

COMMITTEE ITEM	3.6 - Addendum
APPLICATION NO	LA03/2021/0615/O
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for Infill Dwelling
SITE/LOCATION	Lands 50 metres west of 36 Aughnabrack Road, Ballyutoag, Belfast
APPLICANT	Mr. Gary Bates
AGENT	Park Design Associates
LAST SITE VISIT	19 July 2021
CASE OFFICER	Simon Thompson Tel: 028 9034 0433 Email: simon.thompson@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Report additional information has been submitted by the agent to rebut the concerns raised within the Report. The agent has provided a supporting statement to be provided in advance of Planning Committee taking place on the 21st February 2022.</p> <p>The report highlights that the approximate frontage widths are as follows;</p> <ul style="list-style-type: none"> • No. 36 (excluding the existing entrance) 50m • No. 40 (excluding the overgrown field to the south) 60m • Field between site & No. 40 (excluding the laneway) 48m • Application site (including the existing entrance) 50m <p>The agent maintains that the required visibility splays can be achieved and that the vegetation along the southwestern boundary can be retained with additional planting being implemented behind the visibility splays.</p> <p>While the agent indicates that the frontage of No. 36 is 50 metres, this does not include the domestic garage which formed part of the established curtilage of that dwelling and is now shown to be located within the application site. This element, however, is not critical to the overall assessment.</p> <p>In order for an application for infill development to be successful, the application site must be a small gap site capable of accommodating a maximum of two dwellings within an otherwise substantial and continuously built up frontage. For the purposes of the policy, the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without accompanying development to the rear.</p>	

In this case the agent has identified the dwellings at Nos. 36 & No. 40 along with the farm buildings associated with No. 40 as forming the continuously built up frontage and this aspect of the case is accepted.

The dwelling at No. 40 has a plot frontage of 60 metres and shares its curtilage with the adjoining outbuildings which also forms part of the continuously built up frontage. This therefore makes it more difficult to measure their individual plot frontages, however, it is considered that separating the site in two would give the dwelling at No. 40 a notional plot frontage of 30 metres and the outbuildings to its northeast a notional plot frontage of 30 metres.

Given the subdivision of the plot, the average plot width of the buildings forming the continuously built up frontage is 40 metres. The gap between the buildings (No. 36 and the outbuildings associated with No. 40), is measured at 125 metres. In the circumstances it is evident that the existing gap along the roadside can accommodate upto 3 dwellings whilst still respecting the pattern of development in the area in terms of frontages and plot width.

The reasons for refusal remain as set out within the original Committee Report.

