

<b>COMMITTEE ITEM</b>	<b>4.5 – ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2022/0128/F</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	5no. residential units (3No.detached and 2No. semidetached 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.
<b>SITE/LOCATION</b>	Lands 52 metres east and 57 metres northeast of 150 Doagh Road, Ballyclare
<b>APPLICANT</b>	Ballyclare Developments Ltd
<b>AGENT</b>	Clyde Shanks Ltd.
<b>LAST SITE VISIT</b>	11/05/2022
<b>CASE OFFICER</b>	Tierna Mc Veigh Tel: 028 90340401 Email: <a href="mailto:tierna.mcveigh@antrimandnewtownabbey.gov.uk">tierna.mcveigh@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 <a href="https://planningregister.planningsystemni.gov.uk">https://planningregister.planningsystemni.gov.uk</a> and the Council's website, under additional information.</b></p>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Since the preparation and publication of the Committee Report, a briefing note has been submitted by the agent (Document 08, date stamped 15th September 2023). As stated by the agent the intention of the briefing note is to inform Members on the background and material planning matters relating to the application. It should be noted that the majority of detail in respect of open space has been dealt with in the published Committee Report, however additional issues are discussed below.</p> <p><u>Open Space</u></p> <p>As previously stated in the Committee Report, the application site appears to form part of an area of planned open space approved under extant planning permission Ref: LA03/2018/1011/RM and in accordance with Policy OS 1 of PPS 8, there is presumption against development that would result in the loss of areas of planned open space. The Council does not consider this loss of open space to be an exception under the policy, as it has not been demonstrated that the proposed development will bring substantial community benefits that outweigh the loss of the open space, neither has it been demonstrated that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of the</p>	

area. Consequently, the principle of residential development on the application site is not considered to be established.

The agent contends that no detailed comments in respect of the Council's position on open space was provided prior to the publication of the Committee Report on 13th September 2023, despite a 14 page dossier of evidence (Document 07) submitted by the agent on 7th December 2022 on the issue. The Council can confirm that the issue of open space was raised with the agent on three (3) separate occasions since the submission of Document 07 on 7th December 2022. On 26th January 2023 the agent was provided with a comprehensive list of concerns in respect of the proposal, including the Council's position on open space; on 30th June 2023 a meeting was held with the agent with the issue of open space discussed and lastly in email correspondence to the agent dated 21st Augst 2023 the Council reiterated its position in respect of open space.

The agent contends that the application site is not open space and that the approved concept masterplan for the Ballyclare west lands Ref: U/2006/0377/O identified the site as housing lands. It is important to note that the grant of outline permission asserts the principle of development and requires the submission of a Reserved Matters application to provide the detailed matters. In this instance Condition 2 of the outline approval set out several 'reserved matters' one of which related to the siting of the various aspects of the development and landscaping.

Condition 11 of the associated approved Reserved Matters application (Ref: LA03/2018/1011/RM addresses landscaping and the required works to be carried out in accordance with several stamped approved plans, two of which are Drawing Number 84/B and 15/A. As illustrated in Drawing Number 84/B (Overall Landscape Plan) the site is identified as an area of 'proposed amenity grass seeding' and in Drawing Number 15/A a strip of land within the application site (12-16 metres deep) is indicated as a Landscape Buffer. Another drawing submitted with the application (Drawing No. 86/B indicates this area as 'existing marshy grassland').

The agent contends that Drawing Number 84/B which was prepared by Barton Willmore Landscape Architects identifies the site as 'existing marshy grassland' which is an existing habitat and not a proposed end-use. The agent also contends that Condition 11 of the Reserved Matters consent references the architect's drawings and not the Barton Willmore drawings with respect to areas identified to be laid out and protected as landscaping and open space. The agent in this instance refers to the approved Drawing Number 15/A which was prepared by Whitter and Watt architects, however this drawing within the legend states 'Reference only – landscaping info to be read from landscape architects drawings', which were prepared by Barton Willmore.

Additionally, the landscape buffer indicated on the above referenced approved drawings ranges from 12 – 16 metres into the site when measured from the edge of

Jubilee Road. However, the proposed access road is indicated within this landscaped strip at approximately 9 – 11 metres into the site from the Jubilee Road.

While the agent contends that the site is not open space, the earlier reserved matters approval dealt comprehensively with the development of the larger site and showed the siting of 272 dwellings, along with details of a local neighbourhood centre, landscape buffers and open space areas. The current application site was not identified for development, nor did it indicate that it was excluded from the application, nor set aside for future development.

