

COMMITTEE ITEM	3.13 - Addendum
APPLICATION NO	LA03/2019/0188/O
DEA	Dunsilly
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION

PROPOSAL	Infill dwelling and garage (Site 1)
SITE/LOCATION	Between 30 & 32 Lislunna Road Kells
APPLICANT	Mr K Graham
AGENT	FMK Architecture Ltd
LAST SITE VISIT	27.03.2019
CASE OFFICER	Orla Burns Tel: 028 903 40408 Email: orla.burns@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

Additional supporting information in respect of the planning application was received by the Council on 16th May 2019. This information has been uploaded onto the Planning Portal and circulated to Members on their IPAD's. Whilst the proposal and application site remains unchanged, the agent raises additional points that have not been considered in the original case officer's report and are addressed below:

- It is accepted that there is a laneway to the rear of the buildings of No. 30 Lislunna Road which does not extend directly from Lislunna Road, however this does not change the main crux of the argument that the proposal does not meet the policy criteria for an infill dwelling in accordance with Policy CTY 8;
- The measurement of the buildings between No. 30 and No. 32 Lislunna Road is 160 metres. Policy CTY 8 states that a dwelling within a continuous and built up frontage should reflect the development pattern. The justification and amplification text at paragraph 5.34 of Policy CTY 8 is clear that the gap is the distance between houses or other buildings, as such it remains the opinion for the purposes of the policy that the gap between the existing buildings is 160 metres. This gap is considered to be a large gap sufficient to accommodate more than 2 dwellings whilst respecting the existing development pattern in terms of size, scale, siting and plot size;
- The document states that the case officer's report refers to the site frontage of No. 32 Lislunna Road as being 60 metres while the agent claims that the site frontage is 86 metres. It is important to note that No. 32 Lislunna Road is a recently constructed dwelling approved under LA03/2015/0623/F. The site

curtilage approved under this application measures 60 metres. The owners have extended the site curtilage of the newly constructed dwelling to include lands to the southwest of the approved application site without the benefit of planning permission and these works are unauthorised. This matter is currently being dealt with by the Council's Enforcement Section.

- It is indicated in the additional information submitted by the agent that new hedging will be provided to the eastern boundary (behind the proposed visibility splays), the northern and western boundaries. Policy CTY 13 of PPS21 indicates that proposed dwellings which rely primarily on new landscaping to provide integration are unacceptable. In the circumstances of this case there is only one boundary to the south of the site which fails to provide sufficient integration to accommodate two roadside dwellings.