CONCLUSION

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

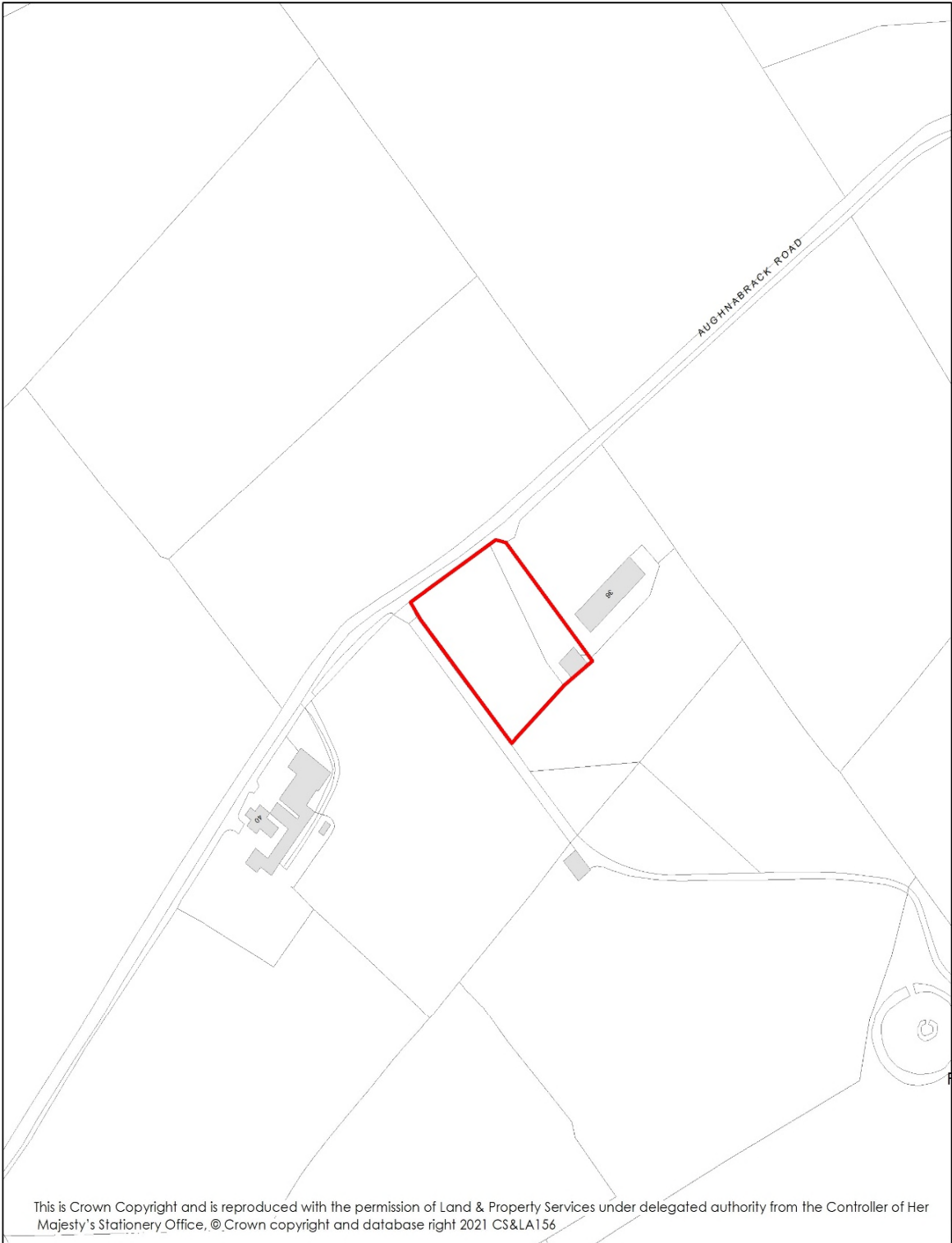
- The principle of the development is considered unacceptable as the proposal is contrary to the provisions of the SPPS, Policy CTY 1 and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location;
- The proposal constitutes ribbon development that will cause a detrimental change to and further erode the rural character of the area;
- The proposal would not integrate satisfactorily into the surrounding landscape;
- No evidence has been advanced that the proposed development could not be located in a settlement; and
- It is considered that there are no neighbour amenity issues.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
-----------------------	---

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside' 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 for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site, if permitted, would fail to integrate into the countryside.

4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along the Aughnabrack Road.



This is Crown Copyright and is reproduced with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2021 CS&LA156

Location Map

Reference: LA03/2021/0615/O

Location: 50m west of 36 Aughnabrack Road, Belfast

Proposal: Site for infill dwelling



 Site Boundary



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2021/1126/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION

PROPOSAL	Site for replacement dwelling
SITE/LOCATION	158 Staffordstown Road, Cranfield, Randalstown, BT41 3LH
APPLICANT	Dympna Bateson
AGENT	Park Design Associates
LAST SITE VISIT	10 th December 2021
CASE OFFICER	Dani Sterling Tel: 028 903 40438 Email: dani.sterling@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Since the preparation and publication of the Committee Report additional information has been submitted by the agent to rebut the concerns raised within the Report. The agent has provided a supporting statement to be provided in advance of Planning Committee taking place on the 21st February 2021.

Within the document the agent has identified a number of dwellings and an outbuilding that have been developed directly outwith the settlement limits of Creggan-Cranfield. He further states that the Planning Section has not been consistent with its decision making and has already set a precedent by approving development outside the settlement limit.

The agent has specifically pointed out the following dwellings; No's 137A, 151, 150D and 150E Staffordstown Road, No's 2, 3, 4 Gormley Lane and a large outbuilding directly to southeast of the applicant's own dwelling No. 156A Staffordstown Road.