The Council is still of the opinion that through the commencement of the development approved under LA03/2018/1011/RM, this area of land is considered to be protected under Policy OS 1 of PPS 8 as planned open space.

In addition to the above points on open space, the briefing note also covers three (3) design matters raised within the published Committee Report in respect of the site layout, these are set out below.

1. Visual Impact of the Proposed 1.8 metre High Fence When Viewed from within the Approved Housing Scheme to the West (LA03/2020/0880/RM).

To provide privacy screening to the rear amenity areas of the proposed dwellings, the proposal seeks to erect a 108-metre long, 1.8-metre-high close-boarded fence.

The agent includes Drawing Number 52 stamp granted 6th June 2022 from the approved housing scheme (LA03/2020/0880/RM) which is a cross section through the approved site and the proposed site, to illustrate that the approved boundary treatment comprises of a hedgerow, estate railing and trees. The agent asserts that based on the illustrative person within the drawing that the hedgerow is some 2 metres in height and on that basis the proposed 1.8 metre high fence will not be visible from within the approved housing development and thus can't have a detrimental visual impact on future residents.

As stipulated by Conditions 6 and 7 of application Ref: LA03/2020/0880/RM this boundary is to be retained at a height of 2 metres and augmented with new native species planting.

Whilst it is accepted that a hedgerow is indicated in front of the internal estate road, this will take a considerable time to mature. In addition, the proposed fencing will be placed some 5 metres higher than the existing road level and whilst the presence of the proposed houses will afford some screening, intermittent views will be visible when travelling along the Jubilee Road and Doagh Road. It is considered that the vast extent of proposed close-boarded fencing is considered to be a poor design solution to overcome piecemeal development and its presence will have a detrimental impact on the quality of the housing scheme and on the surrounding area.

2. Visual Impact of Proposed Walls on Plot Boundaries 1 and 5

In order to provide screening to the rear gardens of dwellings on plots 1 and 5, the proposal includes a 2-metre high boundary wall. The agent asserts that the use of walls to provide screening is more attractive than fences and that the proposed walls will be finished in brick or render to complement the proposed dwellings.

With respect to dwellings on plots 1 and 5 the agent explains that due to the siting of these dwellings having one boundary adjacent to the internal estate road that the proposed rear private boundary walls will be visible. The agent further states that to mitigate this a generous amount of green space is to be afforded to the front of the walls including shrubs and small trees, which will be at least half the height of the walls. The agent also draws reference to the inclusion of walls within the approved housing scheme to the west (Ref: LA03/2020/0880/RM) and how the Council considered these to be acceptable. The agent further states that some of these walls are longer in length, face onto internal estate roads and some will be visible from Jubilee Road.

Although screen planting is proposed to help mitigate the presence of the walls, it is considered that proposed planting would take a substantial time to grow and mature to provide adequate screening. The approved housing scheme to the west is separated from the Doagh Road by an agricultural field and from the Jubilee Road by the application site. It is also on higher lands therefore it is considered that the approved boundary walls within the internal development will not be visible to the same extent as the proposed boundary walling. It is also further considered that the proposal seeks to rely on an extensive amount of boundary walling (some 71 metres in total) and that their presence will have a detrimental visual impact on the surrounding area.

### 3. Prominence of dwelling on Plot 1

With respect to the dwelling on Plot 1 the agent agrees that it is sited within a prominent location, however, they state that the proposed dwelling provides a focal building close to the junction of Jubilee Road and Doagh Road. The agent asserts that the gable end facing Doagh Road has been articulated with a bay window at ground floor. However, it should be noted that no other fenestration is proposed on the first floor and that this bay window is screened from view by the presence of the proposed 2 metre high boundary wall. It is considered that this design arrangement does not provide an adequate dual frontage onto the Doagh Road which is contrary to the design aspect of a focal building.

The agent also draws references to approved dwellings on plots 52, 53 and 54 of approval Ref: LA03/2020/0880/RM, stating that these dwellings will be even more prominent as they are set back the same distance from the Doagh Road, are positioned 2 metres higher, have a rear relationship with the Doagh Road and do not benefit from a boundary wall or landscape buffer.

In comparison to the application site which is a prominent site bounded by two public roads, these approved dwellings do not abut two public roads and are separated from the Doagh Road by an agricultural field. They will also benefit from

rear boundary treatment comprising of hedging and trees which will provide adequate screening along this boundary.

The additional information contained within the agents briefing note does not result in a change to the recommendation to refuse planning permission.

