5. At Reserved Matters stage parking for at least 12 No. cars will be provided within the site and servicing shall be in accordance with the requirements of the Department of Environment's current published Parking Standards.

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

6. The plans and particulars submitted with the Reserved Matters application shall generally accord with the provisions of the Design Concept Drawing Nos. 03/3 and 04/3, date stamped 9<sup>th</sup> October 2025.

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.

7. A detailed landscaping scheme shall be submitted at Reserved Matters stage indicating existing vegetation to be retained within the site, proposed hard and soft landscaping including the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as approved by the Council shall be carried out during the first planting season after the commencement of the development and plants dying within the lifetime of the development shall be replaced by those of a similar size and species.

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

8. A plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels shall be submitted at Reserved Matters stage to the Council. The development shall be carried out in accordance with the approved details.

Reason: To ensure a quality residential development.

9. At Reserved Matters stage a plan indicating details of gates, fences, walls or any other proposed structures in addition to the proposed dwellings shall be submitted to and agreed by the Council. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is in keeping with the locality.

10. At Reserved Matters stage a landscape management plan, including long term design objectives, performance indicators, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved by the Council. The landscape management plan shall be carried out as approved.

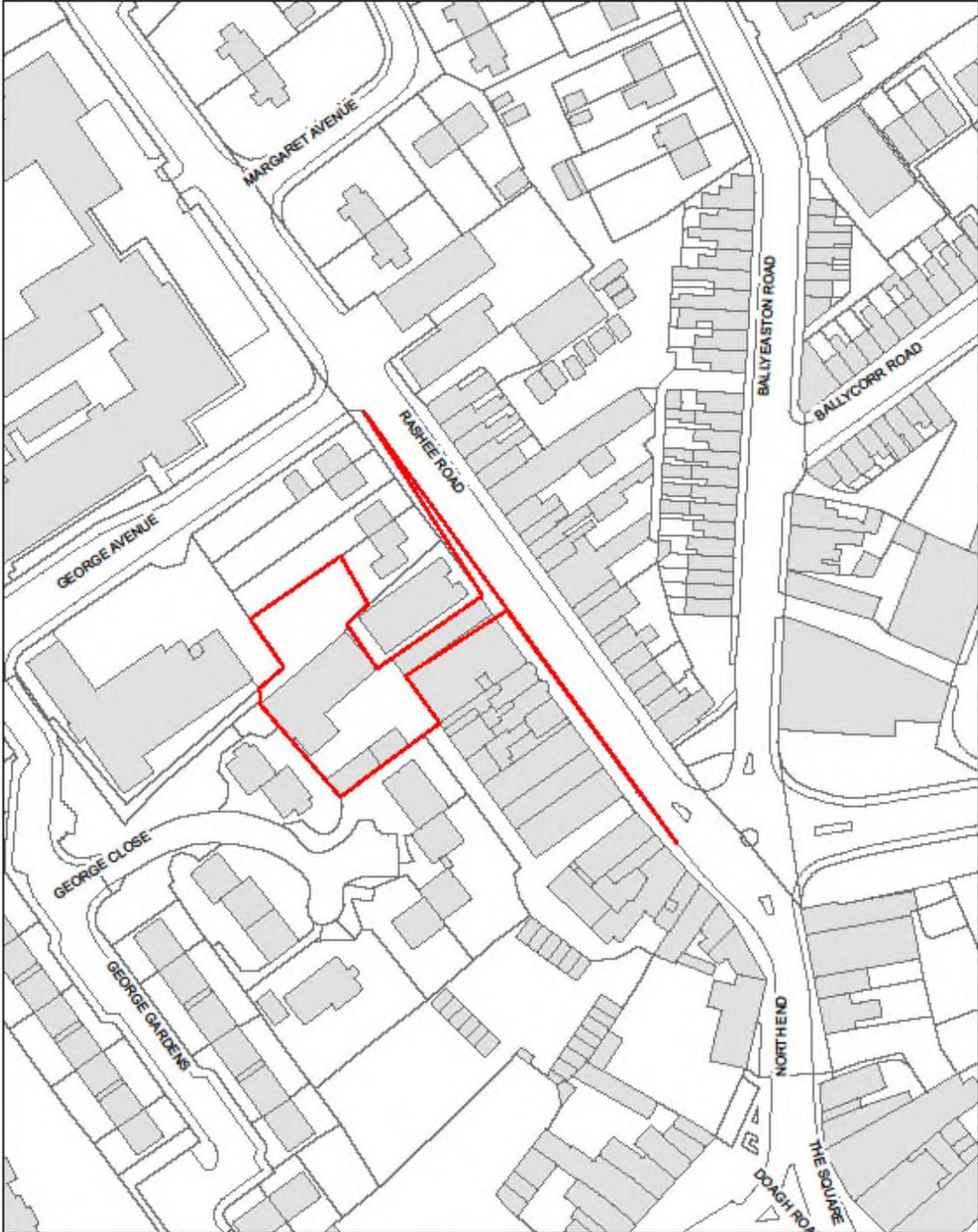
Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long-term maintenance.

11. The minimum width of the private access shall be 4.8m, details of which shall be provided at Reserved Matters stage.

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

12. No development shall commence until it has been demonstrated to the satisfaction of the Council that the mains sewer and the receiving Wastewater Treatment Works has the capacity to receive the wastewater and foul sewerage from the development. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised.

Reason: To ensure adequate wastewater treatment capacity is available and to ensure the project will not have an adverse effect on the integrity of any European site.



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**Site Location Plan**

1:1,088 

Reference: **LA03/2024/0406/O**

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.2</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0589/O</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>COUNCILLOR INTEREST</b>
<b>RECOMMENDATION</b>	<b>GRANT OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	2 No. dwellings and garages (renewal of previously approved application LA03/2022/0335/O)
<b>SITE/LOCATION</b>	Lands immediately to the rear and approximately 50m west of No. 122 Hillhead Road, Ballyclare, BT39 9LN
<b>APPLICANT</b>	Vera McWilliam
<b>AGENT</b>	Jackie Milliken
<b>LAST SITE VISIT</b>	2nd September 2025
<b>CASE OFFICER</b>	Alexandra Tipping
<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/701951">https://planningregister.planningsystemni.gov.uk/application/701951</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located directly to the rear and west of the existing dwelling at No. 122 Hillhead Road, Ballyclare. The application site lies just outside of the development limits of Hillhead (and within the countryside) according to the Draft Belfast Metropolitan Area Plan (2004).</p> <p>The application site is accessed via a wooden gate which is located to the side of the dwelling at No. 122 and lies beyond the enclosed rear garden area of this property. The site has a slight gradient which sees the topography of the site falling gradually in a westerly direction. The site is presently overgrown with vegetation and is enclosed and screened on all sides by existing mature boundary vegetation. There are no public views of the site given its set back from the Hillhead Road, the mature boundary treatment surrounding the site and the presence of surrounding neighbouring properties.</p> <p>The application site is located in a predominantly residential area along the Hillhead Road, with agricultural land and farm buildings beyond the application site to the west.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2022/0335/O  Proposal: 2 No. dwellings and garages  Location: No. 122 Hillhead Road, Ballyclare  Decision: Permission Granted – 25th August 2023</p> <p>Planning Reference: LA03/2023/0055/RM  Proposal: Dwelling and garage  Location: 30 metres to the rear of 120 Hillhead Road, Ballyclare  Decision: Permission Granted – 25th August 2023</p> <p>Planning Reference: LA03/2019/0746/O  Proposal: New dwelling and garage</p>	

Location: Rear of 120 Hillhead Road, Ballyclare  
Decision: Permission Granted – 5th February 2022

### **PLANNING POLICY AND GUIDANCE**

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located outside of any settlement development limits defined in this plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located immediately outside of the settlement development limit of Hillhead. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 – Access and Parking;
- Policy DM 12- Active Travel (Walking and Cycling);
- Policy DM 14 - Public Utilities; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4):** sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 17 – Homes in Settlements; and
- Policy DM 18 – Homes in the Countryside.

**Strategic Policy 6 - Placemaking and Good Design (SP6):** sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 – Urban Design;
- Policy DM 27 Rural Design and Character; and
- Policy DM 28 - Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

#### **CONSULTATION**

**Council Environmental Health Section** – No objection

**Northern Ireland Water** – No objection

**Department for Infrastructure Roads**- No objection

**Department for Communities Historic Environment Division** – No objection, subject to conditions

#### **REPRESENTATION**

Seven (7) neighbouring properties were notified of the application, and two (2) letters of representation have been received from two (2) neighbour notified properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal at:

<https://planningregister.planningsystemni.gov.uk/application/701951>

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

- The residents at No. 120 Hillhead Road have no intention of developing the site approved under LA03/2023/0055/RM;
- Concern in relation to the new proposed access causing a loss of privacy, nuisance and damage to trees at No. 120 Hillhead Road;
- Concerns that ground works to create the entrance to the site would cause disturbance to the property at No. 120 Hillhead Road and would not be viable;
- Concern that the proposal will impact upon existing trees and impact upon wildlife and character;
- Concern in relation to the density of the proposal is greater than that in the existing area;
- Concern in relation to lack of details of the proposal in terms of height etc.;
- Concern that anything other than a bungalow would compromise privacy at No. 120 Hillhead Road and would be out of character; and
- No visibility splays are available over the property at No. 118 Hillhead Road.

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

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

- Policy Context
- Principle of Development
- Design, Layout and Impact on Character and Appearance of the Area
- Neighbour Amenity and Impact on Adjacent Land Uses
- Archaeology and Built Heritage
- Private Amenity Space
- Access and Parking
- Sewerage and Drainage
- Natural Heritage
- Other Matters

#### **Policy Context**

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The application site is located within the countryside outside any settlement defined in the Draft Belfast Metropolitan Area Plan (published 2014). In line with the transitional arrangements set out in the SPPS, dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

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, 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 location and should therefore be afforded greater weight than dNAP in the decision-making process.

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

### **Principle of Development**

As noted above the application site comprises an elongated plot located to the rear of the dwelling at No. 122 Hillhead Road and is located immediately outside of the settlement limits of Hillhead (as defined in dBMAP). The site is therefore located within the countryside.

This application is for the renewal of a previous outline planning permission granted under planning application Ref: LA03/2022/0335/O in September 2022 for two (2) dwellings and garages. It is noted that the policy context for the proposal has changed owing to the adoption of the ANPS in July 2025. Nonetheless, this extant planning history remains a material consideration.

The site is bound to the north by the existing dwelling at No. 120 Hillhead Road and a similar plot (outside of the settlement limits) which avails of a historic planning approval for one dwelling granted under planning application Ref's: LA03/2019/0746/O and LA03/2023/0055/RM. The applicant's own dwelling at No. 122 Hillhead Road lies immediately to the east of the site and the dwellings at No. 130, No. 128 and No. 126 lie adjacent and to the south of the application site. There is no development to the west of the application site beyond the mature hedging that defines this site boundary.

It is accepted that the proposal doesn't fall neatly for consideration under any policy provided within Policy DM 18 of the ANPS. Additionally, DM 18.2 states that the Council will expect all proposals for housing development within the countryside to be sited and designed to integrate sympathetically with the surroundings and not have an adverse impact on the character or rural amenity of the area.

The underlying themes within the policy context for the rural area promote consolidation of existing clusters of development which is demonstrated mostly within Policy DM 18 A Farm Dwellings, Policy DM 18C – Dwellings within a Built-up Frontage and Policy DM 18D – Dwellings within an Existing Cluster, all of which promote the grouping of buildings.

In addition, the application site was included within the development limits of Hillhead within the most up to date version of BMAP (2014) which was subsequently

been quashed. However, during the Planning Appeals Commission's (PAC) – Public Inquiry into objections to the Belfast Metropolitan Area Plan, the PAC specifically stated that the application site should be included within the settlement of Hillhead as it represents a small portion of land bounded by development and constitutes the infilling of a small notch in the settlement, achieving a compact and logical settlement development limit. Although the Council gives no weight to the formerly adopted Plan, it can be acknowledged that the PAC considered that the site represents a reasonable rounding off and consolidation opportunity.

Policy DM 18D promotes the consolidation of existing clusters of development through rounding off and consolidation. It is accepted that development within the development limits is not normally included as forming part of the cluster for the purposes of the policy, however, the objective of rounding off and consolidation without intruding into the countryside is an important objective.

Although all of the specific policy criteria would not be met it is considered that the proposed development represents a logical rounding off of the settlement limit of Hillhead which would consolidate the existing development node. Additionally, the PAC Report into draft BMAP highlighted that the application site would constitute a rounding off opportunity, which would suggest that the PAC would be of a similar opinion.

It is noted that Policy SP 1 of the ANPS indicates that the Council will operate a presumption against development that mars the distinction between a settlement and the surrounding countryside. However, it is considered on balance, that the application site is an undeveloped wedge within the existing built-up area of Hillhead, which is bounded on three sides by other development and that the development of two dwellings would not mar the distinction between the settlement limit and the rural area. This would be considered to have no significant adverse impact on the character of the area or lead to an obvious visual intrusion of development into the rural landscape.

With the above considered, the principle of two (2) dwellings and garages is considered acceptable subject to the proposal meeting other relevant policy provisions.

### **Design, Layout and Impact on Character and Appearance of the Area**

The ANPS states within Strategic Policy SP 6 – Placemaking and Good Design, that the Council will seek to ensure that the principles of placemaking and good design are central to the consideration of all new development proposals in our Borough. Additionally, SP 6.3 further advises that this will be achieved by a number of measures to include the encouragement of high-quality new development through the application of detailed development management policies which promote quality in both urban design and rural development.

Policy DM 25 relates to urban design and requires that development within settlements demonstrate a clear understanding of the characteristics of the site, its wider context, and how the proposal will connect with the surrounding area. It recommends that all development will be expected to deliver high quality design in its layout and appearance, and demonstrate consideration of placemaking and good design, movement and connectivity, well-being and safety, landscape and biodiversity and environmental resilience.

Policy DM 27 relates to rural design and character and advises that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character.

In this instance, the proposal is for two (2) dwellings and garages immediately outside of the settlement limit of Hillhead. Therefore, it is appropriate to consider relevant aspects of both the above-mentioned policy contexts.

This application is for outline planning permission and as such, matters of siting, design and external appearances will be dealt with at the Reserved Matters stage. However, the agent has submitted an Indicative Site Layout Plan, Drawing No. 02/1 bearing the date stamp 14th August 2025, which demonstrates how two (2) dwellings and their associated garages can be accommodated on the application site, which has a plot depth of approximately 70 metres. It is considered that two appropriately designed dwellings on the site would be consistent with the development pattern prevalent in the immediate area and similar to the development pattern and plot sizes existing and apparent at No. 126 – No. 130 Hillhead Road.

Overall, it is considered that two dwellings on the application site would be in keeping with the established residential character assuming an appropriate design can be agreed at the reserved matters stage.

It was noted at the site visit and also highlighted within the representations that the dwellings surrounding the application site are single storey. For this reason, and to aid limiting any detrimental amenity impact, it is considered appropriate to apply a ridge height condition restricting the proposed dwellings to 5.7 metres. This will ensure that the dwellings can integrate into the receiving environment and with the adjacent neighbouring residential properties.

### **Neighbour Amenity and Impact on Adjacent Land Uses**

Policy DM 28 deals with impact on amenity, and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Concerns were raised by objectors regarding the impact of the proposal on privacy with specific reference being made to the impact of the proposed access arrangements on the residents at No. 120 Hillhead Road.