CONCLUSION

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

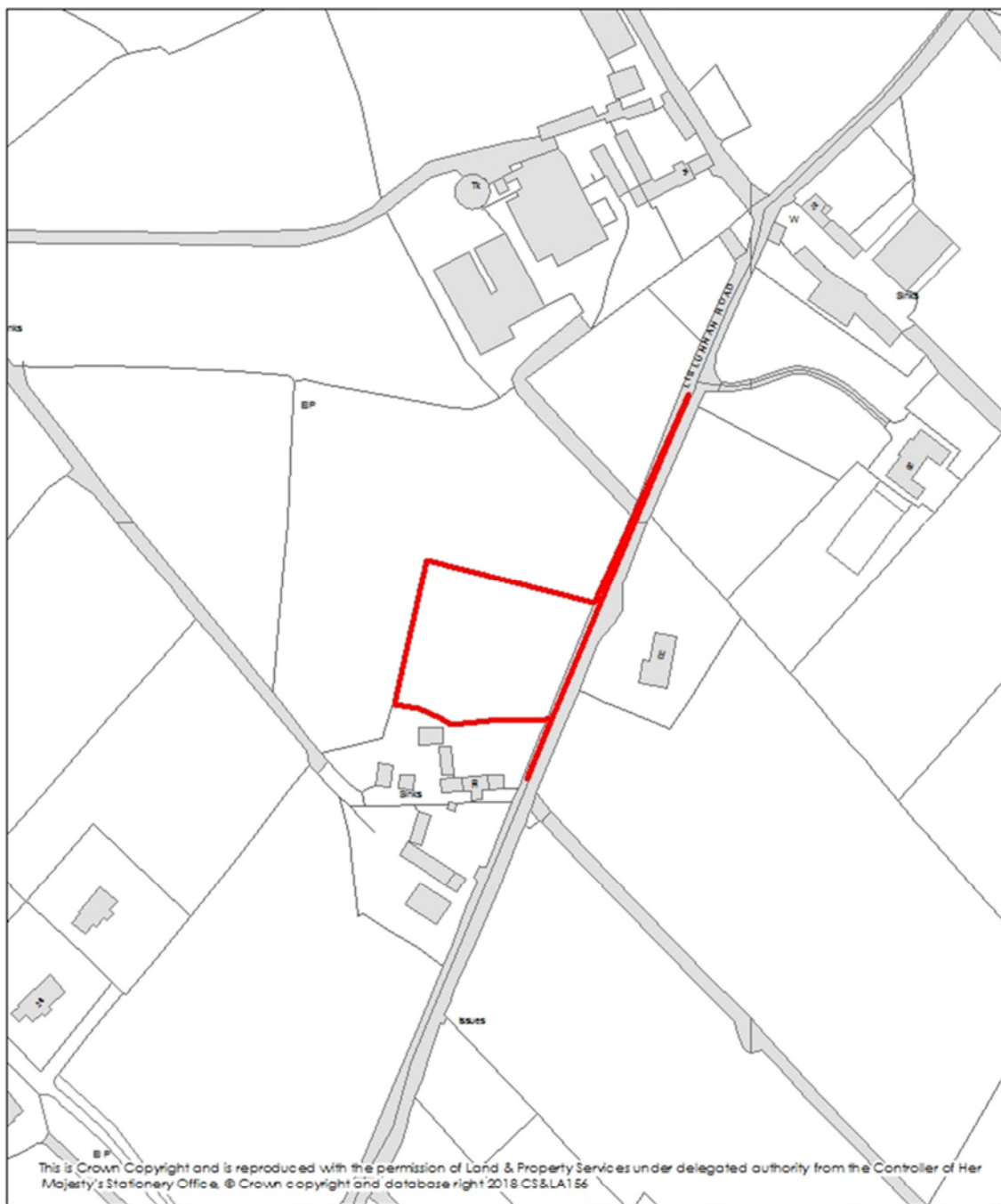
- The principle of the development has not been established as the proposed development does not meet with the policy criteria for an infill dwelling in accordance with Policy CTY 8.
- A dwelling would be a prominent feature in the landscape and have an adverse effect on the amenity and rural character of the area and is contrary to the policy provisions set out in Policy CTY 13.
- The proposal would result in the creation of a linear form of ribbon development along the Lislunnan Road especially when considered in conjunction with a concurrent planning application LA03/2019/0189/O.

RECOMMENDATION : **REFUSE OUTLINE PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The proposal is contrary to the policy 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 policy provisions of the Strategic Planning Policy Statement and Policy CTY 8 of Planning Policy Statement 21, in that it fails to meet with the provisions for an infill dwelling as the application site is not a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved at this location, it would lack integration and be a prominent feature in the landscape and would have an adverse impact on visual amenity and rural character of this area.

4. This proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if a dwelling were to be approved it would result in the creation of a linear form of ribbon development along the Lislunnan Road especially when considered in conjunction with a concurrent planning application LA03/2019/0189/O. The proposal is therefore contrary to Policy CTY 14 and would result in ribbon development.