## **CONCLUSION**

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

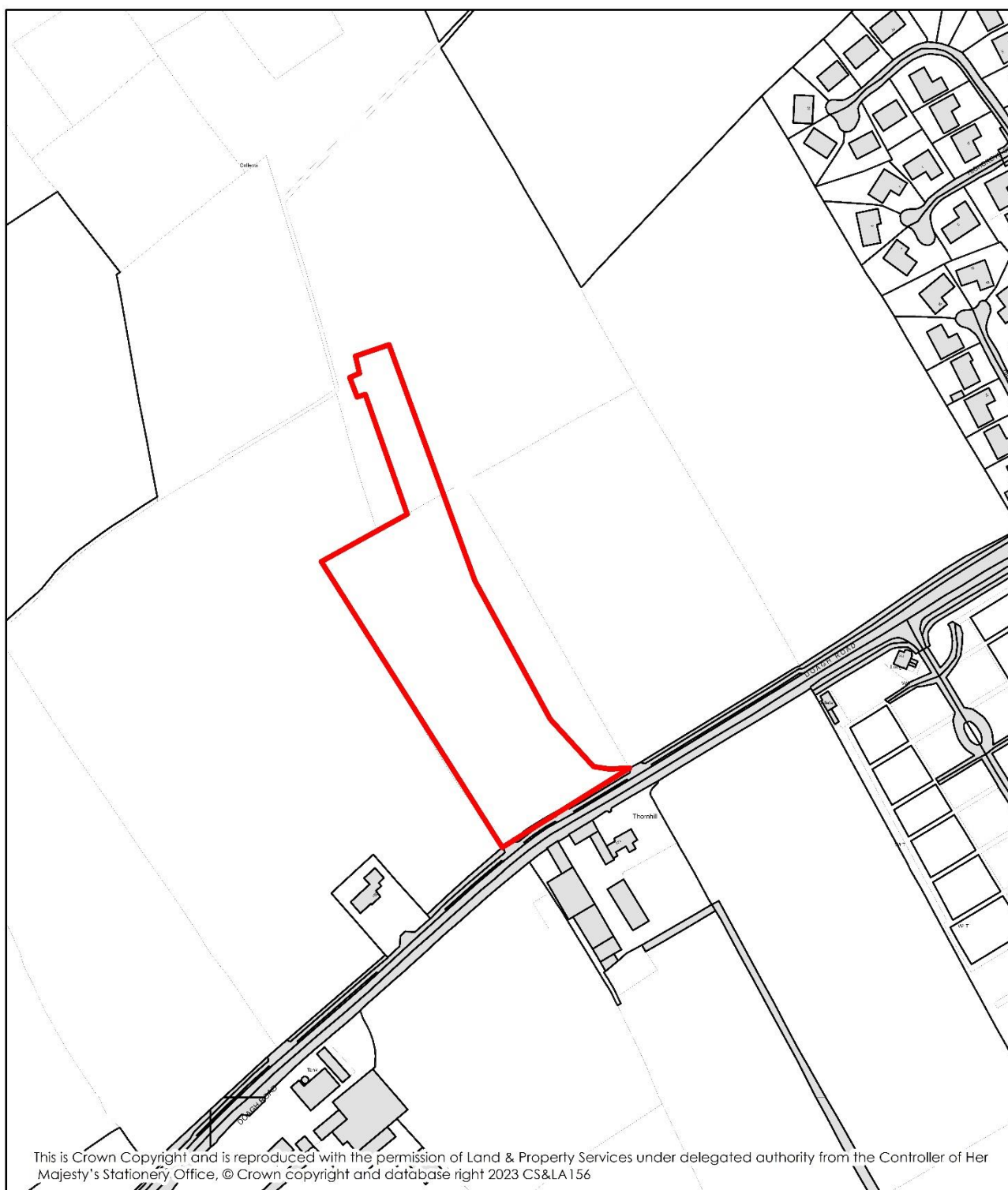
- The principle of the development is considered unacceptable;
- The proposal fails to respect its setting in the context of the local area and does not respond adequately to the characteristics and topography of the site;
- It is considered that the proposal is likely to result in an unacceptable impact upon the character and appearance of the area;
- The loss of open space land is not acceptable;
- It has not been demonstrated that the proposal would not result in unsatisfactory piecemeal development;
- The proposal would not result in a detrimental impact on residential amenity;
- A sufficient level of parking spaces has been provided; however, the amended PSD detail has not been agreed.