As noted above, the application site is bounded on all sides by existing vegetation. A condition will be attached to any forthcoming planning approval ensuring that this vegetation is retained at a minimum height of 4 metres. The retention of this vegetation, together with the restricted ridge height will ensure that there will be a limited impact on any neighbouring property. The retained hedging along the site's northern boundary adjacent to the proposed access to the site, will aid in preventing any significant impact on the amenity experienced at No. 120 Hillhead Road by way of overlooking or general nuisance. It is noted that the Council's Environmental Health Section has reviewed the proposal and has raised no concerns in relation to amenity impact.

It is noted that the applicant has provided an Indicative Site Layout Plan, Drawing 02 bearing the date stamp 14th August 2025. The separation distances to the dwellings to the south of the application site would be a minimum of 25 metres from the boundary of the application site to the rear elevation of the closest dwelling and 20 metres from the boundary of the application site to the rear elevation of the applicant's own dwelling at No. 122 Hillhead Road.

Owing to the above, it is considered that two (2) appropriately designed dwellings, broadly in accordance with the layout proposed on Drawing No. 02 bearing the date stamp 14th August 2025 could be erected on the application site with no significant detrimental impact to any neighbouring property.

### **Archaeology and Built Heritage**

The application site is located in close proximity to a souterrain or cereal-drying kiln, which is a site of local importance. This monument was previously excavated in 1983, however, in subsequent years it has become clear that souterrains are not isolated features and are generally associated with settlement sites. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains, which may be encountered within the application site.

DM 30.5 advises that where development is to be permitted, that will affect sites known to or likely to contain archaeological remains, the Council will require that appropriate mitigation measures are taken and agreed for the identification and mitigation of the archaeological impacts of the development.

The Historic Monuments Section of DfC Historic Environment Division (HED) has assessed the application and on the basis of the information provided is content that the proposal satisfies the SPPS and the ANPS policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per DM 30.5.

### **Private Amenity Space**

Given that this proposal is only for two (2) dwellings and garages, public open space is not required. Supplementary Planning Guidance provided in the 'Creating Places' guidance document (alluded to just for reference as this typically relates to development within the urban area), states that the appropriate level of private amenity space provision should be determined by having regard to the particular context of the development and indicates a minimum requirement of 40m<sup>2</sup> of private open space for each dwelling house. It goes on to further indicate that development of this nature requires an average standard of 70m<sup>2</sup>. In this instance, there appears to be ample space on the site to ensure that the dwellings will be able to achieve sufficient levels of amenity space appropriate to the scale of the dwellings and to the surrounding pattern of development.

### **Access and Parking**

SP 3.10 of the ANPS indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

DfI Roads has been consulted in relation to access and road safety matters and has responded to advise that it is content with the proposal subject to conditions.

It is noted that the proposed access will require third party lands for the provision of visibility splays. The applicant has served notice on the appropriate parties (No. 120 and No. 118 Hillhead Road). The acquiring of any third-party lands will be a civil matter and should be resolved between the relevant parties. Given that the appropriate notices have been served, there is no reason not to progress the application. A condition will be attached to any approval requiring that the proposed access must be in place prior to any development taking place on the application site. In addition, an informative can be attached to the decision notice indicating that the grant of planning permission does not convey any ownership or easement over another person's land.

### **Sewerage and Drainage**

Policy SP 10 seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy DM 15 states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

The proposal indicates that the method of sewage disposal is via a septic tank, which will require a separate Discharge Consent to be granted by DAERA Water Management Unit. The site is not known to be located in an area known to be at risk from pollution risk.

The proposed dwellings are not proposed in an area where there is evidence of a history of any significant surface water flooding and does not involving buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted. It is considered that the proposal can comply with the policy requirements as laid out in Policy DM 47.

### **Natural Heritage**

SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38, whilst Policy DM 39 addresses other habitats, species and features of natural heritage importance.

In this instance, the application site is located directly adjacent to the settlement limits of Hillhead and has no perceived linkages to any designated sites. The site is enclosed by existing vegetation to the north, south and west. As with the previous grant of planning permission Ref: LA03/2025/0335/O, if planning permission was to be forthcoming these boundaries would be conditioned for retention.

It is noted that there are a number of trees located across the site frontage at No. 122 Hillhead Road. These conifer type trees, although mature, are unlikely to have any significant ecological value and are set back from the immediate roadside,

which will aid in limiting the removal of vegetation required to obtain visibility splays. Furthermore, full access details will be required at the Reserved Matters stage.

Given that the majority of the vegetation can be conditioned for retention at the application site, it is considered that the proposal would have negligible impact upon natural heritage features.

### **Other Matters**

This section of the report address matters raised via letters of objection which have not already been addressed in the main body of the report.

It is noted that the residents at No. 120 Hillhead Road have recommended that they have no intention of developing the site approved under planning application Ref: LA03/2023/0055/RM. This is noted but would not have any determining implication in relation to the assessment of this application which is assessed on its own merits.

Concerns have been raised in relation to the potential impact for disturbance at No. 120 Hillhead Road resulting from the creation of the proposed access. There is however no certainty that this access arrangement would indeed incur disturbance to adjacent lands. As stated above, full details of the access arrangements will be required at the Reserved Matters stage. DfI Roads will be consulted at this stage to assess the proposed access arrangements. The safe and proper construction of the access would be the responsibility of the applicant, and any damages should they occur would be a civil matter that should be dealt with between involved parties.

The matter of ownership relating to the achievement of the required visibility splays is a civil matter. If permission is forthcoming an informative can be attached to the decision notice indicating that the grant of planning permission does not confer title, ownership or easement over another person's land.

### **CONCLUSION**

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

- The principle of the development is considered acceptable;
- The design and appearance of the dwellings will be assessed at the Reserved Matters stage;
- Two appropriately designed dwellings will not have a significant detrimental impact on neighbour amenity;
- Conditions will be attached to any approval requiring the submission of further information in relation to archaeology;
- The application site has sufficient space to provide an appropriate level of private amenity space;
- There are no overriding concerns in relation to road safety or access; and
- it is considered that the proposal would have a negligible impact upon natural heritage features.

### **RECOMMENDATION**

### **GRANT OUTLINE PLANNING PERMISSION**

### **PROPOSED CONDITIONS**

1. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates: -

- the expiration of 5 years from the date of this permission; or
- the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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

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

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

3. The siting and layout of the development shall be broadly in accordance with the details provided on Drawing No. 02 bearing the date stamp 14th August 2025.

Reason: To ensure the dwellings respect the existing pattern of development in the area and to ensure resident's privacy is not adversely affected.

4. No development shall take place until a plan indicating the floor levels of the proposed dwelling in relation to the existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwellings integrate into the landform and to ensure resident's privacy is not adversely affected.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

6. The proposed dwellings shall have ridge heights of less than 5.7 metres above finished floor level.

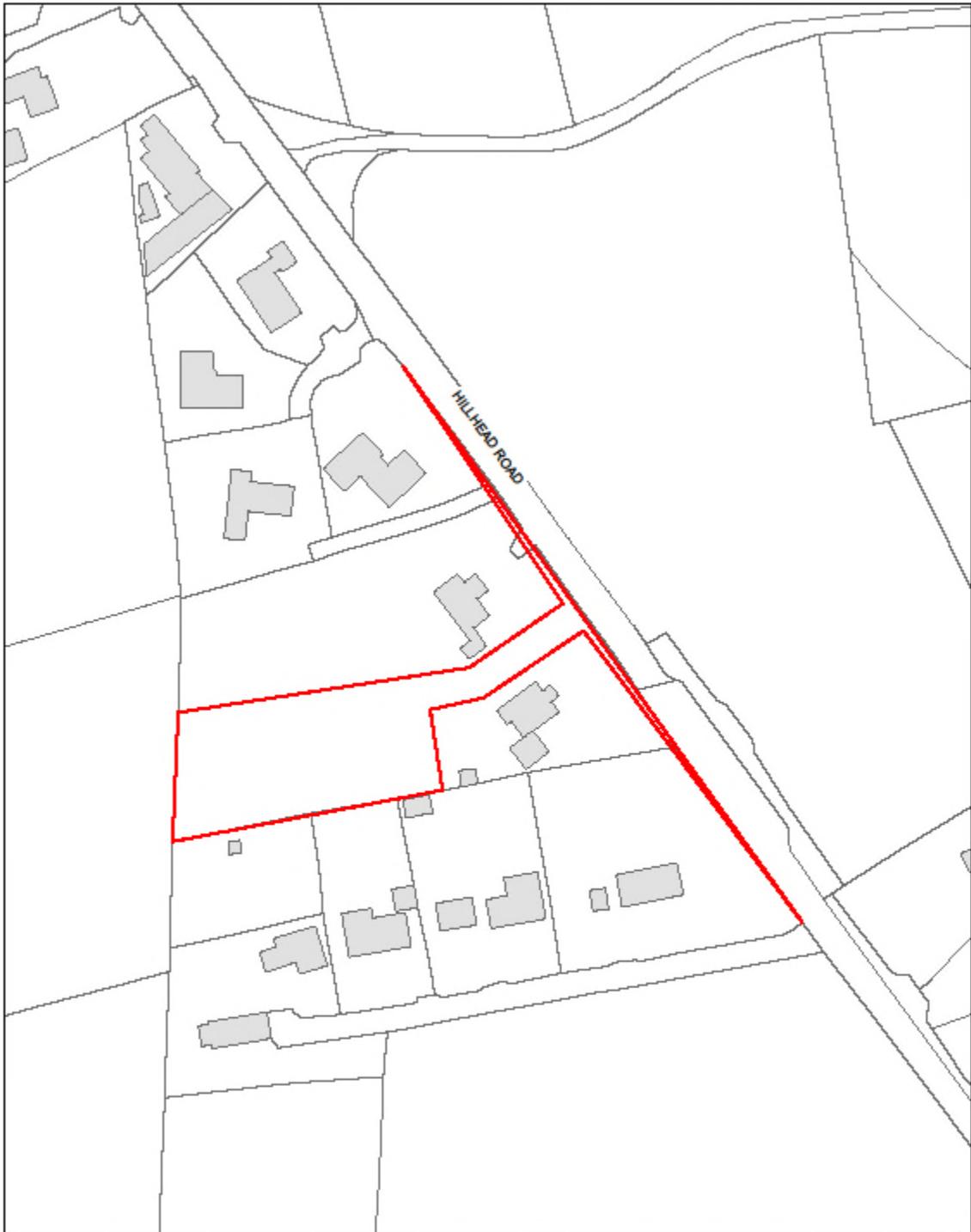
Reason: To ensure that the development is not prominent and will satisfactorily integrate with the adjacent residential dwellings.

7. The existing hedgerow and vegetation along the northern, southern and western boundaries of the site as indicated in green on Drawing No. 01 bearing the date stamp 14th August 2025 shall be retained at a minimum height of 4 metres and shall be allowed to grow on or as agreed in writing with the Council.

Reason: To ensure the maintenance of screening to the site and to protect the amenity of existing neighbouring residents.

8. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the Reserved Matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

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



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**Site Location Plan**

1:1,250 

Reference: LA03/2025/0589/O

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.3</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0351/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>	13th June 2025
<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>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/699540">https://planningregister.planningsystemni.gov.uk/application/699540</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at 20 Dundesert Road, Crumlin and is within the countryside as defined within the Antrim Area Plan 1984-2001 (AAP). The site contains a single storey dwelling and a number of outbuildings. The dwelling is enclosed by a combination of post and rail fencing, post and wire fencing, trees and hedgerows at different levels of maturity.</p> <p>To the rear of the dwelling, beyond the original site curtilage, there is an area of hardstanding which extends the full length of the application site. At the rear of the site is a sizeable outbuilding set back approximately 55m from the dwelling with foundations excavated for a building behind. The northern and eastern boundaries are defined by hedgerows and trees measuring approximately 4-6 metres in height, with the roadside boundary defined by a post and rail fence. The western boundary is undefined.</p> <p>The surrounding area is open countryside, with dwellings and agricultural outbuildings spread throughout intermittingly.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2023/0327/F Location: 20 Dundesert Road, Nutts Corner, Crumlin Proposal: Retention of garage/store with increased area for curtilage of dwelling Decision: Permission Refused (21.07.23) Appeal Dismissed (31.03.25)</p> <p>Planning Reference: LA03/2023/0275/F Location: 20 Dundesert Road, Nutts Corner, Crumlin</p>	

Proposal: Erection of Domestic Stables  
Decision: Permission Granted (10.05.2023)

Planning Reference: LA03/2023/0134/F  
Location: 20 Dundesert Road, Nutts Corner, Crumlin  
Proposal: Domestic stables  
Decision: Permission Granted (10.05.23)

Planning Reference: LA03/2022/0172/F  
Location: 20 Dundesert Road, Nutts Corner, Crumlin  
Proposal: Domestic garage/store, including extension to curtilage  
Decision: Permission Granted (26.05.2022)

Planning Reference: LA03/2021/0882/RM  
Location: Between 18 and 20 Dundesert Road, Nutts Corner, Crumlin, BT29 4SL  
Proposal: 2 Infill Dwellings  
Decision: Permission Granted (23.12.2021)

Planning Reference: LA03/2020/0450/0  
Location: Between 18 and 20 Dundesert Road, Nutts Corner, Crumlin, BT29 4SL  
Proposal: 2 Infill Dwellings  
Decision: Permission Granted (09.19.2020)

Planning Reference: T/2013/0361/F  
Location: 20 Dundesert Road, Nutts Corner, Crumlin  
Proposal: Single storey extension to rear and side of existing dwelling with detached garage (proposal includes the demolition of an existing barn and former extension at side of dwelling).  
Decision: Permission Granted (06.02.2014)

#### **PLANNING POLICY AND GUIDANCE**

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations, and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 22 Residential Extension and Alterations.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Site of Nature Conservation Importance;
- Policy Dm 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10)**: seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems; and
- Policy DM 50 Pollution.

## CONSULTATION

**Environmental Health**- No objection

**NIEA Water Management Unit** – No objection

**Dfl Rivers** - Advice

## REPRESENTATION

One (1) 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:

- Preliminary Matters
- Site History Overview
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area
- Amenity Space, Parking and Manoeuvring
- Drainage

### **Preliminary Matters**

The Council contacted the agent on 17th September 2025 raising concerns regarding the impact of the development on the character of the rural landscape. The agent responded on 1<sup>st</sup> October with an updated site plan and supporting statement (see Drawing 02/2 date stamped 1<sup>st</sup> October 2025). While this updated drawing did improve the landscaping along the western boundary, it is still considered the proposal adversely impacts the character of the rural landscape.

### **Site History Overview**

An extension to the curtilage and a garage at No. 20 Dundesert Road was initially granted planning permission under application Ref:LA03/2022/0172/F in May 2022. Two separate applications for domestic stables within the extended curtilage were also granted planning permission in May 2023 under application Ref's: LA03/2023/0134/F and LA03/2023/0275/F.

Retrospective planning permission was sought to further extend the site curtilage and to retain a garage/store under application Ref: LA03/2023/0327/F, which was refused planning permission in July 2023. A planning appeal in respect of the refusal of planning permission was lodged with the Planning Appeals Commission (PAC) and the appeal was subsequently dismissed by the PAC in March 2025.

