

COMMITTEE ITEM	3.1 ADDENDUM REPORT
APPLICATION NO	LA03/2018/0378/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Residential development of 38 dwellings, associated open space and necessary access road taken from Willendale Meadows
SITE/LOCATION	Land NW of "Huntingdale" Doagh Road Ballyclare
APPLICANT	Simpson Developments Limited
AGENT	James Neill Chartered Architects
LAST SITE VISIT	31 st July 2018
CASE OFFICER	Glenn Kelly Tel: 028 903 40415 Email: Glenn.kelly@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

Following the completion of the case officer report a reduced scheme and amended plans have been submitted by the agent for consideration. These amendments were received after the agent had been informed by the Case Officer that the application was being recommended for refusal at the December Planning Committee.

Amended plans show a reduction in the overall units on the site from 40 to 38. The removal of sites 30 and 31 (as shown on drawing number 02B date stamped 23rd October 2018) in the southeastern corner of the site leaves an area of open space and reduces the potential impact of overlooking and dominance upon Nos.65 and 67 Huntingdale Green. It has not been made clear that an alternative arrangement of dwellings in this part of the site may be submitted as part of a future application and the area is not identified as an area of proposed open space.

Amendments also show planted boundaries and retaining walls between the gardens of the dwellings at rows 9-16 and 19-28 (as shown on drawing number 02C date stamped 11th December 2018), which would grow over the proposed closed boarded timber fencing and stone walls. Submitted illustrations show how this would look and whilst it softens the boundary fencing and walls, it does not rectify the overlooking and dominance issues that will be felt by the proposed dwellings on the lower ground namely site Nos.19-28.

House types CB11 have been shown to have their optional first floor rear dormer windows altered so they can only open 300mm. It is considered that this would

successfully reduce the potential impact of overlooking towards the rear gardens of Huntingdale Green. The issues of dominance would still remain as the proposed dwellings have a finished floor level of 3-5 metres above the existing dwellings in Huntingdale Green.

Two further objection letters have also been received since the case officer's report was written. Both of the letters are from the same objector Ballyclare Developments Ltd. (submitted by Clyde Shanks) and concern roads issues, specifically DfI Roads lack of response to the submitted Transport Assessment Form and Clyde Shanks Consultants consider that the traffic information submitted is not adequate. Following consultation with DfI Roads, a detailed Transport Assessment has not been requested. Further information in relation to technical roads details have been requested and there is no evidence to support the need for a Transport Assessment at this point. While draft BMAP (2004) and draft BMAP 2014 both state that a Transport Assessment **may** be required as part of the assessment of any proposed housing scheme. Neither version of draft BMAP provides a definitive requirement to provide a Transport Assessment and the competent Roads Authority are content with the traffic movement figures already provided in the submitted Transport Assessment Form. In the circumstance, no objection on the matters raised can be sustained.

Although the amended plans go some way to addressing the impacts of the scheme in a particular part of the site, there remains significant concerns with the potential for overlooking and dominance from the proposed dwellings and the reasons for refusal remain unchanged.

CONCLUSION

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

- The removal of two units in the southeastern corner of the site reduces the impact upon Nos.65 and 67 Huntingdale Green, however it is made clear that dwellings may be placed here again in future.
- The planting solution over proposed boundaries in the centre section of the site is not considered an acceptable solution to overcoming overlooking and dominance issues.
- The change to restrict window openings to 300mm on House type CB11 is considered an appropriate response to prevent unacceptable overlooking upon dwellings in Huntingdale Green.
- In conclusion, the amendments do not entirely overcome the concerns of the planning section

RECOMMENDATION : **REFUSE PLANNING PERMISSION**

REFUSAL REASONS

1. 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;
 - Fail to respect the surrounding context and topography of the site in respect of its design and layout;
 - Have a detrimental impact on both existing and proposed properties in terms of overlooking and dominance as a result of poor design and layout to address the changes in levels on site.

COMMITTEE ITEM	3.5 ADDENDUM
APPLICATION NO	LA03/2018/0838/RM
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE RESERVED MATTERS PERMISSION

PROPOSAL	Proposed single storey dwelling
SITE LOCATION	Lands between 12 and 14 Magherabeg Road, Randalstown
APPLICANT	Nuala and Martin O'Rorke
AGENT	PJ Design
LAST SITE VISIT	6 th December 2018
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

Following the completion of the case officer report and prior to the Planning Committee meeting on 12th December 2018 the agent submitted amended plans for consideration. These amendments were received after the agent had been informed by the case officer that the application had a recommendation for refusal at the December Planning Committee.

The amended drawings indicate that the design of the roof has been amended from a mono-pitched roof to a hipped roof. The height of the proposed dwelling has been reduced by 1 metre above finished floor level. The internal configuration has been altered in order to address one of the case officers concerns regarding a front annex that was proposed as a bedroom, the front annex has now been relocated to the rear (west) of the proposed dwelling. The most recent plans also amend the design of the windows along the front elevation of the dwelling, which have been increased in size from 0.5 metres to 0.9 metres. The finishes of the proposal remain the same.

Having considered the changes to the scheme, the opinion remains that the design of the dwelling remains unacceptable. The proposed refusal reasons provided in the Committee Report remain unchanged.

CONCLUSION

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

- The proposed dwelling is considered to have a negative impact on the character and appearance of the area.
- The proposed form, design and appearance of the dwelling is unacceptable.

RECOMMENDATION :	REFUSE RESERVED MATTERS
PROPOSED REFUSAL REASONS	
<p>1. The proposal is contrary to policy provisions of the Strategic Planning Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwelling is of an unacceptable design inappropriate to the locality and would, if permitted have a detrimental impact on the character and appearance of this rural area.</p>	