## **RECOMMENDATION**

## **REFUSE PLANNING PERMISSION**

## **PROPOSED REFUSAL REASONS**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy OS 1 of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' in that the proposed development will result in the unacceptable loss of open space and it has not been demonstrated that the redevelopment will bring substantial community benefits that outweigh the loss of the open space, and the proposed development will adversely impact on the environmental quality of the area.
2. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout of buildings, design and expansive use of hard boundary structures.
3. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments in that it has not been demonstrated that the proposal would not result in unsatisfactory piecemeal development.



## Site Location Plan

Reference: LA03/2022/0128/F

Location: Lands 52m east and 57m north/east of 150 Doagh Road  
Ballyclare

Proposal: 5no. semi-detached residential units 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.



Site Location



Scale: 1:2,500



<b>COMMITTEE ITEM</b>	<b>4.06 – ADDENDUM</b>
<b>APPLICATION NO</b>	<b>LA03/2023/0179/F</b>
<b>DEA</b>	<b>MACEDON</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Erection of 1no. detached two storey dwelling and associated site works
<b>SITE/LOCATION</b>	20 metres south of 21 Abbeyville Place, Newtownabbey, BT37 0AQ
<b>APPLICANT</b>	Gillian Boylan
<b>AGENT</b>	Wayne Wright
<b>LAST SITE VISIT</b>	3rd April 2023
<b>CASE OFFICER</b>	Gareth McShane Tel: 028 903 40411 Email: gareth.mcshane@antrimandnewtownabbey.gov.uk
<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 <a href="https://planningregister.planningsystemni.gov.uk">https://planningregister.planningsystemni.gov.uk</a></b>	
<b>ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS</b>	
<p>Members, since the preparation and publication of the case officer's report the applicant's agent submitted a 'Supporting Statement', Document 01 dated stamped 7th September 2023, which raised a number of concerns by the agent in relation to the two most recent planning applications on the site, U/2003/0769/F and LA03/2019/0609/F. Furthermore, a Planning Consultant appointed to represent the applicant, submitted additional information in support of the planning application, entitled 'Somerville Consulting Supporting Statement' Document 03 dated 15th September 2023, alongside an additional Site Section drawing, Drawing Number 05 date stamped 15th September 2023. Document 03 considers the three refusal reasons for the application and provides comment on each.</p> <p>Within Document 01, the agent refers to paragraphs extracted from the Commissioner's report with respect to the planning appeal (2020/A0028), for two semi-detached dwellings with associated access and works (Ref: LA03/2019/0609/F). The application was refused by the Council, with the appeal subsequently dismissed and full planning permission refused by the Planning Appeals Commission.</p> <p>Within Document 01, the agent states that the current application respects the continuous front building line along Abbeyville Place. The agent also refers to the reduced parking provision for the proposed single dwelling under the current proposal, and therefore the reduction in hardstanding to the front elevation of the dwelling, in comparison to that proposed under Ref: LA03/2019/0609/F for two semi-detached dwellings. The Council accepts the agent's reasoning and has no concerns regarding these aspects of the current proposal.</p> <p>The agent also comments on the boundary treatment along the northern and southern boundaries providing integration to the proposed dwelling, and states that the application site should not be compared to the neighbouring plots given the different site specifics. The Council however, has concerns regarding the retention of the hedge</p>	

along the northern site boundary, as the proposed dwelling is proposed to be sited only 1m from it. The Council has concerns that the existing hedge will be damaged during the construction works in such close proximity to it and possibly may not survive. Additionally, it is considered that in the longer term the proposed dwelling will result in the loss of light to the hedge which will mean that it will not survive once the building is constructed.

Furthermore, whilst the Council acknowledges the restrictive nature of the site, PPS 7 clearly states 'the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings'. It is considered that the current design does not respect these elements of the policy. The agent was contacted regarding these concerns and submitted an amended design, which included a reduction in the width of the proposed dwelling by 0.4m, and the single storey rear return stepped in 0.3m from the side elevation. However, these minimal changes were not considered to address the Council's concerns.

The agent also states that the side elevation wall which faces No. 21 Abbeyville Place will have a height of 5.3m to the eaves, before stepping down to 4m for the rear single storey return. In the original Planning Committee report, it is stated that the wall measures 8m in height, however this refers to the ridge height of the proposed dwelling. The Council accepts the agent's wall height measurement of 5.3m to the eaves. As previously stated, there are concerns regarding the retention of the common boundary treatment between the application site and No. 21 Abbeyville Place. The removal of this boundary treatment would result in a building with an eaves height of 5.3m and a ridge height of 8m, for a distance of 5.4m, being located just 1m from the common boundary beyond the rear building line of No. 21 Abbeyville Place, and will have a domineering impact on the neighbouring amenity. The agent also submitted a diagram entitled 'Common Boundary Impact Assessment'. It is also noted that the boundary treatment on the ground has numerous gaps throughout, and is not reflective of the uniform 5.8m height of the hedge on the diagram. The boundary treatment comprises trees with gaps present, alongside hedging.