The following applications are considered relevant;

137A Staffordstown Road

- T/2001/0930/O and T/2005/01117/RM

151 Staffordstown Road

- T/2001/0175/O and T/2006/0329/RM
- T/2004/0359/O – Renewal

150D Staffordstown Road

- T/2003/1485/O and T/2007/0200/RM

150E Staffordstown Road

- T/2000/0034/O and T/2003/0335/F

2 Gormleys Lane, Randalstown

- T/2001/0828/RM and T/1998/0437

3 Gormleys Lane, Randalstown (foundations only)

- T/2002/0788/O and T/2005/0869/RM

4 Gormleys Lane, Randalstown

- T/1988/0666
- T/1992/0044
- T/1993/0588
- T/2013/0064/F – change of house type

Outbuilding to the rear of No. 156a Staffordstown Road

- T/2005/0798/F – Refused- replacement light engineering workshop
- T/2014/0193/F – Appeal dismissed – storage for agricultural purposes
- LA03/2016/0606/LDE – Erection of a workshop building; and (b) the hardcoring of a laneway and an adjacent area of land - Immune from enforcement
- LA03/2016/0437/F – Retention of shed for light engineering purposes

Having reviewed the applications outlined above, it is clear that all of the dwellings identified by the agent as providing a precedent to development immediately outside the settlement limit were all decisions made by the Department for Environment (DOE). It is noted that since the Council is not bound by previous determinations made by the previous Planning Authority. Additionally, the applications outlined above are considered to be historical applications assessed under the Planning Strategy for Rural Northern Ireland. The policy context changed in 2010 as Planning Policy Statement 21: Sustainable Development in the Countryside was adopted and therefore none of the planning approvals above were assessed against the current policy provisions outlined under PPS 21. As a result, the quoted examples do not establish a precedent for further development outside the settlement limit.

An exception arises in the form of the outbuilding located to the southeast of the applicant's dwelling No. 156A Staffordstown Road which was approved in 2016 under a decision made by the Council. In this case, it was established under LA03/2016/0606/LDE that the building had been constructed without planning permission, however, it was immune from enforcement action as it had existed for in excess of 5 years. Given that the building was immune from enforcement action it was considered that the use of the building for light engineering was appropriate and permission was granted (Ref: LA03/2016/0437/F).

Overall, it is clear that the dwellings and building referenced above which were granted approval outside of the settlement limits of Creggan-Cranfield have not provided a precedent or justification for determining the current application. The additional supporting information does not change the previous recommendation to refuse permission for the reasons previously stated.