The subject application seeks an extension to the curtilage, which is the same area as that proposed within application Ref: LA03/2023/0327/F and also includes a sand arena. The proposal also seeks the erection of domestic stables on a similar footprint to the refused garage/store under application Ref: LA03/2023/0327/F, albeit at a

smaller scale. The current proposal is also in substitution for the stables approved under application Ref: LA03/2023/0275/F.

### **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 Strategic Planning Policy Statement (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement.

The proposal is for domestic stables with adjoining sand paddock, including retention of existing stoned area as extension of curtilage. As the stables are for domestic use and are proposed as an extension to the residential curtilage of No. 20 Dundesert Road, then Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the appropriate planning policy context for the assessment of this application.

Policy DM 22 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 to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and

(d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles. It is considered that the principle of an extension to the residential curtilage is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the ANPS will be taken into account when assessing proposals and that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

### **Design, Integration and Rural Character**

Criterion (a) of DM 22 requires the scale, massing, design and external materials of the proposal to be sympathetic to the existing property and to not detract from the appearance or character of the surrounding area. Furthermore, Policy DM 27 states that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respect rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

The increased curtilage extends a further 56m north-westwards beyond the rear of the existing curtilage of the dwelling, creating a total curtilage depth of 135m. The curtilage has also been extended westwards, increasing the width to approximately 32m at certain points. The area of extended curtilage is generally finished in hardstanding with the northeastern area comprising a sand arena. The northern and eastern boundaries are defined by existing vegetation; however, the existing western boundary is undefined. It is proposed that the western boundary is to be defined by native hedgerow and trees.

It is noted that two dwellings have been approved in the adjacent field to the west of the application site under application Ref's: LA03/2020/0450/O and LA03/2021/0882/RM and appear to have commenced. However, these buildings have not been fully constructed, and the views of the application site are readily achievable from the Dundesert Road.

Given the expansive openness of the site, the flat topography, and the lack of intervening boundary treatments, it is considered that the extension to curtilage is highly visible, especially when viewed from critical viewpoints when travelling eastwards along Dundesert Road. The development has created an overall curtilage depth of approximately 135m, which would require significant new landscaping to provide any degree of integration and screening.

The development has resulted in the unnecessary encroachment into the open countryside, eroding the rural character whilst not respecting the traditional pattern of settlement exhibited in the surrounding area. The vast majority of roadside dwellings located in the vicinity of the application site have modest plot depths, whilst the proposed extended curtilage will be at odds with the established pattern of

development and would appear as an anomaly and be incongruous within the landscape.

The proposed stable building is to be built on a similar footprint to the unauthorised building on the site, which was refused planning permission under application Ref: LA03/2023/0327/F. The proposed stables have a ridge height of approximately 4.3m and the main body of the building measures 18.3m by 12.2m. There is a small lean-to along the northern elevation serving an electric room measuring 4.5m by 1.7m. The building is of a similar size to the store/garage refused under application Ref: LA03/2023/0327/F, however, it has a ridge height approximately 2m lower. The proposal is not visible from long views given the existing intervening buildings and roadside/field boundary treatments. However, short open views are experienced when travelling eastwards along the Dundesert Road.

In addition, the design of the building appears more akin to a small industrial unit than a stable building. The building possesses three (3) 3m high roller shutter doors and is finished in standing seam roof wall panels and blockwork, which would usually be associated with an industrial building rather than a stable building. The height of the building (4.3m) also appears excessive for a domestic stable building, especially when there are two extant permissions for domestic stables granted within the approved curtilage of the dwelling with ridge heights 1m lower. The 55m separation distance between the proposed building and the dwelling, alongside its size and scale and industrial design and results in the building appearing prominent and out of character within the rural landscape.

In summary, given the elongated nature of the curtilage and the scale, design and detached nature of the proposed building, the proposal is considered out of character for such a rural and exposed location and is considered to result in a detrimental impact on the existing character of the area contrary to Policy DM 27 and criterion (a) of Policy DM 22.

Furthermore, given that the extension to curtilage is not deemed acceptable and the stable building is located within the open countryside, the development is not considered to meet any policy test under SP 1.11 and no other overriding reasons have been provided why this development is essential and could not be located in a settlement.

### **Neighbour Amenity**

Criterion (b) of Policy DM 22 requires that the proposal will not unduly affect the privacy or amenity of neighbouring residents. Furthermore, Policy DM 28 indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

It is considered that there will be no detrimental impact to neighbour amenity by way of overlooking, loss of privacy, overshadowing, loss of light or dominance given the 119m separation distance to the nearest neighbouring property. The Council's

Environmental Health Section was consulted on the proposal and advised it had no objection to the development.

### **Impact on Trees and Environmental Quality of this Area**

Criterion (c) of Policy DM 22 and Policy DM 42 requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality. Furthermore, Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest.

The existing trees and hedgerow are to be retained along the northern and eastern boundaries as part of the development proposal. DAERA Water Management Unit (WMU) was consulted with regards to the proposal and requested further information be submitted in order to fully assess the proposal's impact on the water environment. The agent submitted supporting information with regard to these concerns (Document 03, date stamped 7th August 2025). Following re-consultation with WMU, it advised it was content with the proposal, subject to informatives being attached to any forthcoming planning approval.

### **Parking and Manoeuvring**

Criterion (d) of Policy DM 22 and Policy DM 10 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles. It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal does not impact upon parking provision.

### **Drainage**

Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals. Following the submission of a Drainage Assessment (DA), (Document 02 date stamped 18th June 2025), DfI Rivers was consulted, who advised that the DA indicates that flood risk to and from a portion of the development will be managed using sustainable drainage systems (SuDS). It further advised that the private soakaway system proposed has no outlet and drainage is via percolation through the soil strata. DfI Rivers also advised that commenting on the efficacy of the proposed SuDS is outside it's area of knowledge and expertise. Consequently, it was unable to advise whether the potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed, or that the proposal is acceptable as required under policy. However, in addition to the foregoing points DfI Rivers recommended a number of planning informatives be included in any forthcoming planning approval.

Policy DM 47 promotes the use of SuDS as the preferred method of treating surface water and the submitted DA has been carried out by a qualified drainage engineer

and is within a rural area with little risk of increased flooding. Accordingly, the proposed drainage measures in this instance are considered acceptable.

### **CONCLUSION**

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

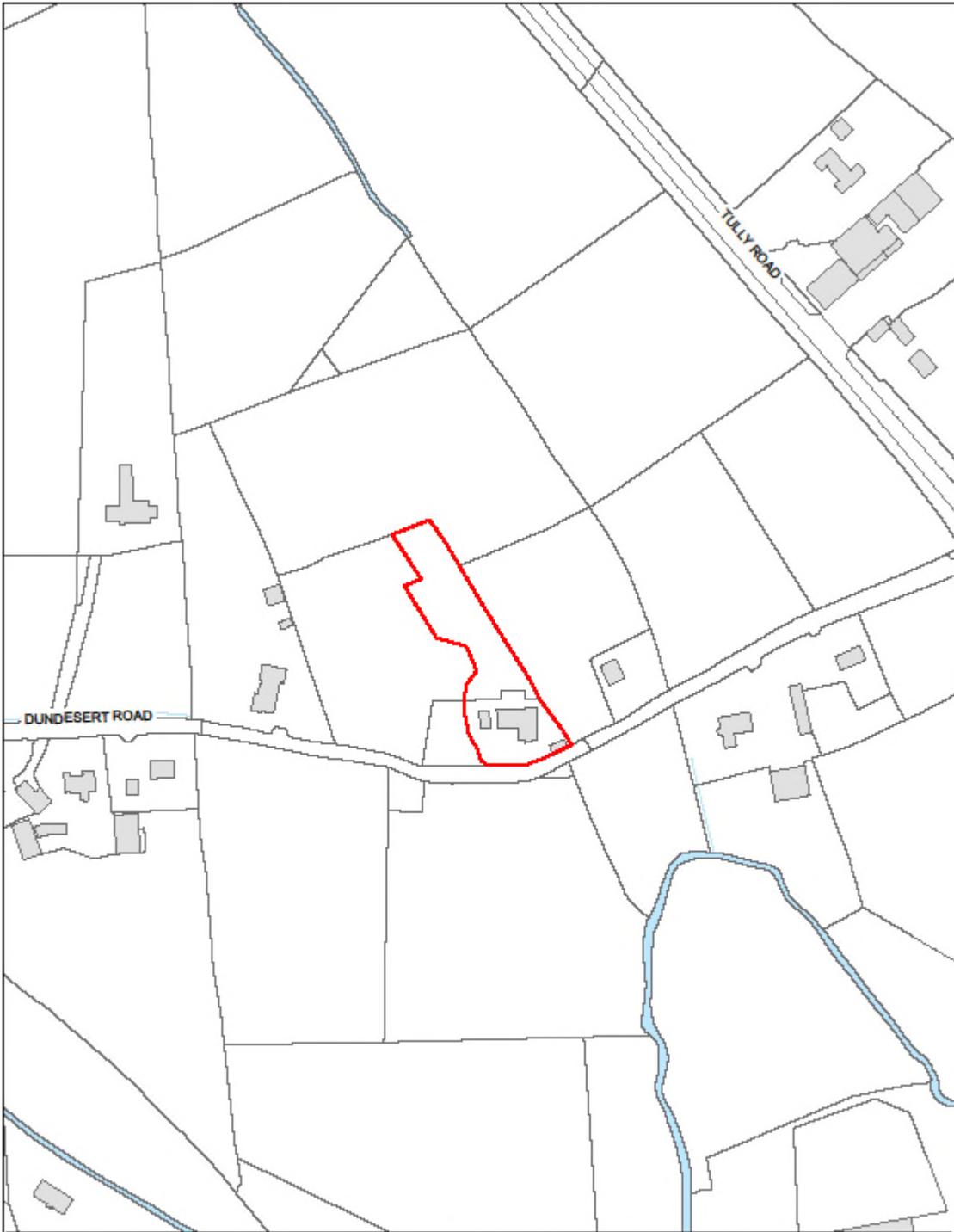
- The principle of development has not been established in accordance with SP1;
- It is considered the proposal fails to integrate at this location, is of an inappropriate design and fails to respect rural character;
- The proposal will not unduly affect the privacy or amenity of neighbouring Residents;
- There are no concerns regarding road safety;
- It has been demonstrated that the proposal will not increase the risk of surface water flooding risk

### **RECOMMENDATION**

### **REFUSE PLANNING PERMISSION**

### **PROPOSED REASONS FOR REFUSAL**

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.
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 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 and proposed boundary treatments are inappropriate for the site and locality; and the proposal does not respect the traditional pattern of settlement exhibited in the area.



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**Site Location Plan**

1:2,500

Reference: LA03/2025/0351/F

 Site Location



<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>	2nd July 2025
<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>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/701106">https://planningregister.planningsystemni.gov.uk/application/701106</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at 362 Ballyclare Road, Newtownabbey and is within the countryside as defined within the draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The site contains a single storey dwelling with its associated domestic outbuildings. There is an area of hardstanding with a detached garage in the eastern section of the site. A 1m high close boarded fence to the rear and a ranch-style fence to the front, separates the area of hardstanding and garage from the curtilage of the dwelling.</p> <p>The northeastern (roadside) boundary and the eastern boundary are defined by a 2m high hedgerow. A post and wire fence defines the northwestern boundary and the southern boundary is defined by a 2m high hedgerow and intermittent mature trees. The surrounding area comprises rural countryside, with dwellings and outbuildings spread out intermittently.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2019/0696/O  Location: 362 Ballyclare Road, Newtownabbey, BT36 4TQ  Proposal: Proposed construction of 2no. infill dwellings using the existing vehicular entrance at 362 Ballyclare Road and associated car parking  Decision: Permission Refused (13th December 2019)</p>	

## PLANNING POLICY AND GUIDANCE

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Draft Newtownabbey Area Plan and Draft Belfast Metropolitan Area Plan (2004): The application site is located outside any development limits and lies in the countryside as designated by these Plans which offers no specific policy or guidance.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 22 Residential Extension and Alterations.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

**Appendix B – Guidance for Residential Extensions and Alterations:** seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

## CONSULTATION

**Environmental Health-** No objection, subject to condition

**DfI Roads –** More information required

## REPRESENTATION

Two (2) neighbouring properties were notified and no letters of representation have been received.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area
- Amenity Space, Parking and Manoeuvring
- Drainage

### Preliminary Matters

The agent was advised of the Council's concerns regarding the development proposal on 8th September 2025, namely; how the proposal contributes to ribbon development, is visually separated from the existing curtilage of the dwelling, the finishes are not detailed on the submitted plans but that the materials would appear out of character with the host dwelling, and the lack of a proposed landscaping scheme. The agent was advised that any information regarding these matters be submitted no later than 19th September 2025.

### 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in both the Draft Newtownabbey Area Plan (dNAP) and Draft Belfast Metropolitan Area Plan (2004) (dBMAP). In line with the transitional arrangements set out in the SPPS, the dNAP, the dBMAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement.

The proposal is for an extension of curtilage including hardstanding and an ancillary garage. As the garage is for domestic use and is proposed as an extension to the residential curtilage of No. 362 Ballyclare Road. Policy DM 22 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 to the existing property and do not detract from the appearance or character of the surrounding area;
- (b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- (c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- (d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria. Additionally, the ANPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources, which will be considered in more detail below.

### **Design, Integration and Rural Character**

Criterion (a) of Policy DM 22 requires the scale, massing, design and external materials of the proposal to be sympathetic to the existing property and to not detract from the appearance or character of the surrounding area. Furthermore, Policy DM 27 states the Council will support development in the countryside where it

is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

The extension to the curtilage at the front of the site extends 12m along the Ballyclare Road. The extended curtilage area has a wider width of approximately 23m to the rear of the site and extends to a depth of approximately 68m. The curtilage area is finished in hardstanding and comprises a garage. The garage is single storey has a frontage of approximately 6m, with a depth of approximately 12m and a ridge height of approximately 3.7m. No finishes are indicated on the submitted Proposed Floor Plan and Elevations, (Drawing No. 03 date stamped 7th July 2025), however, it would appear that the proposed garage is finished in metal sheeting.

The proposal has a low ridge height and visually appears subordinate to the dwelling and is screened by the existing dwelling and outbuildings when travelling north-westwards along the Ballyclare Road. The site is open to views when travelling south-eastwards, however, the garage is afforded a backdrop by the trees and buildings to the rear of the site.

SP 1.13 indicates the Council will operate a presumption against development that will result in ribbon development. DM 27.3 also indicates that development which would create or add to an existing ribbon of development would cause a detrimental change to or further erode the rural character of the area. In this instance, an existing ribbon of development exists along this section of the Ballyclare Road consisting of the outbuildings at No. 360 Ballyclare Road, the dwelling at No. 360 Ballyclare Road and the dwelling at No. 362 Ballyclare Road and its associated outbuildings. The proposed garage and curtilage area further extends this ribbon of development along the Ballyclare Road and would further erode the rural character of the area.

Furthermore, the Site Layout Plan (Drawing No. 02 date stamped 7th July 2025) indicates the existing fence is to be remain which would separate the curtilage of the dwelling from the extended curtilage area and the garage. Furthermore, the extended curtilage area has its own driveway separate from that of the dwelling. As such, the garage appears visually separate from the curtilage of the dwelling as if it could operate on its own right, rather than as an ancillary building to the dwelling.

