

COMMITTEE ITEM	4.6
APPLICATION NO	LA03/2023/0405/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	SECOND ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Alteration and extension to dwelling
SITE/LOCATION	42 Meadowbank, Newtownabbey, Co. Antrim, BT37 0UP
APPLICANT	Ross Reid
AGENT	
LAST SITE VISIT	9 June 2023
CASE OFFICER	Gareth McShane Tel: 028 903 40411 Email: gareth.mcshane@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 Northern Ireland Planning Portal <https://planningregister.planningsystemni.gov.uk>

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

This application was initially presented to the September 2023 Planning Committee where it was decided that the application should be deferred to provide a period of 2 weeks to allow further details to be submitted by the applicant. Following this, the necessary neighbour notification would be carried out prior to the application being brought back to the Planning Committee within a reasonable period of time thereafter.

This addendum report should be read in conjunction with the previously circulated addendum report.

The applicant submitted an amended scheme on 23 October 2023. The applicant was subsequently informed in a telephone call on 27 October 2023 that the submitted drawings conflicted with the description of the proposed development, as the drawings displayed elements, which did not form part of the said description. During the conversation, the applicant asked if a meeting could be facilitated to further discuss the issues and an office meeting was arranged to take place later that day.

Following the meeting, an amended scheme was submitted on 29 October 2023. On 3 November 2023, the applicant was informed in a telephone call that the submitted drawings still conflicted with one another and as such, the original scheme would be brought back to the Planning Committee for decision to be made.

Following the aforementioned advice, a further amendment to the proposed scheme was submitted on 3 November. As all conflicting details were removed from the revised plans as indicated on the Site Location Plan (Drawing No. 01/2), the Existing and Proposed Site Plan (Drawing No. 02/4), the Existing Plans and Elevations (Drawing No. 03/2) and the Proposed Plans and Elevations (Drawing Number 04/4), the Council's Planning Section was satisfied it now had a valid amended proposal to assess. Consequently, the drawings were uploaded and neighbour notification letters were reissued. Following a request from the objector, the case officer carried out a site visit to view the proposal from the neighbouring property.

The current proposal seeks the retention of the front and rear dormer windows. External cladding to the rear windows is also proposed, alongside an increase in height of a ground floor window opening. The proposal is therefore to be assessed against the relevant policy provision of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations.

A neighbour notification letter was re-issued following the submission of the amended scheme and one (1) objection letter was received from the notified property at 40 Meadowbank.

The full representations made regarding this proposal are available for Members to view online at the Northern Ireland Planning Portal
<https://planningregister.planningsystemni.gov.uk>

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

- The description of the proposal is not reflective of the details on the submitted plans; and
- The submitted drawings are not accurate.

These points are discussed in further detail below.

Scale, Massing and Design

Two front dormer windows have been constructed on the front elevation of the dwelling. The windows remain subordinate to the main ridge line of the dwelling and are considered to be of a scale and mass which respect the character of the dwelling. The dormer windows feature a pitched roof design, complimenting the host dwelling and other dormer windows within the immediate vicinity of the site.

The dormer windows are finished in render with a concrete tiled roof, to match the existing dwelling. Whilst these dormers will be visible from the public road, it is acknowledged that two dormer windows pre-existed at this principal elevation and pitched window dormers set to the front elevation are a distinctive feature along this stretch of development along Meadowbank. Therefore, the proposed dormer windows would not appear out of character in the locality and are considered acceptable in this instance.

A box dormer window is located on the rear elevation and has three window openings. The dormer window is set below the ridge line of the dwelling and is considered to be an appropriate size and scale. Given the positioning of the dormer window to the rear elevation, it is not visible from any critical viewpoints, and as such, the proposed finishes of timber cladding are considered acceptable in this instance.

It is considered that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the existing dwelling or the surrounding area.

Neighbour Amenity

The front dormer windows overlook the internal estate road, and as such no detrimental impact upon neighbouring amenity is expected to occur. The rear dormer windows face in the direction of No. 7 and No. 9 Woodfield Drive. Given the siting of the dwelling in relation to the neighbouring properties, it is considered that the positioning of the windows do not directly face the dwellings, and instead overlook an area of amenity space. It is further considered the windows will not increase the perception of overlooking given the similar positioning of the previously existing first floor windows, in combination with the existing common boundary treatments and the separation distance of 30m between the host dwelling and the existing dwellings to the rear. It is noted that the host dwelling is positioned in excess of the 20m recommended separation distance in the Creating Places guidance. The proposal is therefore considered to meet this policy provision.