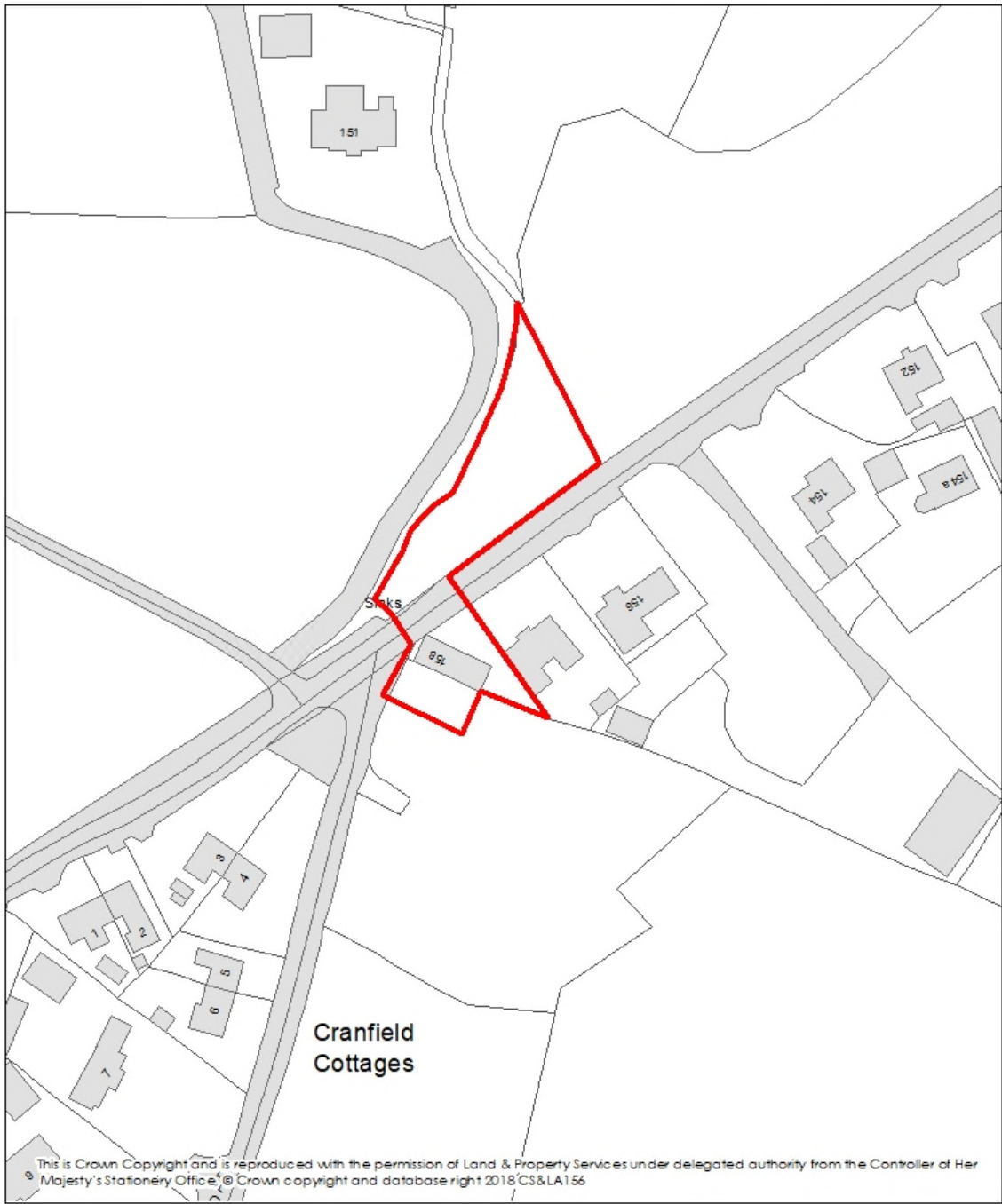
CONCLUSION

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

- The historical examples outlined by the agent are not considered to constitute a precedent given the change in planning policy and the change of Planning Authority.

RECOMMENDATION**REFUSE OUTLINE PLANNING PERMISSION****PROPOSED CONDITIONS**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 21, Sustainable Development in the Countryside, 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 policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in urban sprawl as it would mar the distinction between the settlement limit and the surrounding countryside.

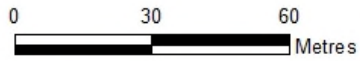



Site Location Plan

Application Reference: LA03/2021/1126/O

Site for replacement dwelling
(superceding approval granted under
LA03/2020/0866/F)

158 Staffordstown Road Cranfield,
Randalstown BT41 3LH



 Site boundary



COMMITTEE ITEM	3.08 ADDENDUM
APPLICATION NO	LA03/2021/1124/F
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works
SITE/LOCATION	Land adjoining and immediately south-west of 202 Moneynick Road, Toome
APPLICANT	Aspen Developments Ltd
AGENT	Alan Patterson Design
LAST SITE VISIT	15 th December 2021
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Report an amended scheme has been submitted by the agent in an attempt to address the concerns raised with the original proposal. The amended proposal is available for Members to view online at the Planning Portal (www.planningni.gov.uk).</p> <p>The amended proposal sees a change in the design of the proposed dwelling on the application site. This amended design as shown on Drawing No. 13 bearing the date stamp 16th February 2022 sees a substantial reduction in the footprint of the dwelling and now includes a second storey element to provide bedroom accommodation on the upper floor. The proposed detached dwelling has a narrow frontage of only 4.9 metres but now has a steep pitched roof with a ridge height of 8 metres. The fenestration details on the ground floor have been altered to include only one WC window on the side elevation of the dwelling, adjacent to the neighbouring dwelling at No. 202. The first floor bedroom accommodation is to be served only by velux type roof light windows.</p> <p>The amended proposal also includes a longer portion of 2.25 metre brick screen wall along the boundary of the proposed rear garden area adjacent to the Right of Way and the outbuildings associated with No. 202. The details of the proposed boundary treatment can be seen on Drawing No.02/1 and Drawing No. 14 both bearing the date stamp 16th February 2022.</p> <p>As noted within the original Committee Report, the main concerns with the proposal related to the proposed dwelling not respecting the surrounding context as well as the proposal having an unacceptable adverse impact on both the existing dwelling at No. 202 and the proposed dwelling in terms of overlooking and general disturbance mostly associated with the site layout and its relationship with the Right of Way which runs through the site.</p>	