In addition, the amplification section of Policy DM 27 indicates that new dwellings will be required to indicate the curtilage of the property and define this through new or augmented planting. Whilst this is not a new dwelling, it involves a significant increase in the curtilage of an existing dwelling. The landscaping shown on the site plan (Drawing No. 02, date stamped 7th July 2025) only indicates the retention of the existing vegetation on the northeastern and southern site boundaries and does not include any additional planting along the northwestern site boundary to define its curtilage.

Regarding the design, externally the building appears more akin to a small industrial unit rather than a domestic garage. The unit also appears to have its own curtilage separate from the dwelling. This finish appears out of character with respect to the neighbouring properties and the rural landscape.

In summary, given the proposal contributes to ribbon development, appears separate from the curtilage of the dwelling, and given the design and style of the building, the proposal is considered to further erode the existing rural character of the area and as such is contrary to Policy DM 27 and criterion (a) of Policy DM 22.

### **Neighbour Amenity**

Criterion (b) of Policy DM 22 requires that the proposal will not unduly affect the privacy or amenity of neighbouring residents. Furthermore, Policy DM 28 indicates that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

The proposed extension to the curtilage of the dwelling and the garage are situated over 40m from the nearest neighbouring property at No. 360 Ballyclare Road. Given the separation distance and considering this property is situated to the other side of the host dwelling from the proposal, it is considered the amenity of this property would not be adversely impacted by this development.

The Council's Environmental Health Section was consulted on the proposal and responded stating it had no objection to the development subject to a condition being imposed restricting the garage for domestic use.

### **Impact on Trees and Environmental Quality of this Area**

Criterion (c) of Policy DM 22 and Policy DM 42 requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality. Furthermore, Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment, whilst Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest.

It is considered that the proposal will not cause unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality because no significant environmental features are to be removed to facilitate the development.

### **Parking and Manoeuvring**

Criterion (d) of Policy DM 22 and Policy DM 10 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that sufficient space is within the curtilage of the property for recreational and domestic purposes. DfI Roads was consulted on the application and has requested further information including a Transport Assessment Form (TAF), amended visibility splays, service of notifications relating to Certificate C, and auto track drawings. DfI Roads stated in its response that there appears to be a small business operating from the site. The application seeks planning approval for an extension to a domestic curtilage and an ancillary garage. The application is not proposing any commercial development. As such, if planning permission were to be granted, a condition would be imposed restricting the use of the garage to an ancillary domestic use, which would negate the need for the information requested by DfI Roads.

**Drainage**

Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals. In this instance, the proposal involves hardstanding/floorspace on an area less than 1000sqm and is not located within an area of historic surface water flooding. As such, a Drainage Assessment is not required.

**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.



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**Site Location Plan**

1:2,500

Reference: LA03/2025/0494/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.5</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0609/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for proposed dwelling and garage on the farm
<b>SITE/LOCATION</b>	80m approx. NW of 77 Seven Mile Straight, Muckamore, Antrim, BT41 4TQ
<b>APPLICANT</b>	Elizabeth Clyde
<b>AGENT</b>	Maine Designs
<b>LAST SITE VISIT</b>	26th September 2025
<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>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/702189">https://planningregister.planningsystemni.gov.uk/application/702189</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located on lands approximately 80m northwest of No. 77 Seven Mile Straight, Muckamore, Antrim, which is located within the countryside and outside any development limit as defined in the Antrim Area Plan 1984-2001 (AAP).</p> <p>The application site is set back approximately 150m from the Seven Mile Straight and access to the site would be gained by a new laneway from this road. The site is taken from an agricultural field and is defined by mature hedging to its eastern boundary. The remaining boundaries are undefined and the topography of the site is relatively flat.</p> <p>The surrounding area is rural in character with dwellings and outbuildings spread throughout intermittently. A farm complex is situated to the southeast of the site.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Ref: T/2012/0281/O Location: Site approx. 100m East of 77 Seven Mile Straight Proposal: Dwelling and garage on a farm Decision: Permission Granted (28/05/2013)</p> <p>Planning Ref: T/2015/0051/F Location: Approx. 100m East of 77 Seven Mile Straight Proposal: Dwelling and garage on a farm Decision: Permission Granted (18.05.2015)</p>	

## PLANNING POLICY AND GUIDANCE

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking; and
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18A – Farm Dwellings.

**Strategic Policy 6 - Placemaking and Good Design (SP6):** sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 – Natural Heritage:** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features. SP8 is supported by Policies:

- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SP10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

#### **CONSULTATION**

**Department for Agriculture, Environment and Rural Affairs-** The Farm Business ID was allocated in November 1991. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are currently being claimed by the farm business

**Environmental Health-** No objection, subject to informatives

**Department for Infrastructure Roads –** No objection, subject to conditions

#### **REPRESENTATION**

Six (6) neighbouring properties were notified and no letters of representation have been received.

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

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

### **Preliminary Matters**

- The agent was contacted on 1st October 2025 to advise of the Council's concerns regarding the principle of development in that the proposed dwelling would not sensitively cluster with an established group of farm buildings.
- The agent responded to these concerns by email on 9th October 2025, however the information received did not address the Council's concerns (as discussed below) and the agent was advised of this on 14th October 2025.

### **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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside as per the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Also, DM18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a farm dwelling as provided for by Policy DM 18A which sets criteria for the assessment of farm dwellings.

Criterion (a) requires that the farm business has been established and active for a continuous period of 6 years and that it has not been artificially divided solely to obtain planning permission. The Department for Agriculture, Environment and Rural Affairs (DAERA) advised in a consultation response that the Farm Business ID was allocated in November 1991. The business has claimed payments through the Basic Payment Scheme or Agri Environment Scheme in each of the last six years. The response also states that the proposed site is located on land for which payments are

currently being claimed by the farm business. In addition, a history search of the site and farm business ID has not indicated the farm business has been artificially divided. The proposal is therefore considered to meet policy criterion (a) of Policy DM 18A.

Criterion (b) requires that no dwellings or residential development opportunities have been sold off or transferred from the farm holding within a period of 10 years from the date of the application and no previous permissions have been granted for a farm dwelling during the same period. The applicant has confirmed in the P1C form accompanying the application that no dwellings or development opportunities have been sold-off from the farm holding. A history search of the ownership maps, a search of the farm Business ID, a history search on the applicant's name and land registry checks have found no development opportunities having been sold off from the farm holding within the last 10 years. The applicant was granted planning permission for a farm dwelling under planning application Ref: T/2012/0281/O in May 2013. A subsequent change of house type application was approved on the site under planning application Ref: T/2015/0051/F in May 2015. The subsequent application was not made by the applicant, and it would appear this development opportunity was sold off from the farm prior to the 10-year assessment period.

The third criterion requires that the proposed dwelling is positioned to sensitively cluster with an established group of buildings on the farm holding and where practicable access to the dwelling should be obtained from an existing lane. In this instance, the application site is situated approximately 75m northwest of the established group of buildings on the farm and would therefore fail to cluster given this separation distance.

DM 18.4 indicates that exceptionally, where it is demonstrated that it is not possible to sensitively cluster with an established group of buildings consideration may be given to locating the new farm dwelling on a well-defined site on the holding that is enclosed by significant, long established boundary planting, where this would have a limited impact on the character and appearance of the countryside. The Council advised the agent that the proposed dwelling in its current location would not cluster with the group of established farm buildings. The agent indicated in an email dated 9th October 2025 that the consultation response from the Council's Environmental Health Section (EH), within which EH recommends a 75m separation distance for dwellings due to nuisances from farms, would favour the applicant and that the EH position and the Planning Section's position would be at odds with each other. In this instance however, the proposed dwelling and garage are tied to the farm business and as such, the nuisances stem from the applicant's own agricultural activities. Therefore, the nuisances generated from the applicant's own farm business would not be a demonstrable reason in of themselves to not cluster with the established farm buildings.

The agent also indicated in the email that the Planning Section's position on the policy would not make it feasible for banks to provide mortgages for the construction of a dwelling due to its proximity to the farm buildings. In this regard, concerns regarding the acquisition of mortgages lie outside the remit of the planning

application and regardless, information has not been provided which would substantiate these claims. As such, it has not been demonstrated that a dwelling would not be able to cluster with the established farm buildings.

Regarding the access arrangements, the proposal involves a new access to be constructed onto the Seven Mile Straight with a new 140m long laneway from the Seven Mile Straight to the application site. If the dwelling was sited to cluster with the existing farm buildings, access could be more appropriately taken from the existing lane serving the farm buildings. In addition, a laneway stemming from the existing laneway serving the existing farm buildings to the applications site, would be shorter in distance than the proposed laneway.

Accordingly, the proposal does not meet the requirements of criterion (c) of Policy DM 18A.

### **Design, Integration and Rural Character**

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

As the application seeks outline permission, no details have been provided regarding the proposed design or layout of the dwelling. However, in terms of integration and rural character, the application site is set back from the Seven Mile Straight by approximately 140 metres. The site is partially screened when travelling northwestwards along the Seven Mile Straight by the intermittent field hedgerows and benefits from a backdrop from this direction by the existing mature field boundaries to the northeast of the site. The northeastern field boundary trees would also substantially screen the site when travelling in a southeastern direction along the Seven mile Straight. Accordingly, it is considered that an appropriately designed and positioned dwelling could integrate on the site and respect the traditional pattern of development exhibited within the locality.

In order to further aid integration and respect the rural character, a number of conditions would be attached if the application if planning permission was to be forthcoming including a siting condition and a ridge height restriction of 6.5m. Lastly, a condition will be imposed requiring the submission of a landscaping scheme and the retention of existing boundary vegetation (as required by DM 27.5). This will ensure the proposal integrates sensitively within the landscape and ensures the vegetation on the site is maintained and enhanced.

### **Neighbour Amenity**

Policy DM 28 indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this application seeks outline permission, no details have been provided regarding the siting, layout or proposed design. The dwelling at No. 77 Seven Mile Straight, Belfast Road is the nearest neighbouring dwelling with a separation distance of 110m and is within the ownership of the applicant. Given the intervening vegetation and the separation distance which could be employed, it is considered an appropriately designed and sited dwelling could be erected at this location without unduly impacting the amenity of this dwelling.

The Council's Environmental Health Section was consulted with regards to the development proposal and had no objection to the development subject to informatives regarding nuisances from farms.

### **Access and Parking**

Policies SP 3.10 and DM 3.10 indicate that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic.

Access to the application site is to be gained from a new laneway and access onto the Seven Mile Straight. DfI Roads was consulted in relation to the proposal and responded with no objection, subject to the attachment of a condition detailing the submission of an access plan in accordance with the attached RS1 form at the Reserved Matters stage.

### **Natural Heritage**

A Biodiversity Checklist and Ecological Statement (Document 01, date stamped 26th August 2025) was submitted with the application. The Statement was completed by a qualified ecologist and sets forward recommendations for the site to protect and enhance priority habitats. The statement also indicates a Ground Level Tree Assessment (GLTA) which indicated negligible bat roosting potential on the site. The Statement recommended that no further survey work is required. No ecological concerns were raised regarding the site which could not be adequately mitigated.

### **Sewerage and Drainage**

Policy DM 15 states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

As the proposal is for outline planning permission, it does not include any details of the location of the proposed septic tank. The site is not known to be located in an area known to be at risk from pollution risk. A septic tank also requires a Discharge

Consent to be granted by DAERA Water Management Unit. Details of the location of the septic tank and the soakaways would be provided at the Reserved Matters stage.

The proposed replacement dwelling is not proposed in an area where there is evidence of a history of surface water flooding and does not involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment was not required to be submitted.

### **CONCLUSION**

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

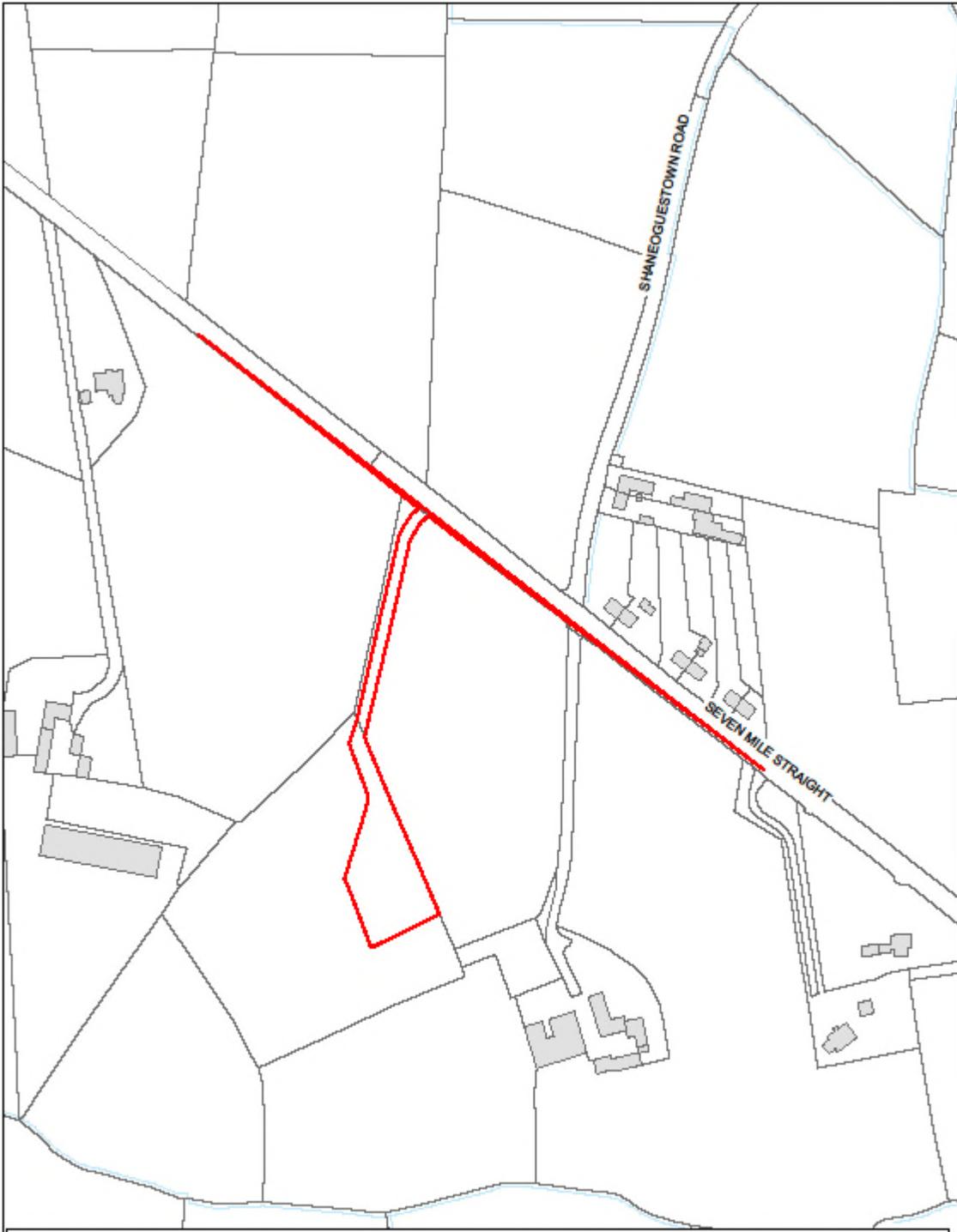
- The principle of development has not been established as the proposal is contrary to Policy DM 18A;
- It is considered a dwelling could be accommodated within the site and integrate appropriately within the landscape, while respecting the rural character of the area;
- The proposal will not unduly affect the privacy or amenity of neighbouring residents; and
- There are no concerns regarding road safety.