Impact on Trees and Environmental Quality of this Area

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

The development does not impact upon amenity space or parking provision.

Other Matters

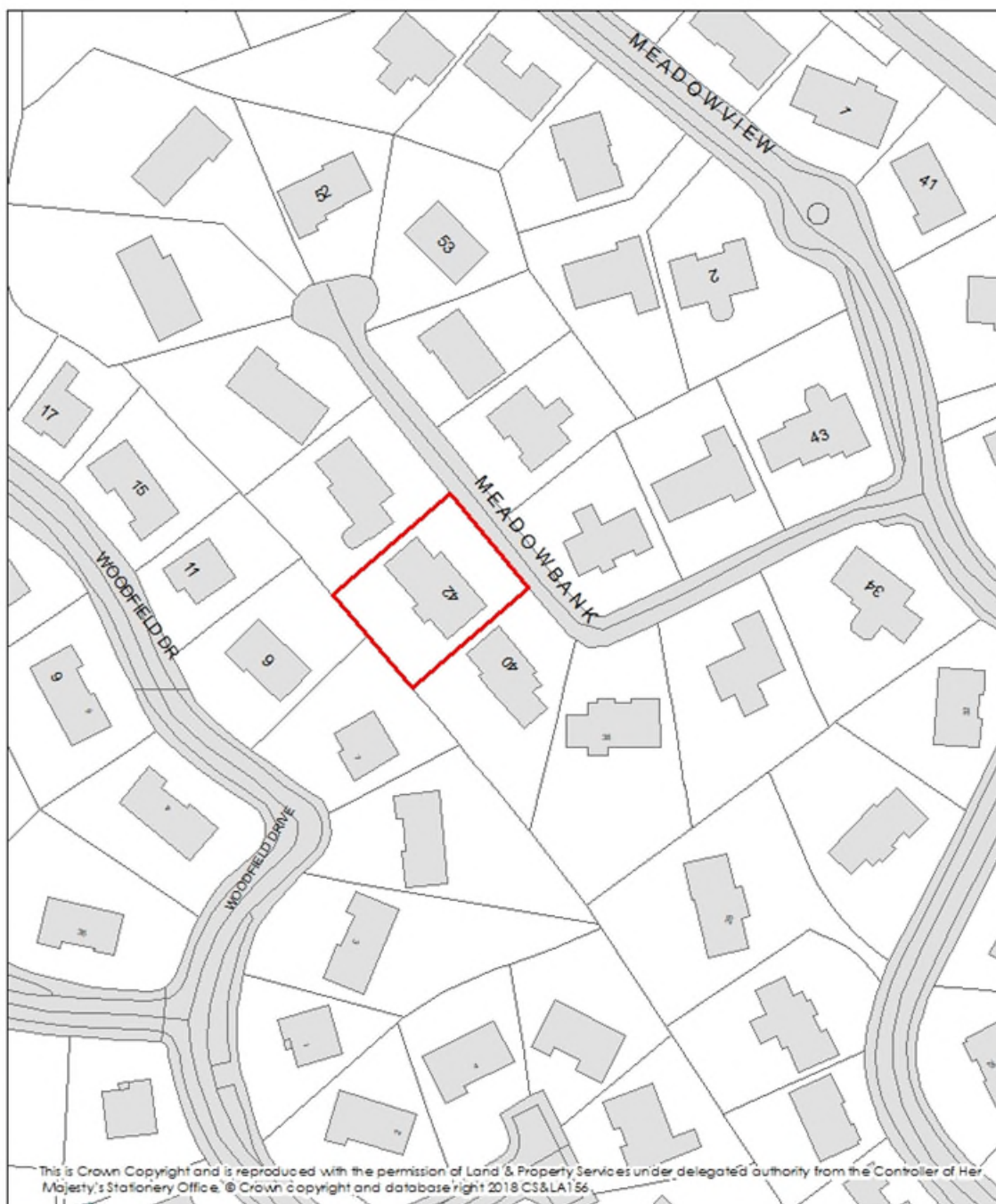
Matters raised by the objector include the description of the development on the neighbour notification letter reads 'alteration and extension to dwelling to include raised platform to rear'. On receipt of the objector's letter of representation, the objector was contacted and was verbally advised that the description should read 'alteration and extension to dwelling'. The objector was also advised that the current proposal relates only to the retention of the front and rear dormer windows; the proposed cladding to the rear dormer; and the increase in height of the ground floor window at the rear elevation.