The agent also refers to the planning history of the site, namely planning application reference U/2003/0769/F, which granted planning approval for a two storey dwelling to the rear of 12 Cambrai Park with access to Abbeyville on 2nd January 2007. In an email received from the applicant's consultant, (Document 02 dated stamped 14th September 2023), reference is made to the absence of key planning history listed within the Committee report. The full planning history on the site is listed below for reference.

Planning reference: U/2006/0232/O

Location: Lands to rear of 10-12 Cambrai Park, Whiteabbey, Newtownabbey

Proposal: Site for 6 townhouses

Decision: Permission Granted (07.02.2011)

Planning reference: U/2003/0769/F

Location: Site to rear of 12 Cambrai Park, Whiteabbey, Newtownabbey

Proposal: Erection of two storey dwelling with access to Abbeyville

Decision: Permission Granted (02.01.2007)

Planning reference: U/2000/0592/O

Location: 12 Cambrai Park, Whiteabbey, Newtownabbey



Proposal: Site for single dwelling in rear garden (amended proposal)  
Decision: Permission Granted (20.12.2001)

Planning reference: U/1989/0212  
Location: Rear of 12 Cambrai Park  
Proposal: Single Dwelling  
Decision: Permission Granted (15.06.1989)

It is considered that the principle of a dwelling on the site is acceptable, due to its location within the development limit of Metropolitan Newtownabbey. However, the main concerns relate to the size and scale of the proposed dwelling in relation to the site, and that it is not in keeping with the overall character and environmental quality of this established residential area. Concerns regarding dominance and sewerage are also stated as reasons for refusal. Each application is assessed on its own merits, and whilst it is acknowledged that there is a previous approval for a dwelling on the application site, which has since expired, the design, layout and specifications were determined to be acceptable at that time.

Within Document 03, the planning consultant refers to the site as being categorised as 'whiteland', and that the Belfast Urban Area Plan clearly states a presumption in favour of development on 'whiteland'. As stated above, the Council has no concerns with the principle of development on the site, and no refusal reason has been recommended with respect to this matter.

The planning consultant also makes reference to the character of the area, which includes a mix of house types including single storey dwellings, two and three storey dwellings, detached, semi-detached and terraced housing as well as apartments. Reference is also made to the plot shapes and depths in the area. The Council has no concerns with a detached dwelling on the site, however there are concerns that the proposal would result in a cramped form of development resulting in overdevelopment of the site, which is not currently exhibited in the surrounding area and therefore at odds with the existing character. The planning consultant again refers to planning application reference LA03/2020/0594/F, which relates to a dwelling built south of the application site. The Council has previously addressed this matter in the original Committee report.

Within Document 03 the planning consultant refers to the issue of dominance, and notes that given the existing 6m high boundary treatment, any view of the proposal will be obscured from No. 21 Abbeyville Place. Drawing Number 05 displays a site section of the proposal and adjacent No.21 Abbeyville Place, with intervening boundary treatment in place. As discussed above, the ability to retain this boundary treatment is questionable, and its removal would further increase the domineering impact.

## **CONCLUSION**

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

- The principle of the development is considered acceptable;
- The proposal is considered to result in overdevelopment of the site;
- The proposal is considered to be out of character with the surrounding context;
- Sufficient private amenity is provided by the proposal;
- The proposal is considered to adversely impact neighbouring amenity by way of dominance;