### **RECOMMENDATION**

### **REFUSE OUTLINE PLANNING PERMISSION**

### **PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy DM 18A of the Antrim and Newtownabbey Plan Strategy, in that the proposal does not cluster with an existing group of buildings on a farm and access arrangements have not been obtained from an existing laneway.



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**Site Location Plan**

1:2,500

Reference: LA03/2025/0609/O

 Site Location



<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>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE 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>	Micheal Glynn Tel: 028 9034 0411 Email: <a href="mailto:michael.glynn@antrimandnewtownabbey.gov.uk">michael.glynn@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 Northern Ireland Planning Portal</b>  <a href="https://planningregister.planningsystemni.gov.uk/application/700254">https://planningregister.planningsystemni.gov.uk/application/700254</a></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 16 Farmley Crescent, Glengormley and is situated within the development limits of Metropolitan Newtownabbey as defined within the Belfast Urban Area Plan (BUAP) and the Draft Belfast Metropolitan Area Plan (dBMAP).</p> <p>The application site comprises a two-storey semi-detached dwelling finished in red brick, concrete roof tiles and PVC windows. The site abuts two neighbouring properties; No. 14 Farmley Crescent to the east, and No. 18 Farmley Crescent to the west. Amenity space is provided at the rear (south) of the dwelling, and parking provision is located at the front (north). The topography of the site increases in height by approximately 1.5m from the front (north) of the application site to the rear (south).</p> <p>The northern boundary of the site is defined by a close boarded timber fence approximately 1m in height. The eastern boundary is defined by mature hedgerow approximately 2m in height to the front of the dwelling and the rear eastern boundary is defined by a wall approximately 2m in height with mature vegetation atop reaching a maximum height of 6m. The southern boundary is defined by mature vegetation reaching a maximum height of 6m. The western boundary is defined by a close boarded timber fence approximately 1.8m in height.</p> <p>The application site is located within a predominantly residential area, comprising similar house types, designs and sizes.</p>	
<b>PLANNING HISTORY</b>	
No relevant planning history.	

## PLANNING POLICY AND GUIDANCE

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. 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 Plan offers no specific guidance on this proposal.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan Newtownabbey. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 22 – Residential Extensions and Alterations.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 28 - Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

**Appendix B – Guidance for Residential Extensions and Alterations:** seeks to advise homeowners on how to extend or alter their property in a neighbourly manner that is sympathetic with the original property, respects the character and appearance of the surrounding area and contributes towards a quality environment.

- Appendix B14-B17: Roof Extensions.

## CONSULTATION

None required.

## REPRESENTATION

Three (3) neighbouring properties were notified of the application, and one letter of objection was received from a neighbour notified property.

The full representations made regarding this proposal are available for Members to view online at the Planning Portal

(<https://planningregister.planningsystemni.gov.uk/application/700254>)

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

- Loss of privacy/intrusiveness/overlooking; and
- Impact on property value.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- 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
- Surface Water Drainage

### Preliminary Matters

An email was sent to the agent on 14th August 2025, outlining the Council's concerns regarding the proposed pitched roof advising it is not in keeping with the uniformity or rhythm of the streetscape. A Planning Statement, (Document 01 date stamped 26th August 2025) was submitted by the agent, in response.

### 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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is in the urban area as defined by the BUAP and dBMAP. In line with the transitional arrangements set out in the SPPS, the BUAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy 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 to the existing property and do not detract from the appearance or character of the surrounding area;
- b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria. Additionally, the ANPS states that consideration of drainage issues is a requirement for all development proposals. Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources.

#### **Scale, Massing, Design and Appearance**

Policy DM 22 indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The application seeks full planning permission for a roofspace conversion including a side dormer window on the northern roof elevation. The proposed dormer has an approximate length of 6.5m, a width of 3m and a height of 2.4m. The proposal will be finished in horizontal composite cladding, PVC windows and a flat trocal roof. The proposal does not exceed the ridge height of the host dwelling. The fenestration of the dormer includes two windows on the southern elevation of the existing dwelling. The proposed dormer will serve a master bedroom, en-suite and a landing.

The dormer includes changing the roof profile from a hipped roof to a pitched roof, and will extend the ridgeline of the dwelling by approximately 2.7m. Hipped roofs are a defining characteristic of the streetscape along Farmley Crescent, and as such it is considered that changing the roof profile to a pitched roof would interrupt the rhythm and uniformity of the hipped roof forms along Farmley Crescent and cause a visual intrusion into the streetscene.

A Planning Supporting Statement, (Document 01 date stamped 26th August 2025), was submitted, within which the agent acknowledges the Council's concerns regarding the proposed roof form. However, the Supporting Statement outlines that a precedent has been established within the immediate vicinity of the application site, namely No. 1 Farmley Crescent which has a pitched roof. However, No. 1 Farmley Crescent is situated on a corner site and has mature vegetation reaching a maximum height of approximately 7m along its eastern and southern site boundaries, which screen any critical views of its roof form. It is considered that No. 1 Farmley Crescent is an anomaly to the established character of Farmley Crescent and as such the rhythm and uniformity of the roof forms and streetscape within the wider streetscape should be retained.

Paragraph B14 –17 of Annex B of the ANPS refers to roof extensions and B16 indicates a dormer roof extension should be designed in a manner that complements the period and style of the original property. Furthermore, B16 indicates regular repeated rhythm and uniformity of roof forms should be retained. In this case, hipped roofs are a regular repeated characteristic of Farmley Crescent, and changing the roof to a pitched profile would disrupt the uniformity of the streetscape. The adjoining property, No. 14 Farmley Crescent has a hipped roof, and changing the roof profile to a pitched roof on one side of the building would detract from the character of the streetscape and would not be in keeping with the character of the surrounding properties.

Paragraph B17 of Annex B of the ANPS indicates that the size and number of dormers should be kept to a minimum to avoid dominating the appearance of the roof. In this case the proposal involves changing the roof profile of the host dwelling which would impact the uniformity and rhythm of the streetscape. In summary the proposal is considered unacceptable as it has an unbalanced appearance and is out of character with the host dwelling and the general established character of the area.

### **Neighbour Amenity**

Policies DM 22 and DM 28 deal with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Concerns were received from an objector regarding overlooking, loss of privacy and intrusiveness as a result of the development proposal. Two windows are proposed on the southern elevation of the proposed dormer which serve a master bedroom and an en-suite. The window on the western side of the southern elevation will be finished with obscure glazing and will not have a significant impact on overlooking. The other window faces into the rear amenity space of the host

dwelling, and as such it is considered the proposed fenestration will have no significant impact of overlooking on any neighbouring properties.

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

The proposal is not considered to have any impact or loss of light, dominance or overshadowing to neighbouring properties due to the single storey nature of the proposal and location at the rear of the dwelling.

#### **Impact on Trees and Environmental Quality of this Area**

Criteria (c) of Policies DM 22 and DM 42 requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

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

#### **Amenity Space, Parking and Manoeuvring**

Criteria (d) of Policy DM 22 and criteria (c) of DM 10.1 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal does not impact upon parking provision.

#### **Surface Water Drainage**

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

With regards to the proposed development, the application site is not located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and by the nature of the proposed box dormer window situated on the roof of the host dwelling, the proposal does not increase the existing footprint of the building.

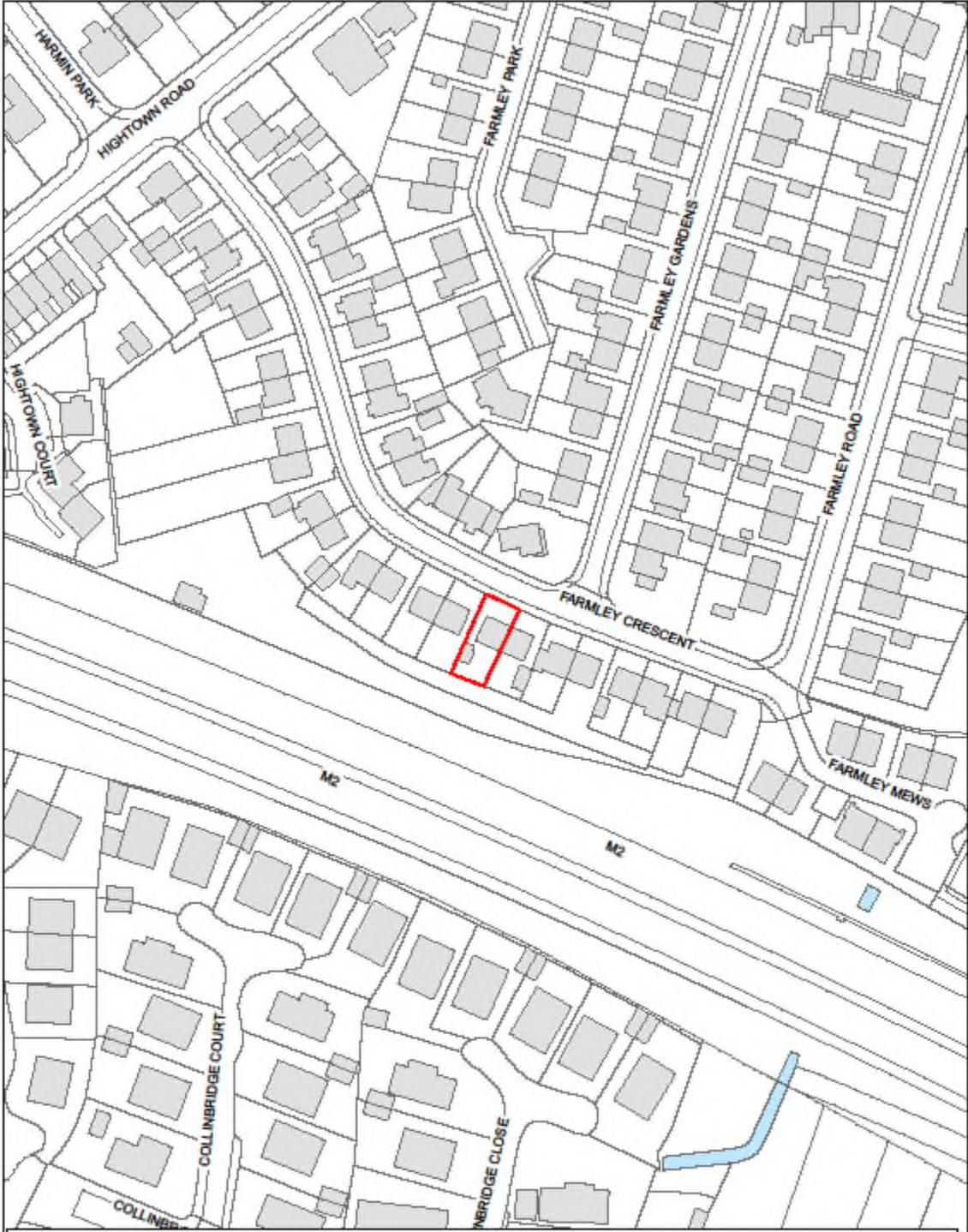
**CONCLUSION**

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

- The principle of development is considered acceptable;
- The proposal is considered unacceptable in terms of scale, massing, design and appearance;
- The proposal is considered unacceptable in terms of neighbour amenity;
- 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.

**RECOMMENDATION****REFUSE PLANNING PERMISSION****PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 4 and DM 22 of the Antrim and Newtownabbey Local Development Plan, in that the design of the roof is not sympathetic to the existing property and would detract from the appearance and character of the surrounding area.



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**Site Location Plan**

1:1,250 

Reference: LA03/2025/0399/F

 Site Location



<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>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for dwelling and garage
<b>SITE/LOCATION</b>	Approx 15m northeast 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>SITE DESCRIPTION</b>	
<p>The application site is located approximately 15 metres to the northeast of the existing dwelling at No. 21 Loughbeg Road, Toomebridge and is outside the development limits of any settlement defined in the Antrim Area Plan 1984-2001.</p> <p>The site comprises part of the existing grassed garden area associated with No. 21 Loughbeg Road. The site's northern and western boundaries are defined with existing established hedgerows at heights in excess of 3 metres. The site's western (roadside) boundary is defined with a well-maintained hedge set behind a one-metre-high ranch style fence. The eastern boundary of the application site remains undefined. The site includes the existing garage building associated with No. 21 Loughbeg Road.</p> <p>The area in which the site is located is rural in character, however, there is a degree of roadside build up located along the eastern side of the Loughbeg Road consisting of two blocks of storey and a half semi-detached dwelling. The newly constructed St Ergnats GAC, Moneyglass is also located opposite the application site to the west.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: T/2003/0091/O  Proposal: Site of Dwelling  Location: Adjacent to 21 Loughbeg Road, Toomebridge  Decision: Dismissed at Appeal (15th June 2004)</p>	
<b>PLANNING POLICY AND GUIDANCE</b>	
<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>The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies</p>	

and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the open countryside as identified within the Antrim Area Plan, 1984-2001. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking;
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18D – Dwellings within an existing cluster.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems;
- Policy DM 49 Artificial Modification of Watercourses.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

#### **CONSULTATION**

**Council Environmental Health Section** – No objection, advice provided

**Department for Infrastructure Roads-** Certificate C required for third party dwellings

**Northern Ireland Electricity Networks** – No objection, advice provided

#### **REPRESENTATION**

Four (4) neighbouring properties were notified of the application, and no representations have been received.

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

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

- Policy Context
- Principle of Development
- Integration, design and Impact on the Character of the Area
- Neighbour Amenity
- Access and Parking
- Sewerage and Drainage
- Natural Heritage
- Other Matters
- Other Material Considerations

#### **Policy Context**

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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The application site is located within the countryside outside any settlement defined in the Antrim Area Plan 1984-2001. In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Policy DM 18 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that the proposal meets with the range of development types permitted by policy.

### **Principle of Development**

As noted above, DM 18.1 indicates that the Council will in principle, support the development of new homes and other forms of residential accommodation in the countryside in accordance with the relevant policies and provisions of the LDP. The agent has suggested their Planning Statement, (Document 01 date stamped 5th August 2025) that the proposal meets the policy provisions for a dwelling within an existing cluster. Policy DM 18 D states that the Council will permit a new dwelling in an existing cluster where a number of criteria are met.

In this case, the application site abuts the Loughbeg Road and consists of part of the existing garden area associated with No. 21 Loughbeg Road. The site wraps around the dwelling at No. 21 to the north and east. St. Ergnats GAC pitches lie on the opposite side of the Loughbeg Road to the west of the application site. Agricultural fields lie beyond the application site to the north.

As shown on the Site Layout Plan, (Drawing No. 02 date stamped 5th August 2025) there is an existing degree of build up to the south of the application site along the Lougher Road on both sides. This existing roadside development includes a number of dwellings, St Ergnats, Moneyglass GAC pitch and Moneyglass Community Centre.

The first criterion of Policy DM 18 D requires that the cluster of development lies outside of a farm and consists of five (5) or more substantial buildings incorporating at least three (3) dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures, whilst the second criterion requires that the cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point.