The letter also notes the exclusion of partially completed structures which are currently in place, i.e., the raised platform and conservatory. The objector was further advised that the plans exclude the conservatory and raised platform to the rear; and the previously proposed ramp, elevated walkway and boundary treatment along the shared boundary with No. 40 Meadowbank. The applicant does not wish for these elements to be assessed under this application, and has therefore removed them from any plans. The pre-existing pathway, which surrounded the perimeter of the house, has been displayed instead.

Lastly, the objection letter makes reference to the proposal's impact on the neighbour's amenity. These concerns have been outlined in detail in the previous objection letters, and relate primarily to the raised platform, which no longer forms part of this proposal.

Having assessed the amended scheme, there are no significant concerns with the proposal and therefore the recommendation has been amended to the grant of planning permission.

CONCLUSION	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none">• The principle of the development is considered acceptable;• The proposal will not affect the privacy or amenity of neighbouring properties;• The proposal will not have a detrimental impact on trees or the environmental quality of the area; and• Sufficient space remains within the curtilage for parking and recreation purposes.	
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSED CONDITION:	
<p>1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.</p> <p>Reason: This is a retrospective application.</p>	



Site Location Plan

0 25 50 Metres



 Site boundary

Application Reference: LA03/2023/0405/F

42 Meadowbank, Newtownabbey, Antrim, BT37 0UP

Alteration and extension to dwelling to include raised platform to rear



COMMITTEE ITEM	4.11
APPLICATION NO	LA03/2023/0176/O
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Proposed demolition of existing garage/office and proposed site for the erection of 2 no. dwellings.
SITE/LOCATION	Lands approx. 10m Southeast of 139 Church Road, Glengormley, BT36 6HH
APPLICANT	Aaron Ferguson
AGENT	Patrick O'Reilly
LAST SITE VISIT	17th April 2023
CASE OFFICER	Gareth McShane Tel: 028 903 40411 Email: gareth.mcshane@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

Following the publication of the Planning Committee Report, further supporting information entitled 'Justification for consideration to go in front of Planning Committee', Document 02 date stamped 16th November 2023, was received.

The Document states the four (4) recommended reasons for refusal and provides individual rebuttal comments on each.

With regards to Refusal Reason 1, the agent contends that; 'The development respects the surrounding context and adheres to the policies mentioned. The scale and massing of the dwellings have been considered in relation to neighbouring properties to ensure harmonious integration into the established residential area'. The assessment of these matters are outlined within the Design, Layout and Appearance Section of the Planning Committee Report, the reasoning of which remains.

With regards to Refusal Reason 2, the agent states; 'The design of the dwellings and placement of windows have been carefully designed to mitigate potential overlooking and loss of privacy concerns. Appropriate screening measures and building orientations have been incorporated to address these issues and ensure the privacy of No. 139 Church Road is maintained'. It is noted that three large dormer windows are positioned at the first floor level on the front elevation of the existing property at No. 139 Church Road. These windows will promote elevated views of the side and rear private amenity space of the proposed dwelling on Site 1, thereby having a detrimental impact on the residential amenity of the future occupants.

With regards to Refusal Reason 3, the agent notes that 'A comprehensive traffic and parking assessment has been conducted, demonstrating that the proposed development will not result in inadequate parking for the day care facility'. The

agent was contacted by telephone on 16th November 2023 and asked to clarify if there were any additional documents to be submitted in relation to the traffic and parking assessments. The agent clarified there were no additional documents, and that this reason for refusal would be addressed at the Planning Committee meeting.

With regards to Refusal Reason 4, the agent states 'A detailed sewage disposal plan has been prepared, demonstrating a satisfactory means of dealing with sewage associated with the development. The proposal complies with relevant environmental standards and will not cause harm to sewage disposal interests'. As the principle of development was not established, the agent was not requested to provide a Waste Water Impact Assessment as this would cause the applicant unnecessary expense. In a telephone call on the 16th November 2023 the agent, stated that they have been in contact with NI Water regarding a possible solution. No solution has yet been presented.