Firstly, dealing with the design of the amended proposal, it is acknowledged that the design changes have likely come about given the previous concerns in relation to the potential for overlooking and general disturbance associated with the use of the Right of Way which runs directly adjacent to the side elevation of the proposed dwelling. As noted above, the agent has reduced the footprint of the dwelling and has also removed the bedroom and kitchen windows from the side elevation which lies adjacent to the Right of Way. In doing this the agent has opted to add a first floor to the dwelling house which undoubtedly allows for greater flexibility in relation to the fenestration on the ground floor for the kitchen living room and for the bedroom units to be provided on the first floor (being served solely by roof light windows).

It is considered that the amended proposal has resulted in a contrived house type with a narrow frontage and a steeply pitched roof (8 metres ridge height) which would not be reflective of the surrounding context (namely the single storey dwelling at No. 202 which lies just six metres to the north east) or the two storey dwellings in Ro Rua. It is considered that the amended design of the proposed dwelling while addressing the potential amenity impact on the adjoining and proposed dwelling only further emphasises the restricted and cramped nature of the application site and does not adopt an appropriate design typology which would be suitable for the site.

It is considered that the increased height of the proposed dwelling will create a domineering impact on the existing single storey dwelling at No. 202. It is noted that the dwelling on Site No. 54 (Ro Rua Development) which lies on the opposite side of the existing dwelling at No. 202 also provides a level of two storey accommodation. In this instance however, this neighbouring dwelling has been specifically designed to step down at the rear in order to limit the impact on No. 202. As demonstrated on Drawing No. 12 bearing the date stamp 16th February 2022, the proposed one and half storey dwelling will appear at odds with the existing dwelling at No. 202 and overall would be considered to have a detrimental impact on the general character and streetscene expressed in this locality.

In relation to the second refusal reason which related to overlooking, it is accepted that the proposal has addressed the concerns in relation to the potential amenity impact created from overlooking opportunities at the proposed dwelling. However, it is considered that the potential for general disturbance at this proposed property and its associated amenity space (associated with movements and activity along the Right of Way) still remain. The previous concerns in relation to the impact of the proposed development on the amenity experienced at the existing neighbouring property at No. 202 also still remains.

As a result of the changes made, the recommendation to refuse planning permission remains consistent. The reasons for refusal have been amended to reflect the changes proposed and an additional refusal reason has been added to address further concerns with the proposed design.