It is acknowledged that the site lies outside of a farm complex and that there is some degree of a build-up of development in the vicinity of the application site. This build-up of development is mostly made up of buildings which directly abut the roadside along the Loughbeg Road and includes a number of semi-detached dwellings, detached dwellings, Moneyglass Community Centre and the newly constructed St Ergnats GAC pitch. It is accepted that the existing build-up of development includes

at least three dwellings and appears as a visual entity in the landscape. The site is also in relatively close proximity to the GAC pitch and community hall which can qualify for consideration as community buildings/facilities for the focal point.

Criteria (c) and (d) of the policy require that the proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster; and that the new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude into the landscape.

As shown on the indicative Site Layout Plan, (Drawing No. 02 date stamped 5th August 2025) the applicant shows an indicative location for the proposed dwelling. This is shown in pink on the aforementioned drawing. The agent indicates within the Planning Statement, (Document 01 date stamped 5th August 2025) that the site is bound by No. 21 and No. 19 Loughbeg Road and immediately opposite to St Ernats GAC grounds and that the site is suitably enclosed by existing mature vegetation along the other site boundaries.

It is acknowledged that a dwelling sited as per the indicative Site Layout Plan, (Drawing No. 02 date stamped 5th August 2025) would be bound by the existing dwelling at No. 21 Loughbeg Road to the southwest and the garage associated with No. 19 Loughbeg Road to the south. This siting would mean that the dwelling is bounded on at least two sides by other development in the cluster. The policy also requires that the dwelling can be absorbed through consolidation and rounding off and does not visually intrude into the countryside. In this case, the proposed development would not round off or consolidate, rather this development would expand the existing cluster in an easterly direction which would be contrary to policy.

In addition, a dwelling sited as shown would however, have an outlook looking towards the rear of No. 21 Loughbeg Road and would also look directly into the existing garage associated with No. 21 (which is to be retained and incorporated into the overall design concept of the scheme according to the Planning Statement. Although for the most part a dwelling in this location would be to the rear of No. 21 Loughbeg Road as shown on Drawing No. 02 the proposed dwelling would also extend further north of the footprint of any of the existing development.

This application seeks outline planning permission and the proposed siting is therefore only indicative at this stage. As shown on the Site Location Plan, (Drawing No. 01 date stamped 5th August 2025), the red line extends around the full side garden associated with No. 21 Loughbeg Road. If the dwelling was sited further to the north of the site (moving away from the rear of No 21 and its associated garage), it would be considered to extend the existing ribbon of development into the countryside in a linear fashion along the public road, which would have a detrimental impact on rural character. It would also mean that the dwelling would also not appear to be bound on two sides by existing development within the cluster.

Overall, it is considered that the application site does not avail of a suitable degree of enclosure provided by existing buildings within the cluster. A dwelling on the application site would not round off or consolidate development and would rather extend built form into the countryside, may result in the extension of ribbon development and would have a detrimental impact on the rural character of the area. The proposal is therefore considered contrary to Policy DM 18D.

Although it has been indicated that the site is to be assessed against Policy DM 18D, the proposal has also been considered against all other potentially relevant policies for residential development in the countryside and it does not appear to meet any other policy criteria.

### **Integration, Design and Impact on the Character of the Area**

The SPPS paragraph 6.70 states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design. Policy DM 27 provides the relevant policy context in relation to rural design and character.

DM 27.1 states that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context. It is noted that this application is for outline planning permission and therefore there are no confirmed details provided in relation to the siting or design.

It is considered that owing to the existing vegetation and buildings, along with the short public views of the site when passing the frontage that a degree of integration is achieved. There is also a generous back drop provided by mature trees beyond the site to the south which would be viewed on approach to the application site from the north along the Loughbeg Road.

Overall, it is therefore accepted that a modest and suitably designed dwelling would not be a prominent feature and could integrate successfully into the landscape in accordance with the policy provisions of DM 27.2 in relation to integration and DM 27.4 in relation to design.

DM 27.3 states that development will be acceptable where it respects the traditional pattern of development exhibited in the locality and will not cause a detrimental change to, or further erode, the rural character of an area. The policy indicates that new development will be unacceptable where it will cause a suburban style build-up of development when viewed with existing and approved buildings. The amplification provided with the policy also refers to the cumulative impact a building can have on rural character.

It is acknowledged that views to the proposed dwelling would be restricted to short distances when travelling across the front of the site. Nonetheless there would be opportunity to view this new dwelling and its obvious visual extension of development in a northerly direction along the Loughbeg Road. A new dwelling on this site would further enhance the build-up of development expressed in the area and would extend the existing ribbon of development in a northerly direction along the Loughbeg Road.

Furthermore, the pattern of development expressed in the locality is generally made up of detached and semi-detached dwellings on single elongated plots. The proposal (depending on siting) may also lead to a 'backland development' type of appearance and would create a new variation of plot size and appearance contrary to the existing development pattern.

Overall, it is considered that the proposed development would be contrary to DM 27.3 in that a new building on the application site would not be considered to respect the traditional pattern of development in the area, result in a suburban style build-up of development when viewed with existing and approved buildings in the vicinity, add to an existing ribbon of development along the Loughbeg Road and would not respect the traditional pattern of development exhibited in the surrounding area.

### **Neighbour Amenity**

Policy DM 28 deals with the impact upon amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

This application is for outline planning permission and as such full details of the proposal in relation to siting, layout, and design have not been provided. As noted above, the applicant has provided an indicative Site Layout Plan, (Drawing No. 02 date stamped 5th August 2025). 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. As discussed above, this siting arrangement would raise concerns in relation to the outlook which would be achieved from the new dwelling. In addition, it would face into the private rear amenity space associated with No. 21 Loughbeg Road.

The application site bounds the existing dwellings at Nos. 21 and 19 Loughbeg Road. It is considered that if designed and sited appropriately a new dwelling on the application could be accommodated without any significant adverse impact on the existing residential property at No. 19 Loughbeg Road.

In relation to No. 21 Loughbeg Road, it is considered that this dwelling would suffer from overlooking and a loss of privacy, particularly to the rear private amenity space. While boundary treatments such as walls or wooden fencing could be used to mitigate overlooking, large reams of closed boarded fencing or walls would be considered as suburban style features and should generally be avoided in the rural area in order to protect rural character.

Overall, the proposal is considered contrary to Policy DM 28 in that a dwelling on the application site would, in the absence of mitigating structures which are not acceptable in the rural area, result in an unacceptable adverse impact on the amenity of existing occupiers of No. 21 Loughbeg Road by way of overlooking and loss of privacy.

### **Access and Parking**

Policy SP 3.10 indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

The proposed access is via a new paired access arrangement with No.21 directly off the Loughbeg Road. DfI Roads was consulted in relation to the proposed access and have advised that visibility splays of 2.4 metres by 90 metres are required in both directions. DfI Roads has not indicated any objection to the proposal but has advised

that Certificate C should be completed and notice served on the owners of the third-party land required to provide visibility splays.

Given the other concerns with the proposal Officers did not request this to be undertaken. The dwellings at Nos. 15, 17 and 19 Loughbeg Road, whilst not being served notice have been neighbour notified of the application and therefore would be aware of the application and unlikely to be prejudiced in relation to this matter. Land ownership is a matter which extends beyond the remit of planning and the applicant should be advised that the grant of any planning permission does not confer title.

### **Sewerage and Drainage**

Policy SP 10 seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy DM 15 states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

The proposal indicates that the method of sewage disposal is via septic tank which requires a Discharge Consent to be granted by DAERA Water Management Unit, however, no consent has been granted to date. The site is not known to be located in an area known to be at risk from pollution risk.

The proposed dwelling is not proposed in an area where there is evidence of a history of any significant surface water flooding and does not involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

### **Natural Heritage**

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38, whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

The applicant has completed a Biodiversity Checklist, Document 02 date stamped 5th August 2025, which has considered the potential biodiversity issues and advises that the proposed development is unlikely to adversely impact any natural heritage features. No significant tree/hedgerow removal is proposed as part of the development which limits potential for environmental impacts.

The matter of landscaping is a reserved matter, and should the application be approved, appropriate landscaping proposals could be submitted at the Reserved Matters stage to ensure a dwelling would integrate successfully on the application site. Overall, the proposed development would not be considered to have any significant detrimental impact upon natural heritage features.

## **Other Matters**

### Northern Ireland Water

NI Water was not consulted in relation to this application for a single dwelling in the countryside. An informative will however be attached to any forthcoming approval advising that the applicant's attention is drawn to NI Waters' Standing advice in relation to single domestic properties in the rural area seeking connection to watermains.

### Northern Ireland Electricity (NIE)

It is noted that the application site contains two (2) overhead power lines. NIE has been consulted in relation to this matter and has advised that the proposed development should take into account the position of any NIE Networks' equipment in the area to ensure safety. The developer should maintain statutory clearance from NIE Networks' equipment during the construction and operational phases of the project and also during future maintenance programmes in accordance with HSE Guidance Note GS6 - "Avoidance of Danger from Overhead Electric Lines" and HSE Booklet HS(G)47 "Avoiding danger from underground services". The applicant should also apply for a mark up from NIE.

Given this application is for outline planning permission the specific siting of the proposed dwelling is not confirmed and this information can be provided by way of information should planning permission be forthcoming.

### Flood Lighting 0565

The Council's Environmental Health Section has advised that the applicant should consider the design and orientation of the proposed dwelling to maximise the distance between the most sensitive rooms/living areas and the adjacent GAA pitches in order to reduce any adverse impacts from any flood lighting associated with the pitches.

## **CONCLUSION**

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

- The principle of the development has not been established in accordance with the policy provisions of Policy DM 18D in that the development would not be considered to round off or consolidate the existing development pattern in the area;
- The proposal would visually intrude into the open countryside and result in a detrimental impact on the character of the area;
- The proposal would result in the addition to ribbon development along the Loughbeg Road;
- It is considered that a dwelling on the application site could compromise the amenity of neighbouring occupiers by way of overlooking and loss of privacy; and
- The proposal would not have any significant detrimental impact on natural heritage features.

## **RECOMMENDATION**

**REFUSE OUTLINE PLANNING PERMISSION**

## **PROPOSED REASONS FOR REFUSAL**

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.



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**Site Location Plan**

1:2,500

Reference: LA03/2025/0565/O

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.8</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0541/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for proposed dwelling
<b>SITE/LOCATION</b>	Approx. 70m NE of 171a Seven Mile Straight, Muckamore, Antrim, BT41 4QY
<b>APPLICANT</b>	Trevor Boyd
<b>AGENT</b>	2020 Architects
<b>LAST SITE VISIT</b>	02.09.2025
<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>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/701283">https://planningregister.planningsystemni.gov.uk/application/701283</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is situated on lands approximately 70m northeast of No. 171A Seven Mile Straight, Antrim. This is a countryside location situated outside any settlement limits as identified in the Antrim Area Plan 1984-2001.</p> <p>The application site abuts the Seven Mile Straight and is within the curtilage of No. 171A. The northeastern (roadside) boundary is defined by ranch style fencing and the northwestern and southeastern boundaries are defined by mature trees. The southwestern boundary is undefined and the topography of the site is generally flat.</p> <p>The surrounding location is countryside with a number of dwellings and agricultural outbuildings within the wider area.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
There is no relevant planning history.	
<b>PLANNING POLICY AND GUIDANCE</b>	
<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>The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts; Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.</p>	

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.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 Access and Parking; and
- Policy DM 15 Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 Homes in the Countryside;
- Policy DM 18C Dwellings within a built-up frontage; and
- Policy DM 18D Dwellings within an Existing Cluster.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character; and
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

#### **CONSULTATION**

**Council Environmental Health Section** - No objection

**Department for Infrastructure Roads** - No objection

#### **REPRESENTATION**

Three (3) neighbouring properties were notified and one letter of representation has been received.

A summary of the key points raised in the objection are listed below:

- Concerns regarding the impact of development upon the objector's birds;
- Cumulative impact of development impacting upon the character of the area; and
- Biodiversity concerns.

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

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Integration and Rural Character
- Neighbour Amenity
- Access and Parking
- Natural Heritage
- Sewerage and Drainage

##### **Preliminary Matters**

- The agent was contacted on 8th September 2025 to advise of the Council's concerns regarding the principle of development. No further information has since been received,

##### **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 Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim

Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Policy DM 18 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for dwellings within an existing cluster as provided for by Policy DM 18D which sets criteria for the assessment of this type of development.

The Design, Access and Planning Statement (Document 01, date stamped 25th July 2025) contends the proposal meets the policy requirements of Policy DM 18D. Within DM 18.17 of the ANPS, it is indicated that the Council will support an application for a dwelling within an existing cluster, subject to a number of criteria being met.

Criterion (a) of DM 18.17 requires that the cluster lies outside a farm holding and comprises a group of five or more substantial buildings incorporating at least three dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures. The agent contends that the proposal is situated within a cluster of ten (10) dwellings.

Whilst the site abuts 171A and 171 Seven Mile Straight, these two (2) dwellings have a separation distance from each other of approximately 60m and a further separation distance of over 95m to the next nearest dwelling at No. 173. In addition, the proposal is situated some 250m from the nearest focal point (the Brethren Meeting House) and would therefore not comply with criterion (b) of DM 18.17. Accordingly, as the proposal is not located within a cluster of development associated with a focal point, the principle of development cannot be established under Policy DM 18D.

Policy DM 18C sets out the policy context whereby dwellings can be granted planning approval within a built-up frontage. DM 18.16 indicates that the Council will support an application for the development of a small gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage subject to a number of criteria being met. The application site is situated to the front of No. 171A Seven Mile Straight, within its existing curtilage, which has a frontage onto the Seven Mile Straight. Notwithstanding this, the gap between the four (4) semi-detached dwellings to the southeast of the site (Nos. 173-179 Seven Mile Straight) and No. 171 Seven Mile Straight is over 95m, which is significantly greater than the maximum 60m gap between existing buildings required under Policy DM 18C and the gap could accommodate more than two dwellings while still respecting the character of the surrounding area.

As such, the principle of development cannot be established under Policy DM 18C or Policy DM 18D of the ANPS.

### **Design, Integration and Rural Character**

DM 18.2 of the ANPS states that in all cases, the Council will expect proposals for new residential development to be sited and designed to integrate sympathetically with their surroundings and not to have an adverse impact on the landscape character or rural amenity of the countryside. Furthermore, Policy DM 27 states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

As the application seeks outline planning permission, limited details have been provided regarding the proposed design of the dwelling, however, an Indicative Site Layout (Drawing No. 03 date stamped 25th July 2025) has been provided. In terms of integration and rural character, the mature boundary trees to the northwest and southeast substantially screen the site when travelling in both directions along the Seven Mile Straight. The mature trees also provide a sense of enclosure to the site.

A condition will be imposed requiring the submission of a landscaping scheme and the retention of existing boundary vegetation (as required by DM 27.5). This will ensure that the proposal integrates sensitively within the landscape and ensures the vegetation on the site is maintained, enhanced and increased in accordance with Policy DM 42. Finally, a siting condition alongside a condition restricting the ridge height to 6.5m will further ensure the proposal integrates into its location and respects rural character.

In summary, it is considered that the new development will satisfactorily integrate with its surroundings whilst respecting the rural character of the area. The proposal therefore meets the criteria of Policies DM 27 and DM 42 of the ANPS.

### **Neighbour Amenity**

Policy DM 28 indicates the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability.