Consequently, the recommended refusal reasons with respect to the development proposal remain.

CONCLUSION

- The proposal is considered overdevelopment of the site, and out of character with the surrounding context;
- Sufficient private amenity is provided by the proposal;
- There will be a detrimental impact upon the proposed dwelling on Site 1 by way of overlooking of its rear private amenity space from No. 139 Church Road;
- The proposal will result in inadequate parking provision for the adjacent day care facility;
- There is no anticipated impact on flood risk subject to mitigation; and
- NI Water has raised concerns with regards to sewerage capacity issues in respect of the development proposal.

RECOMMENDATION : REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF 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 the proposed development does not respect the surrounding context and would result in a cramped form of development 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 permitted, the dwelling on Site 1 would be adversely impacted by way of overlooking and loss of privacy from No. 139 Church Road.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy 3 (PPS 3), Access, Movement and Parking, in that the proposed development would result in the inadequate provision for car parking for the day care facility located at No.139 Church Road,

Newtownabbey, and therefore prejudice road safety and significantly inconvenience the flow of traffic.

4. 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 there is a satisfactory means of dealing with sewage associated with the development.

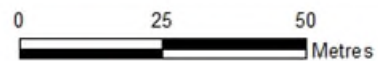



Site Location Plan

Application Reference: LA03/2023/0176/O

Proposal: Proposed Demolition of Existing Garage/Office &
Proposed Site for the Erection of 2no. Detached Dwellings

Location: Lands approx 10m South East of 139 Church Road,
Glengormley, BT36 6HH



 Site boundary



COMMITTEE ITEM	4.12
APPLICATION NO	LA03/2023/0602/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	2 no. dwellings and garages
SITE/LOCATION	30 metres North East of 98 Craigstown Road, Randalstown (Between No. 98 and No. 102 Craigstown Road)
APPLICANT	Maria Dougan
AGENT	Norman McKernan
LAST SITE VISIT	3rd October 2023
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@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 Northern Ireland Planning Portal <https://planningregister.planningsystemni.gov.uk> and the Council's website, under additional information.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the publication of the Planning Committee Report one of the proposed reasons for refusal has been removed;

The following refusal reasons were previously recommended:

1. The proposal is contrary to the provisions contained in 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 represent a gap within an otherwise 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 the proposal, if permitted, will fail to integrate into the countryside.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in ribbon of development, resulting in a

suburban style build up of development when viewed with the existing buildings along the Craigstown Road.

The refusal reason which is proposed to be removed is Refusal Reason 3 which relates to integration.

Policy CTY 13 of PPS 21 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings. As the application seeks outline planning permission, full and proper details to include, scale, siting and design have not been provided.

The application site is located within the gap between the existing dwellings at No. 98 and No. 102 Craigstown Road. There is currently a thick band of mature trees along the roadside boundary of the application site. Given the presence of these trees and the existing mature boundary vegetation around the curtilage at No. 98 Craigstown Road, there are restricted critical views into the application site when travelling in northeasterly direction along the Craigstown Road.

The application site lacks any defined boundaries or any sort of immediate enclosure along the northeastern and northwestern boundaries. However, a large expanse of mature trees lie beyond the site on slightly elevated lands. These trees, although spatially removed from the application site, provide a substantial visual backdrop to the site and for this reason it is considered that two (2) dwellings could satisfactorily integrate into the surrounding rural landscape.

Given that the proposed development complies with Policy CTY 13 of PPS21, it is considered that this refusal reason can be removed. Three refusal reasons still remain in relation to the principle of development, ribbon development and impact on rural character.

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 CTY 8;
- The proposal would integrate into the surrounding rural environment in accordance with Policy CTY 13;
- The proposal will create a ribbon of development and result in the suburban build-up of development when viewed with existing buildings, contrary to Policy CTY 14; and
- The proposal would result in a detrimental impact on the character of the area.

RECOMMENDATION :	REFUSE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the provisions contained in 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 represent a gap 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 Policies CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal, if permitted, will result in ribbon of development, resulting in a suburban style build up of development when viewed with the existing buildings along the Craigstown Road.



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Site Location Plan


0 60 120
Metres



Application Reference: LA03/2023/0602/O

Location: 30m NE 98 Craigstown Road, Randalstown

Proposal: 2 no. dwellings and garages

 Site boundary