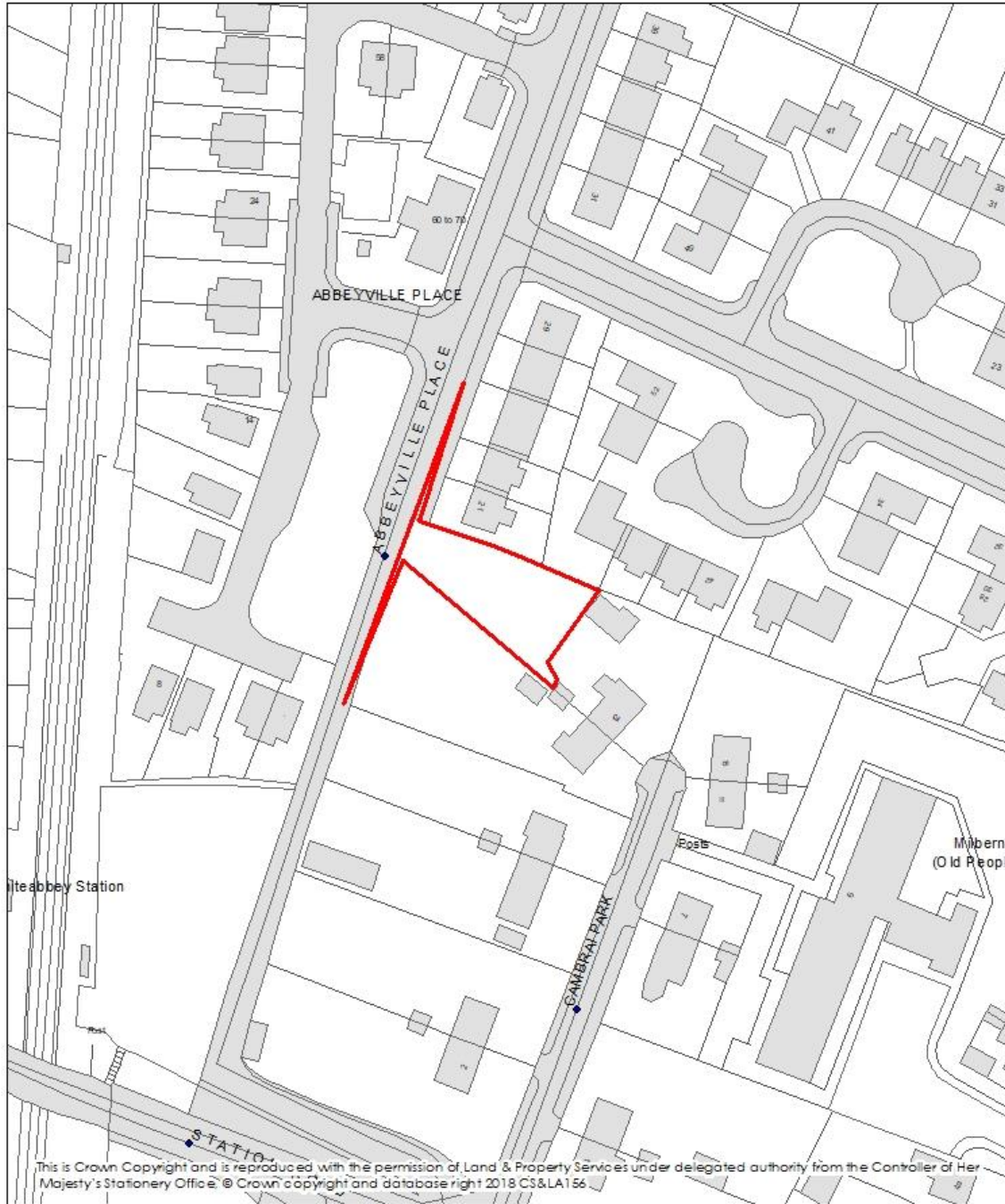
- Adequate parking provision is provided and there are no road safety concerns; and
- It has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

#### **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, in that the proposed development does not respect the surrounding context and would result in a cramped form of development resulting in overdevelopment of the site, that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7, Quality Residential Environments, in that, if approved, the proposal would have an unacceptable adverse effect on existing properties in terms of dominance.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, may cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated that there is a satisfactory means of dealing with sewage associated with the development.

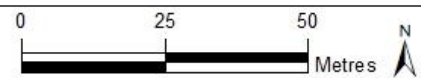


## Site Location Plan

Application Reference: LA03/2023/0179/F

20m South of 21 Abbeyville Place, Newtownabbey, BT37 0AQ

Erection of 1 no. detached two storey dwelling and associated siteworks



Site boundary

1:1,000



<b>COMMITTEE ITEM</b>	<b>4.7</b>
<b>APPLICATION NO</b>	<b>LA03/2023/0405/F</b>
<b>DEA</b>	<b>THREEMILEWATER</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM TO COMMITTEE REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Alteration and extension to dwelling to include raised platform to rear
<b>SITE/LOCATION</b>	42 Meadowbank, Newtownabbey, Co. Antrim, BT37 OUP
<b>APPLICANT</b>	Ross Reid
<b>AGENT</b>	Ross Reid
<b>LAST SITE VISIT</b>	9th June 2023
<b>CASE OFFICER</b>	Michael Ward Tel: 028 903 40413 Email: michael.ward@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 <https://planningregister.planningsystemni.gov.uk>**

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

Members, since the preparation and publication of the Committee report the applicant/agent submitted a 'Pre-Committee Meeting Written Submission', Document 03 dated stamped 18th September 2023, referring to three (3) elements of the proposal: the description of the development; scale, massing , design and appearance; and neighbour amenity.