As this application seeks outline planning permission, no details have been provided regarding the siting, layout or proposed design. Nonetheless, it is considered an adequately designed and orientated dwelling could be erected at this location without having an adverse impact upon neighbouring properties.

The Council's Environmental Health Section was consulted on the application and responded stating it had had no objection to the development proposal.

An objector raised concerns regarding the impact of the proposed development upon their birds. Policy DM 28 refers to amenity impact, however, DM 28.2 does not make reference to concerns relating to the amenity impact of pets or animals belonging to the occupiers of neighbouring dwellings. Notwithstanding this issue, any noise or disturbance during the construction phase of development is only temporary in nature and should not occur outside unreasonable times, and any other noise or light emanating from the development is likely to be at a low level associated with the daily living requirements of any future occupiers of the dwelling.

### **Access and Parking**

DfI Roads was consulted in relation to the proposal and responded with no objection, subject to the attachment of a condition detailing the submission of an access plan in accordance with the attached RS1 form at the Reserved Matters stage.

### **Natural Heritage**

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies are provided for designated sites in Policy DM 37, protected species in Policy DM 38 and policies for other habitats, species and features of natural heritage Importance are found in Policy DM 39.

The agent submitted a Biodiversity Checklist (Document 01, date stamped 7th July 2025) which raises no ecological concerns regarding the proposal; however, this document has not been completed by a professional ecologist. It is noted that an undesignated watercourse abuts the application site which is hydrologically connected to Lough Neagh. Additionally, it would appear that a number of mature silver birch trees (native species) would be required to be removed to facilitate the proposed dwelling. The third-party objector has also stated there are a number of protected species habitats within close proximity of the application site.

It is generally expected for a biodiversity checklist to be completed by a qualified ecologist with proposed mitigation measures if required. The site is an area of formalised maintained garden associated with No. 171a Seven Mile Straight and there is likely to be low ecological value. The existing native trees could be replaced by compensatory planting and the siting of the dwelling could be conditioned to be sited away from the watercourse to negate any impact on the stream.

### **Sewerage & Drainage**

Policy DM 15 states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

As the proposal is for outline permission, it does not include any details of the location of the proposed septic tank. The site is not known to be located in an area known to be at risk from pollution. A septic tank also requires a Discharge Consent to be granted by DAERA Water Management Unit. Details of the location of the septic tank and the soakaways would be provided at the Reserved Matters stage.

The proposed dwelling is not proposed in an area where there is evidence of a history of surface water flooding, and given the proposal, is not expected to involve buildings and/or hard surfacing of 1,000sqm or greater in area, a Drainage Assessment (DA) was not required to be submitted.

### **CONCLUSION**

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

- The principle of development cannot be established under Policy DM 18;
- The proposal will integrate appropriately with the surrounding landscape;

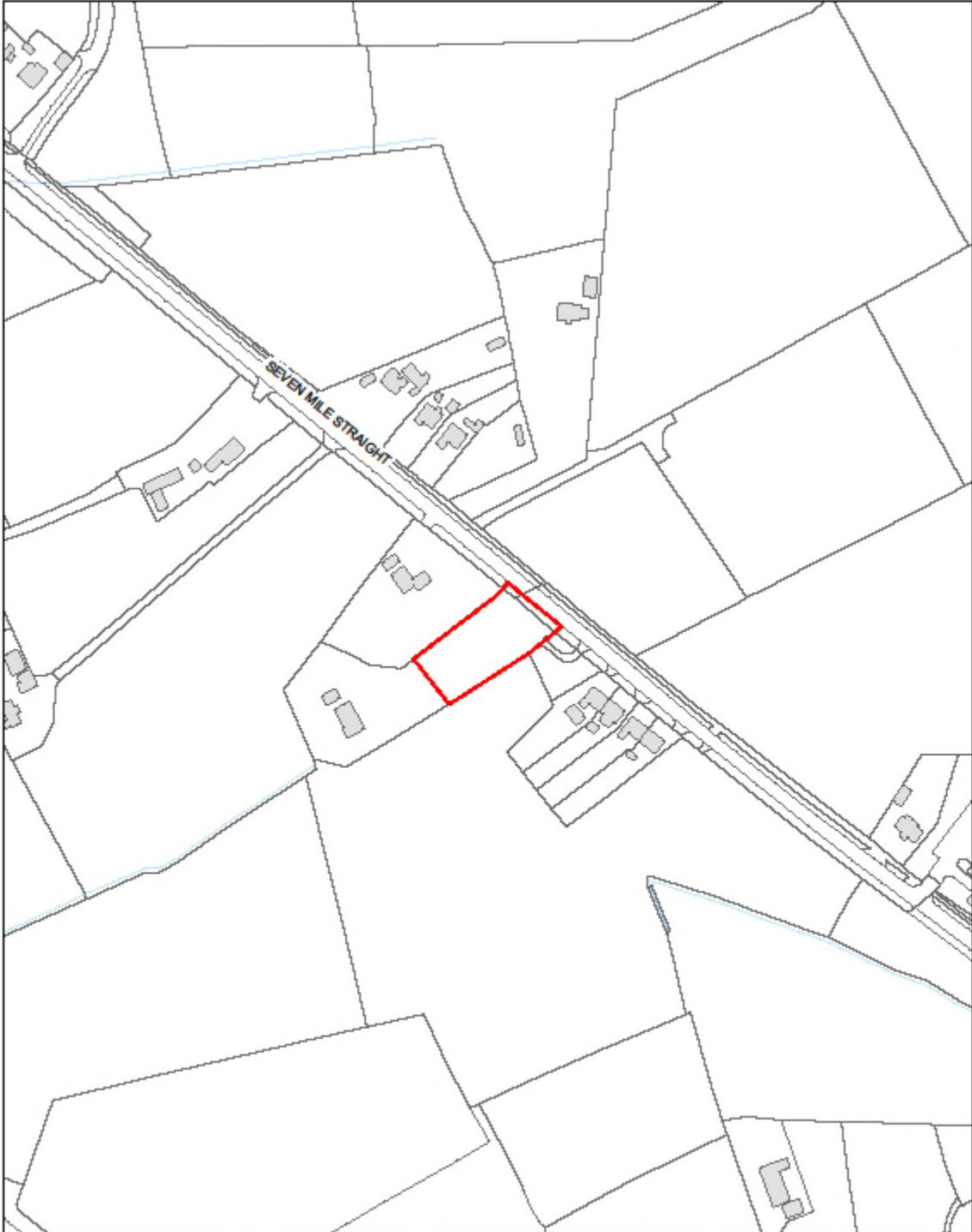
- The proposal is not considered to result in adverse impacts on neighbouring properties;
- The proposal is unlikely to have a detrimental impact on protected species or habitats; and
- The proposal is not considered to prejudice road safety.

**RECOMMENDATION**

**REFUSE OUTLINE PLANNING PERMISSION**

**PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and criteria (a) and (b) of Policy DM 18D of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within an existing cluster of development associated with a focal point.
2. The proposal is contrary to the policy provisions of Policies SP 4, and DM 18C of the Antrim and Newtownabbey Plan Strategy, as the proposal is not located within a gap site, sufficient only to accommodate up to a maximum of two dwellings within an otherwise substantial and continuously built-up frontage.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 8, DM 37, DM 38, and DM 39 in that it has not been demonstrated that the proposal will not have an adverse impact upon protected species, protected sites, priority species and priority habitats.



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### Site Location Plan

1:2,500 

Reference: LA03/2025/0541/O

 Site Location



## ITEM 3.9

### FI/FIN/4 BUDGET REPORT – PERIOD 6 APRIL 2025 TO SEPTEMBER 2025

#### 1. Purpose

**The purpose of this report is to provide an update on the financial performance for the Economic Development and Planning Directorate for Period 6 April 2025 to September 2025.**

#### 2. Introduction/Background

As agreed, quarterly budget reports will be presented to the relevant Committee. All financial reports will be available to all Members.

#### 3. Summary

As at Period 6:

The Economic Development and Planning Directorate has a favourable variance of £258k, or 21.5%, against the budgeted financial performance for the period.

A report on the financial performance, employee costs, highest areas of expenditure and income, and the financial performance by Head of Service is **enclosed** for Members' information.

The overall financial position of the Council will be presented to the Policy & Governance Committee.

#### 4. Recommendation

**It is recommended that the report be noted.**

Prepared by: Richard Murray, Head of Finance

Approved by: Majella McAlister, Deputy Chief Executive and Director of Economic Development and Planning

## ITEM 3.10

### P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS OCTOBER 2025

#### 1. Purpose

The purpose of this report is to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in October 2025.

#### 2. Delegated Decisions of Council

A list of planning decisions issued by Officers during September 2025 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

#### 3. Planning Appeal Commission Decisions

Two (2) appeals were dismissed during October 2025 by the PAC.

**Planning application:** LA03/2024/0487/F  
**PAC reference:** 2024/A0047  
**Proposed Development:** Proposed 250kW wind turbine (30m to hub height, 29m rotor diameter), equipment cabin and associated ancillary works  
**Location:** Lands approximately 450m E/N/E of 70 Lylehill Road, Templepatrick, BT39 0HL  
**Date of Appeal Submission:** 01/08/2024  
**Date of Appeal Decision:** 24/10/25  
**Decision:** Appeal Dismissed – Council Decision Upheld

**Planning application:** LA03/2024/0586/F  
**PAC reference:** 2025/A0009  
**Proposed Development:** Retrospective application for retention of existing agricultural shed  
**Location:** 100m SE of No. 30 Belfast Road, Ballynure, Ballyclare  
**Date of Appeal Submission:** 09/04/25  
**Date of Appeal Decision:** 31/10/25  
**Decision:** Appeal Dismissed – Council Decision Upheld

Copies of the decisions are enclosed.

One (1) appeal for costs was denied during October 2025 by the PAC.2024

**Planning application:** LA03/2024/0487/F  
**PAC reference:** 2023/A0091  
**Proposed Development:** 5No residential units (3No. detached and 2No. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM)

and relocation of right-turning lane, associated service road and landscaping  
Location: Lands 52m east and 57m north/east of 150 Doagh Road, Ballyclare  
Date of Appeal Submission: 05/01/2024  
Date of Appeal Costs Decision: 24/10/2025  
**Decision: An award of costs was denied.**

A copy of the decision is **enclosed**.

One (1) appeal was deemed not valid during October 2025 by the PAC.

**Planning application: LA03/2024/0905/O**  
PAC reference: 2025/A0066  
Proposed Development: Dwelling and garage  
Location: 115m north of 1 Corbally Road, Aldergrove, Crumlin, BT29 4EB.  
Date of Appeal Submission: 17/09/2025  
Date of Appeal Decision: 08/10/2025  
**Decision: There is no valid appeal.**

Three (3) appeals were allowed during October 2025 by the PAC.

**Planning application: LA03/2023/0277/F**  
PAC reference: 2024/A0052  
Proposed Development: Demolition of existing buildings on site and erection of 12 no. apartments including associated and ancillary works  
Location: 28 The Square, Ballyclare  
Date of Appeal Submission: 02/08/2024  
Date of Appeal Decision: 15/10/2025  
**Decision: Appeal Allowed – Council decision not upheld.**

**Planning application: LA03/2022/0128/F**  
PAC reference: 2023/A0091  
Proposed Development: 5No residential units (3No. detached and 2No. semi-detached dwellings) and relocation of approved access to the Ballyclare Relief Road (99m south of approved position under U/2006/0377/O and LA03/2018/1011/RM) and relocation of  
Location: Lands 52m east and 57m north/east of 150 Doagh Road, Ballyclare  
Date of Appeal Submission: 05/01/2024  
Date of Appeal Decision: 24/10/2025  
**Decision: Appeal Allowed – Council decision not upheld.**

**Planning application: LA03/2024/0359/F**  
PAC reference: 2025/A0014  
Proposed Development: Erection of a glazed pedestrian footbridge, extension of hardstanding area, refurbishment of canopied waiting areas, guard rail installation, landscaping and associated services and works

Location: Jordanstown Railway Halt, Jordanstown Road,  
Newtownabbey, BT37 0PB  
Date of Appeal Submission: 16/04/2025  
Date of Appeal Decision: 01/10/2025  
**Decision: Appeal Allowed – Council decision not upheld.**

Copies of the decisions are **enclosed**.

One (1) Enforcement Notice appeal was decided during October 2025 by the PAC.

**Enforcement Reference: LA03/2023/0243/CA**  
PAC reference: 2024/E0054  
Alleged Breach: Alleged unauthorised a. erection of a building (under construction); b. deposition of hardcore aggregate  
Location: Lands approximately 190m south-west of 50 Maghereagh Road, Randalstown  
Date of Appeal Submission:  
Date of Appeal Decision: 20/10/2025  
**Decision: Appeal on grounds (a) & (g) failed, the Notice is upheld – Council decision upheld (see below for further update).**

A copy of the decision is **enclosed**.

#### **4. Recommendation**

**It is recommended that the report be noted.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.11

### P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT OCTOBER 2025

#### 1. Purpose

**The purpose of this report is to update Members on the Proposal of Application Notices received during October 2025 .**

#### 2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

#### 3. Proposal of Application Notice

<b>PAN Reference:</b>	LA03/2025/0776/PAN
<b>Proposal:</b>	Proposed erection of storage and distribution warehouse building with ancillary office space and external yard, including car parking, landscaping and all necessary infrastructure works. Access from established entrance onto Doagh Road at Houstons Corner.
<b>Location:</b>	Land at Ballyearl Business Park, Houstons Corner, Doagh Road / Ballynure Road, Newtownabbey, BT36 4TP
<b>Applicant:</b>	James Latham PLC
<b>Date Received:</b>	20 October 2025
<b>12-week expiry:</b>	12 January 2026

#### 4. Recommendation

**It is recommended that the report be noted.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.12

**SPD/2025/0010/TBA TRANSBOUNDARY CONSULTATION BY DEPARTMENT FOR INFRASTRUCTURE (DFI) – PROPOSED DEVELOPMENT OF THE DUBLIN ARRAY OFFSHORE WIND FARM. LOCATED APPROXIMATELY 10KM FROM THE COASTLINE OF COUNTIES DUBLIN AND WICKLOW AT THE KISH AND BRAY BANKS IN THE IRISH SEA. THE WIND TURBINE ARRAY WILL BE CONNECTED TO A SINGLE OFFSHORE SUBSTATION PLATFORM VIA INTERCONNECTED SUBSEA CABLES. FROM THE OFFSHORE SUBSTATION PLATFORM, TWO SUBSEA EXPORT CABLES WILL CONNECT THE WIND FARM TO SHORE, AT A LANDFALL LOCATED AT SHANGANAGH CLIFFS, COUNTY DUBLIN. ONSHORE ELECTRICITY TRANSMISSION INFRASTRUCTURE WILL INCLUDE UNDERGROUND EXPORT CABLES THAT WILL TRAVERSE THROUGH THE TOWNLANDS OF SHANGANAGH, HACKETTSLAND, BALLYBRACK, LOUGHLINSTOWN, CHERRYWOOD, GLEBE, LAUGHANSTOWN, CARRICKMINES GREAT AND JAMESTOWN, COUNTY DUBLIN AND CONNECT TO AN ONSHORE SUBSTATION IN THE TOWNLAND OF JAMESTOWN, DUBLIN 18. FROM THE ONSHORE SUBSTATION UNDERGROUND CABLES WILL CONNECT TO THE EXISTING CARRICKMINES 220 KV ELECTRICAL SUBSTATION IN THE TOWNLAND OF JAMESTOWN, DUBLIN 18.**

### 1. Purpose

**The purpose of this report is to make the Planning Committee aware of a planning application for a Significant Infrastructure Development off the Coast of Dublin Ref: SPD/2025/0010/TBA**

### 2. Introduction/Background

The Department for Infrastructure has issued a consultation to the Council on the 21<sup>st</sup> October 2025 seeking comments on a planning application for an offshore wind farm which was submitted to An Coimisiún Pleanála for consideration.