CONCLUSION

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

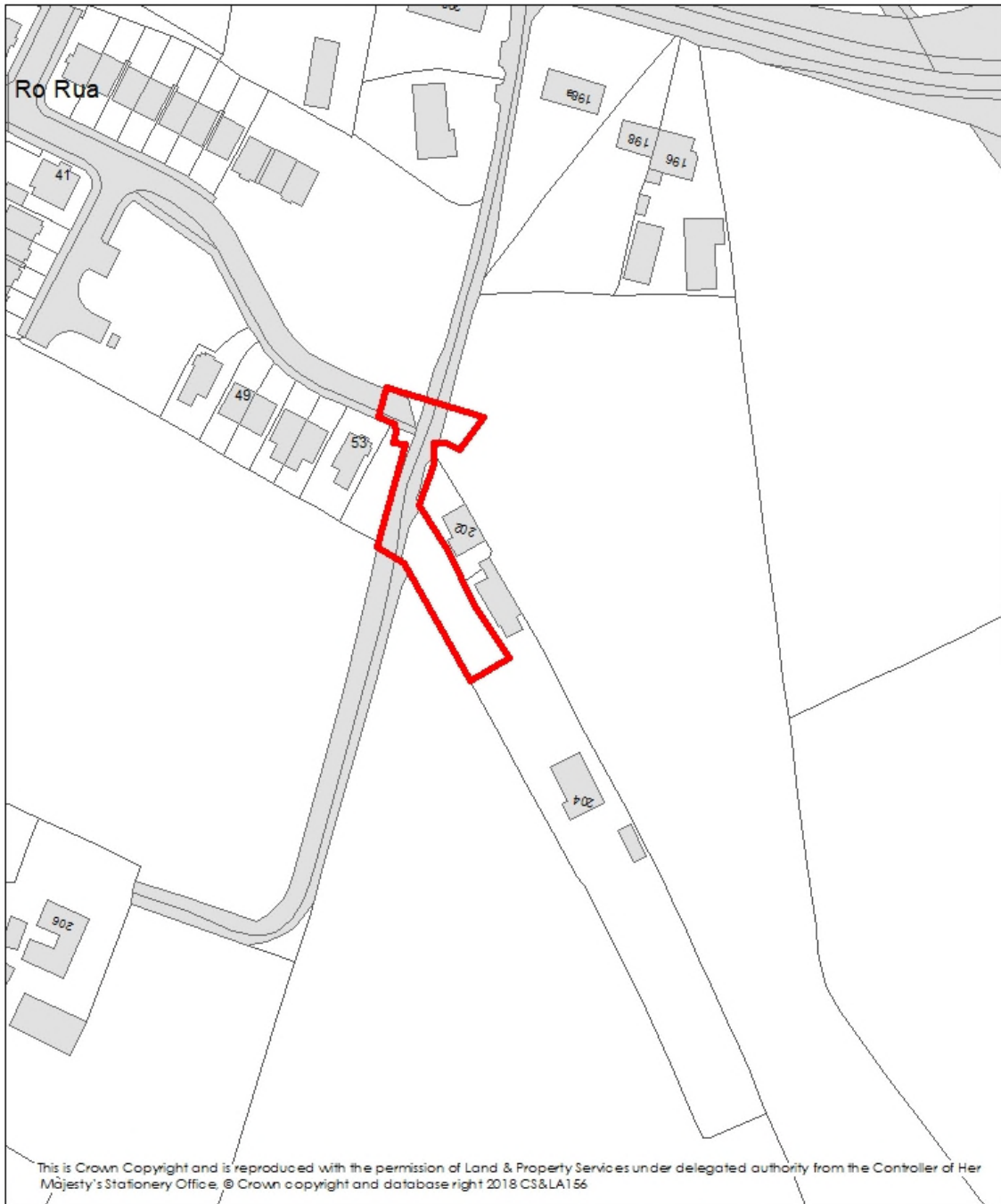
- The proposal is considered to be representative of a cramped form of development and one that does not compliment the surrounding context.

- The amended design will have a detrimental impact on local character and is considered to be out of context when viewed with existing neighbouring developments.
- The proposal will impact on the amenity of both the existing and proposed dwellings.

RECOMMENDATION	REFUSE PLANNING PERMISSION
-----------------------	-----------------------------------

PROPOSED REASONS FOR REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that;
 - i) the proposed development results in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area
 - ii) the design of the proposed dwelling does not respect the surrounding context or street scene and;
 - iii) The design of the proposed dwelling would have a detrimental impact on No. 202 Moneynick Road in terms of dominance.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if permitted, it would result in an unacceptable adverse effect on both the existing dwelling at No. 202 Moneynick Road and the proposed dwelling in terms of general disturbance associated with the site layout and its relationship with the existing right of way which runs through the application site. It would also result in an unacceptable impact on the existing dwelling at No. 202 Moneynick Road in terms of overlooking.



Site Location Plan

Application Reference: LA03/2021/1124/F

Land adjoining and immediately south-west of 202 Moneynick Road Toome

Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works.