With regards to the description of development, the agent states within the document, that the application was revised to remove the proposed conservatory extension to the rear of the dwelling. They further state that the development proposal was amended to only include the following elements: alterations to the dwelling; alterations to an existing elevated path; and a raised platform to the rear. The agent states that the works referred to within the Committee report as having been commenced on the site were undertaken by way of permitted development rights. However, the Council contends that the proposed conservatory extension and the rear box dormer window, do not have the benefit of planning permission, nor has there been a Certificate of Lawful Development submitted to demonstrate that these elements are permitted development. Additionally, as stated within the Committee report, even if a proposal falls under the threshold of permitted development, the Council has a duty to assess it accordingly if a planning application is submitted. It is not for the Council to decide which elements of the proposal fall under permitted development during the determination of a planning application. As the conservatory and the box dormer were included on the plans then they are considered as part of the development proposal.

With regards to neighbour amenity the agent claims that the omission of the proposed conservatory extension means the building footprint will not change

from the existing built form of the original dwelling. He also states that due to the 2.1 – 2.2 m high boundary fence, installed by No. 40 Meadowbank, means that the proposed screening will never be able to be fully viewed from the rear of No. 40 Meadowbank, with the exception of the upper 1.0m. The agent also highlights that there is a currently overlooking between No. 40 and No. 42 Meadowbank. He contends that the proposal to increase the existing, elevated access path, adjacent to the southwest gable, by between 0.4m and 0.6m is a minor, if any, variation on the current condition of intervisibility between the properties and would have a negligible, if any, impact on views or overlooking. The agent goes onto say that the primary entrance remains by way of the front porch.

The agent also states that there will be approximately 0.8m to 1.1m of screening when viewed at direct eye level at the same height of the boundary fence, and the actual perspective would be mitigated given the reduced ground level at No. 40 Meadowbank. The agent states that this along with the proposed screening being set back 1.2m from the boundary will largely blend in with the existing 'permitted development conservatory' or house given the screen's length and there will be very little, if any, contrast against a clear sky.