The site is located approximately 10km of the Dublin and Wicklow coastline and will comprise a number of wind turbines to an approximate tip height of 309.6 metres with the onshore infrastructure including transformers located within the administrative boundary of Dún Laoghaire-Rathdown County Council).

It is noted on the letter from the applicant (dated 28<sup>th</sup> February 2025) to DfI Planning that the period to make a response to An Coimisiún Pleanála was the 7<sup>th</sup> May 2025.

A full Environmental Statement has been submitted to An Coimisiún Pleanála as part of the application and the documents have been uploaded onto the Planning Portal and can be accessed using the following link.

<https://planningregister.planningsystemni.gov.uk/application/700512>

It is noted that the application has not been determined to date, however, the proposed development is unlikely to have any adverse impact upon the Borough other than some potential matters relating to marine ecology which would be matters normally considered by DAERA. The one remaining concern would be that the proposed development may affect aviation safety as either an aviation obstacle or by impacting on radar and therefore Belfast International Airport should be consulted.

Officers have no comment to make on the application and we recommend that the Council indicates that Belfast International Airport in relation to aviation safety and DAERA in relation to marine ecology are consulted.

### **3. Recommendation**

**It is recommended that DfI Planning is advised that the Council has no comment to make, however, consultation should be undertaken with Belfast International Airport in relation to aviation safety and DAERA in relation to marine ecology.**

Prepared and agreed by: Barry Diamond, Head of Planning Development Management

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.13

### P/PLAN/1 DEPARTMENT FOR INFRASTRUCTURE POLICY UPDATE CORRESPONDENCE AND AVIAN FLU PERMITTED DEVELOPMENT

#### 1. Purpose

**The purpose of this report is to advise Members of recent correspondence from the Department for Infrastructure (Dfi) regarding policy and also in relation to Permitted Development Rights for the Avian Flu outbreak.**

#### 2. Introduction/Background

Dfi has written to all Councils to highlight the importance of considering the Strategic Planning Policy Statement, and any revisions to it, during plan-making and the decision-taking process. A copy of the letter is **enclosed** for information. Having recently secured Executive agreement to revise regional planning policy on renewable and low carbon energy, the Department intends to publish an update to the SPPS, as soon as possible, once all necessary next steps have been completed.

Prior to introduction of the revised SPPS the correspondence is intended to serve as a helpful reminder of the respective roles that the Department and Councils perform in supporting the effective and efficient operation of a two-tier planning system and meeting the legislative requirement to 'take account of' the regional policy framework in which planning authorities operate.

The correspondence sets out the Department's duty in relation to the formulation and co-ordination of policy for securing the orderly and consistent development of land and the planning of that development and the Department's duty to ensure that policy is in general conformity with the Regional Development Strategy (RDS). In addition, the correspondence also sets out the role of a Council in the plan making process to "take account of the RDS" and "any policy of advice contained in guidance issued by the Department" etc.

The correspondence sets out the importance of the consideration of the SPPS, including any amendment to it, as a material consideration to be taken into account and also the importance of taking account of the RDS.

The Department also states that "while the requirement on Councils to 'take account of' regional policy differs from the duty on the Department to secure 'general conformity' with the RDS the two obligations are nevertheless compatible. This is because general conformity does not require complete alignment and still permits Councils to take account of regional policy by tailoring it to local circumstances. In undertaking its role in oversight and adoption the Department will be guided, at all times, by its Section 1 duties.

Members will recall that in the preparation of its Local Development Plan – Plan Strategy the Council applied the relevant test of soundness in relation to taking account of the RDS. The Plan was also subject to an Independent Examination where the PAC accepted that the Council had taken account of the RDS and the Plan was considered sound. When the PAC report was submitted to the Department, the Department applied its Section 1 duty in relation to general conformity with the RDS and took the stance that the Council's position in relation to the Abbey Centre designation was not in conformity with the RDS. This matter has caused significant delay

to the Council, which has recently received its Section 14 Direction requiring the Plan Strategy to be amended, subject to additional consultation and a further Independent Examination.

It is the view of Officers that the Department should have ensured that its duties in relation to conformity and the Council/PAC duties to 'take account of' should have been addressed at an early stage and that the differences in the RDS terminology has led to a protracted Plan process for the Council. It is recommended that the Chairperson of the Planning Committee writes to the Department asking for guidance to be updated as a priority. A draft letter is enclosed for approval.

In addition, the Department has written to Councils to remind them of permitted development rights for hen houses given the avian flu alert (enclosed).

### **3. Recommendation**

**It is recommended that**

- a) the Chairperson of Planning Committee writes to the Department expressing concern that the original Tests of Soundness set out in Development Plan Practice Note 6, last updated in May 2017, clearly state that C1 Consistency test requires the Council to take account of the RDS and that the dual terminology in relation to the Council test/the assessment by the PAC and the Departmental role in relation to general conformity should be clarified in DPPN 6 for the purposes of streamlining the plan making process as a matter of urgency;**
- b) The correspondence in relation to development rights for hen houses be noted.**

Prepared & agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development, Planning

## ITEM 3.14

### P/FP/LDP/1 UPDATE ON THE LOCAL DEVELOPMENT PLAN

#### 1. Purpose

**The purpose of this report is to provide Planning Committee Members with an update on the Council's Local Development Plan**

#### 2. Introduction/Background

##### **(a) 14 Amendment to the Plan Strategy/Statement of Community Involvement**

Members are reminded that a report was presented to the October 2025 Planning Committee regarding the anticipated receipt of the Department for Infrastructure (DfI) Section 14 Direction (s14) regarding the Abbey Centre. Members are advised that DfI's s14 was received by the Planning Section on 28 October 2025 and that the Council is legally directed to make a change to its adopted Plan Strategy including public consultation, an Independent Examination and plan amendment adoption – a copy of the Section 14 Direction is **to follow** for Members information.

In summary, the Section 14 Directions instruct the Council to:

- Prepare new strategic and operational planning policy in respect of the Abbey Centre, taking account of the town centre first approach contained in regional planning policy for retail and other main town centre uses.
- Designate the Abbey Centre as a 'District Centre' as a Plan Strategy amendment, in line with the Strategic Planning Policy Statement (SPPS) (para 6.2).
- Review and update the retail evidence base, previously prepared in support of the Draft Plan Strategy (Evidence Paper 4: Retail and Commercial leisure Study, January 2018).
- Through preparation of updated evidence, define the spatial extent of the Abbey Centre district centre boundary; and
- Review the previously agreed Statements of Common Ground (SoCG) regarding retailing and centres, with neighbouring Councils, Belfast City Council and Lisburn and Castlereagh City Council.

Officers will now consider the above, prepare the necessary evidence, engage with neighbouring Councils and draft a Plan Strategy addendum report responding to the Abbey Centre, to be presented to Members for agreement in due course. In relation to the Statement of Common Ground a draft has been prepared, and a copy **is to follow** for information along with a letter from the Chief Executive to Belfast City Council. It is important for the Council to take this forward as a requirement of the Section 14. The matter was previously agreed at the Draft Plan Strategy Stage.

The Council had previously submitted its revised Local Development Plan Timetable, as required by legislation, to the Department for agreement. Members are reminded the revision indicated the above Section 14 Plan Strategy Amendment would be brought forward in early 2026 in advance of the Draft Local Policies Plan publication. Copies of the

Section 14 Direction are to be published on the Council's website, advertised and made available for public inspection in both Council Offices.

## **(b) Update of the Council's Evidence Base**

Members are reminded that, in advance of DfI's Section 14 Amendment, a report was presented to and agreed at the October 2025 Planning Committee regarding the appointment of retail consultants (Nexus Planning) to review and update the Council's current retail evidence base (Evidence Paper 4: Retail and Commercial Leisure Study, reference DPS-010).

Nexus is currently undertaking this work stream, and invitations have been issued to Members for a workshop event on 17 November 2025 (Chamber Mossley Mill, 4:00pm to 5:00pm), to be attended by Nexus planning consultants, to discuss the emerging draft, updated retail evidence. Please be advised this information will be in confidence for Members and used to support the amendment to the Council's Plan Strategy in relation to the Abbey Centre.

## **(c) Formal 'Launch' of the Draft Local Policies Plan Stage/Public and Elected Members Local Development Plan Workshops**

### **Public Launch**

In compliance with the Council's revised Planning Statement of Community Involvement, a Draft Local Policies Plan (DLPP) public launch 'breakfast event' took place on 07 November, 08:30am to 09:30 am at Mossley Mill, attended by Members, statutory consultees, neighbouring Councils and representative planning agents.

### **Public Engagement**

The Forward Planning Team is currently holding a series of public engagement sessions across the Borough in November 2025, to inform the public of the DLPP process and forthcoming Call for Sites (CFS) exercise. These include:

- 10 November 2025, Mossley Mill.
- 13 November 2024, Sixmile Leisure Centre.
- 18 November 2025, Antrim Civic Centre.
- 20 November 2025m Randalstown Arches Association.

(Please note, 4:00 pm to 8:00 pm for all the above).

### **Members Engagement**

A series of planned Members DLPP-focused workshops are planned over the autumn/winter period. A meeting took place on 20 October 2025 (Mossley Mill) to discuss emerging Strategic Housing evidence, presented by Officers and the Council's appointed planning consultant (Hyas Planning Associates). Meeting minutes and presentational slides have been shared in confidence with Members. Two further events are planned:

- 17 November 2025, 4:00 pm to 5:00 pm – Topic: S14 Direction Abbey Centre, and emerging retail study evidence update; and

- 08 December 2025, 4:00 pm to 5:00 pm – Topic: to be confirmed in due course.

Draft agendas, relevant papers and meeting details to be issued to Members in due course. Further topic-led workshops will be scheduled as work progresses.

#### **(d) Call for Sites, Employment and Housing Land**

Following the Members briefing session on the Council's evidence base in relation to housing held on 20 October 2025, Officers propose to launch a CFS exercise for employment and housing for twelve (12) weeks from 24 November 2025 to 19 February 2026. Notification of this has been issued to all those on the community involvement list and published in the local press and on the Council's website. Public guidance notes have been prepared – (to follow) for Members information, and Officers will attend information sessions (as listed above) to inform the public about this CFS exercise.

#### **(e) Local Development Plan Working Groups**

##### Coastal Forum, Local Development Plan Working Group

Officers from the Forward Planning Team attended a meeting of the DAERA/DfI Coastal Forum, Local Development Plan Working Group, which took place on 13 October, 10:00 am at DAERA's headquarters, Clare House, Belfast. Copies of the Coastal Forum's work programme and presentation slides are enclosed for Members information.

##### Metropolitan Area Spatial Working Group

Officers also attended two (2) quarterly meetings of The Metropolitan Area Spatial Working Group which took place on 25 June 2025 (hosted by Belfast City Council) and on 08 October 2025 (hosted by Lisburn and Castlereagh City Council). Agreed minutes for the 25 June 2025 meeting are enclosed for Members information.

#### **(f) The Department for Infrastructure, Eastern Transport Plan, Emerging Studies**

Members are reminded that a report was presented to and agreed at the October 2025 Planning Committee regarding progress on the Department for Infrastructure, Transport Planning Modelling Units (DfI TPMU) draft Eastern Transport Plan (ETP). Following a Member request for a representative from DfI TPMU to provide an update on the ETP, Members are advised Mr Anthony Rafferty, DfI Project Manager for DfI will attend the Council's December Council meeting on 15 December 2025 to provide a summary progress review of the emerging ETP.

Officers from the Forward Planning Team continue to engage with representatives from DfI TPMU and their consultants (AtkinsRealis) on emerging draft ETP issues. Regarding the development of 'People and Places' (Local Centres) to be delivered before 2035, DfI has indicated that Cloughfern and Abbots Cross be included as two study areas. DfI TPMU's supporting technical note on this study is enclosed for Members' agreement.

#### **3. Previous Decision of Council**

October 2025, DfI Eastern Transport Plan, Progress Update – agreed.

October 2025, Local Development Plan, Progress Update – agreed.

4. Financial Position/Implication

None.

5. Recommendation

**It is recommended that the report be noted and (1) A copy of The Department for Infrastructure Strategic Planning Section 14 Direction, Plan Strategy Amendment be published on the Council's website, advertised and made available for public viewing at both Council Civic Centres, (2) the Call for Sites period is from 24 November 2025 to 19 February 2026, and (3) the Department for Infrastructure, Transport Planning Modelling Units 'People and Places' study areas for project delivery (Cloughfern and Abbots Cross) are agreed (4) the Draft Statement of Common Ground be agreed.**

Prepared by: Simon Thompson, Local Development Plan and Enforcement Manager

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.15

### P/PLAN/1 – 8TH INTERNATIONAL SWIFT CONFERENCE 2026

#### 1. Purpose

**The purpose of this report is to seek approval for Antrim and Newtownabbey Borough Council to be represented at the 8th International Swift Conference, taking place in Castlebar, County Mayo, 27–29 May 2026.**

Attendance would allow the Council to showcase its leading swift conservation work and gain insights to support future biodiversity and planning initiatives.

#### 2. Introduction/Background

Since designating the swift as the “Bird of the Borough” in 2015, the Council has become a leader in swift conservation through innovation in planning, infrastructure, and community engagement.

- Planning: First NI Council to issue a *Positive Planning Note* with every planning application, encouraging developers to include swift nesting features in new and existing buildings.
- Infrastructure: Swift nest bricks and boxes have been installed in public buildings such as Antrim Library, Mossley Mill, and Crumlin Recreation Centre, alongside a purpose-built swift tower in Crumlin.
- Community & Partnerships: Working with the RSPB, NI Swift Group, and local organisations, the Council promotes community participation through surveys, events, and public engagement led by the Elected Member Swift Champion.

These initiatives highlight how local government action can advance species conservation, urban biodiversity, and community involvement.

#### 3. Conference Details

The conference, hosted by Atlantic Technological University (ATU) in partnership with Swift Conservation Ireland, Mayo County Council, and NPWS, will gather around 200 international delegates to share research and best practice in swift conservation. Key benefits of attendance include:

- Promoting the Borough's achievements on an international stage.
- Building networks with local authorities, researchers, and conservation groups.
- Gathering best-practice knowledge for local biodiversity and planning policy.

The Early Bird registration fee for the conference is €145 per person if booked before 31 December 2025, increasing to €200 per person thereafter. The optional field trip costs €15 per person. Approximate accommodation costs in Castlebar for three nights (26–29 May 2026) are estimated at £393 per person.

#### 4. Recommendation

**It is recommended that :**

- 1. Attendance at the 8th International Swift Conference in Castlebar, Co. Mayo, from 27–29 May 2026 be approved; and**
- 2. One or two delegates be nominated to attend, to include the Swift Champion, Councillor Logue and a relevant Officer.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

### **3.16 ANY OTHER RELEVANT BUSINESS**

Any Other Relevant Business (AORB) may be taken at this point.