Location Map

Application Reference: LA03/2019/0188/O

Between 30 & 32 Lislunnan Road, Kells

Infill dwelling and garage (Site 1)



 Site Boundary

For Information Only



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DEA	Dunsilly
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION

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SITE/LOCATION	Between 30 & 32 Lislunna Road Kells
APPLICANT	Mr K Graham
AGENT	FMK Architecture Ltd
LAST SITE VISIT	27.03.2019
CASE OFFICER	Orla Burns Tel: 028 903 40408 Email: orla.burns@antrimandnewtownabbey.gov.uk

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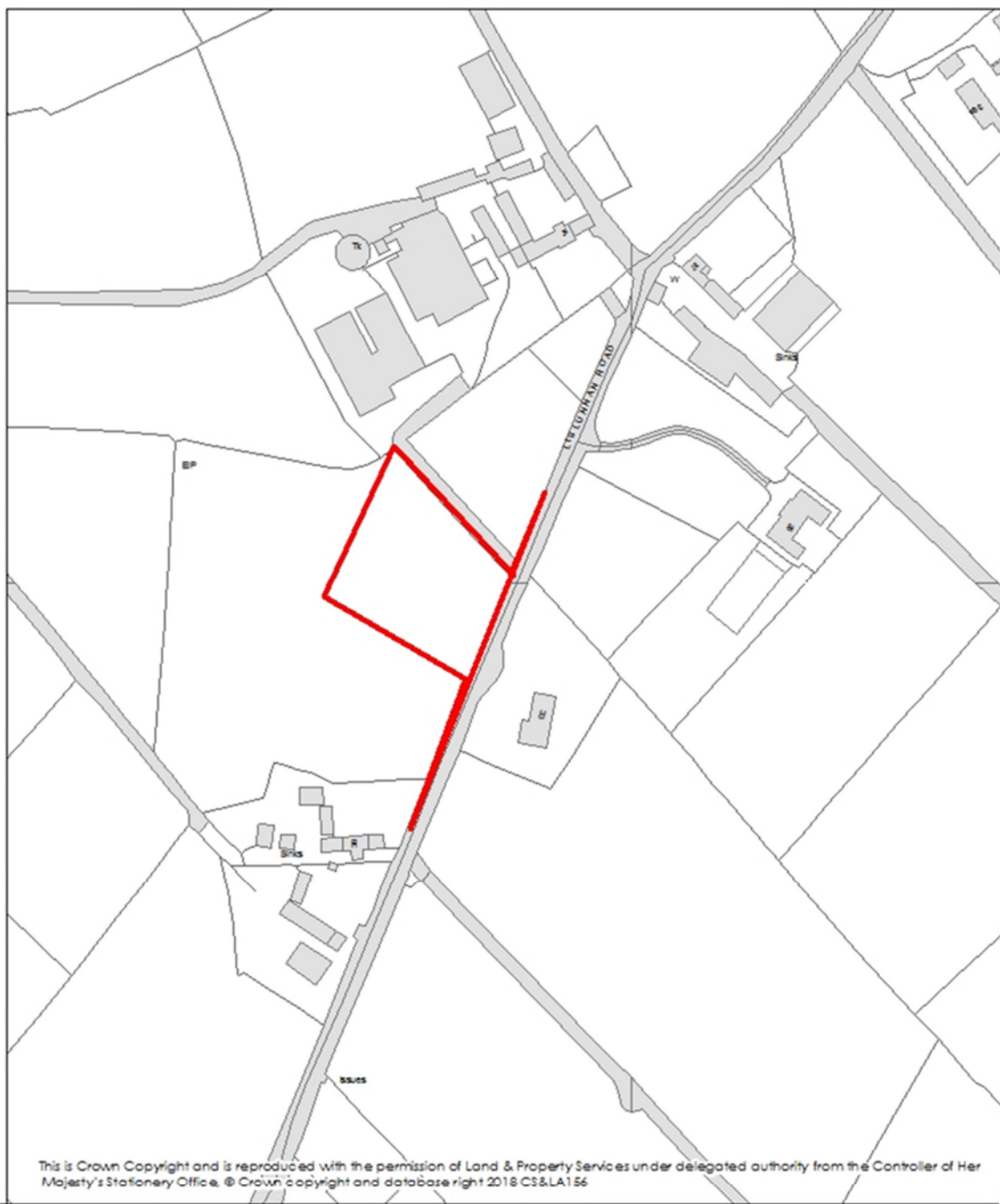
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Location Map

Application Reference: LA03/2019/0189/O

Between 30 & 32 Lislunnan Road, Kells

Infill dwelling and garage (Site 2)



 Site Boundary

For Information Only