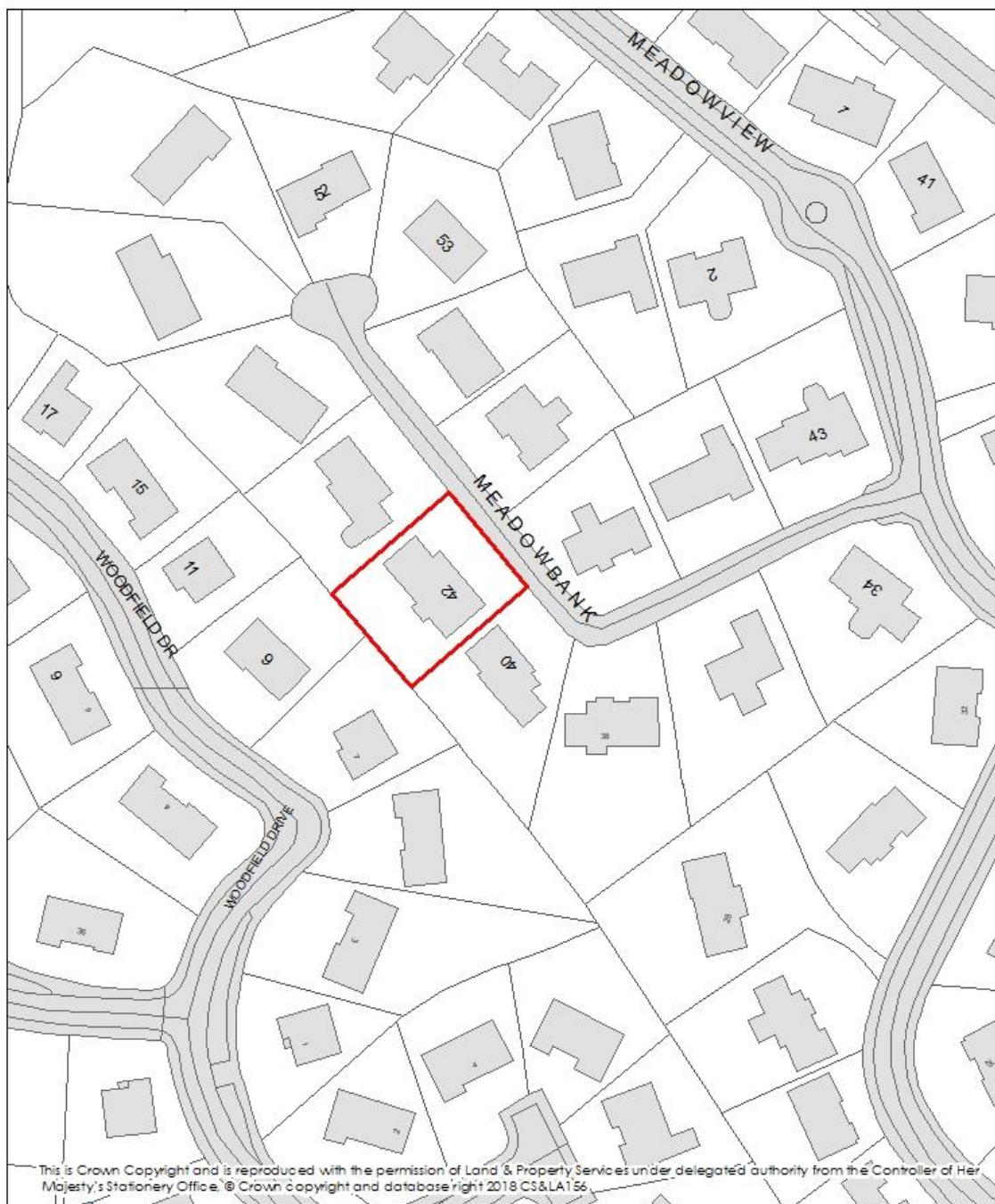
The agent states that as overlooking exists for the original building footprint, paths and garden, the proposed 3.1m high screen, comprised of varying materials, is for only a short section of the boundary. Additionally the screen fencing is set back 1.2m from the neighbouring boundary and is the only practical way to remedy overlooking for both No. 40 Meadowbank and No. 42 Meadowbank. It is further stated that this could not reasonably be considered to be more overbearing and dominant than a 3.0m hedge at the boundary, which formerly was located along the boundary with 40 Meadowbank. He added that the said hedging would contravene the requirements of The High Hedges Act (Northern Ireland) 2011 and this matter has also been omitted from consideration of the above. However, it remains the Council's opinion that whilst the proposed screening will prohibit overlooking and privacy concerns to an extent from the rearmost section of the platform, the 2.4m high section which is located approximately 1.1m away from the common boundary with No. 40 Meadowbank, will still allow for clear unobstructed direct views from the raised platform towards the rear garden of No. 40 Meadowlands. While the applicant refers to a 3 metre high hedge presenting a more dominant impact, this hedging does not exist at present and cannot form part of the assessment.

The agent also states there is a clear, evident and existing overlooking from the conservatory at No. 44 Meadowbank into the conservatory of No. 42 Meadowbank, as well as a current circumstance of overlooking of the rearmost 3-4m of the private garden adjacent to No.42 Meadowbank. Although it is acknowledged that there is an element of overlooking from No. 44 with regards to the existing and proposed development at No. 42 Meadowbank, however, as overlooking of the application exists, this does not mean that the overlooking of other properties should be allowed.

Overall, it is considered that the proposed development will significantly affect the residential amenity of neighbouring resident No. 40 Meadowbank by way of dominance and overlooking and is therefore contrary to Criterion (b) of Policy EXT 1 of the Addendum to PPS 7.

Conclusion	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"><li>• The principle of the development is considered acceptable;</li><li>• The design and appearance of the fence is considered unacceptable;</li><li>• The proposal will unduly affect the privacy or amenity of neighbouring properties;</li><li>• The proposal will not have a detrimental impact on trees or the environmental quality of the area; and</li><li>• Sufficient space remains within the curtilage for parking and recreation purposes.</li></ul>	
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
<ol style="list-style-type: none"><li>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the amenity of neighbouring residents by way of dominance and the overbearing nature of the development.</li><li>2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Criterion (b) of Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that, the proposed development, if permitted, would result in a detrimental impact to the privacy and amenity of neighbouring residents by way of overlooking.</li></ol>	





### Site Location Plan



Application Reference: LA03/2023/0405/F

42 Meadowbank, Newtownabbey, Antrim, BT37 0UP

Alteration and extension to dwelling to include raised platform to rear

