



13 June 2018

Chairman: Councillor H Cushinan
Vice Chairman: Alderman F Agnew
Committee Members: Aldermen –T Campbell, J Smyth and R Swann
Councillors –J Bingham, P Brett, D Hollis, R Lynch, M Magill,
S Ross and W Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 18 June 2018 at 6.00pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink that reads "Jacqui Dixon".

Jacqui Dixon, BSc MBA
Chief Executive, Antrim & Newtownabbey Borough Council

For any queries please contact Member Services:

Tel: 028 9034 0098 / 028 9448 1301

memberservices@antrimandnewtownabbey.gov.uk

Part One - The Planning Committee has the full delegated authority of the Council to make decisions on planning applications and related development management and enforcement matters. Therefore the decisions of the Planning Committee in relation to Part One of the Planning Committee agenda do not require ratification by the full Council.

Part Two - Any matter brought before the Committee included in Part Two of the Planning Committee agenda, including decisions relating to the Local Development Plan, will require ratification by the full Council.

- 1 Apologies.
- 2 Declarations of Interest.
- 3 Report on business to be considered:

PART ONE

Decisions on Enforcement Cases

- 3.1 Enforcement Case: LA03/2016/0106/CA - In Confidence
- 3.2 Enforcement Case: LA03/2016/0108/CA - In Confidence
- 3.3 Enforcement Case: LA03/2016/0120/CA - In Confidence
- 3.4 Enforcement Case: LA03/2016/0112/CA - In Confidence

Decisions on Planning Applications

- 3.5 Planning Application No: LA03/2017/1062/F
Proposed extension to existing supermarket to include additional sales and storage area; 2 No. New Deli Counters, internal layout alterations to office, tills, staff room and toilets. Demolition of existing dwelling and garage (No 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing and associated site works to include additional parking provision and new air/water service bay and new odour abatement system at 492 and 488 Antrim Road, Glengormley, Newtownabbey
- 3.6 Planning Application No: LA03/2017/0418/F
Proposed demolition of Nos 735-737 Shore Road, Newtownabbey and erection of 2 no. apartment buildings comprising 14 no. apartments, car parking, cycle parking, landscaping and all associated site works at Nos. 735-737 Shore Road, Jordanstown, Newtownabbey.
- 3.7 Planning Application No: LA03/2017/0681/F
Proposed change of use of an existing agricultural shed to commercial storage at 10 Eskylane Road, Antrim.
- 3.8 Planning Application No: LA03/2018/0344/F
Proposed new detached domestic garage and 1.8m high timber fence (retrospective application) at 1 Toberdowney Valley, Ballynure

- 3.9 Planning Application No: LA03/2018/0235/F
New dwelling on land to the rear of No. 20 Lenamore Avenue, Newtownabbey
- 3.10 Planning Application No: LA03/2018/0207/F
Extension to existing domestic shed (Retrospective) at 88 Green Road, Ballyclare
- 3.11 Planning Application No: LA03/2018/0080/A
Temporary marketing material hoardings for housing development at Loughshore Manor, Shore Road, Newtownabbey
- 3.12 Planning Application No: LA03/2018/0343/F
The extension of the open space area (104sq.m) including additional 1.8 ibex fencing to match existing and a paved area, seating areas, timber pergola, trellis, outside tap, raised planters and planting beds at Whiteabbey Community Centre, 55 Glenville Road, Newtownabbey

PART TWO

Other Planning Matters

- 3.13 Delegated planning decisions and appeals May 2018
- 3.14 Listing of 59 Loughview Road, Aldergrove, Crumlin
- 3.15 Publication of Annual Housing Monitor 2018
- 3.16 Local Development Plan: Regional Minerals Working Group
- 3.17 Local Development Plan: Coastal Stakeholder Group
- 3.18 Local Development Plan: Sustainability Appraisal – Correspondence from DfI
- 3.19 Draft Local Government (Consequential Amendments) Regulations (NI) 2018

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 18 JUNE 2018**

**PART 1 PLANNING APPLICATIONS AND RELATED DEVELOPMENT
MANAGEMENT AND ENFORCEMENT ISSUES**

COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2017/1062/F
DEA	GLENGORMLEY URBAN
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Proposed extension to existing supermarket to include additional sales and storage area; 2 No. New Deli Counters, internal layout alterations to office, tills, staff room and toilets. Demolition of existing dwelling and garage (No 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing and associated site works to include additional parking provision and new air/water service bay and new odour abatement system.
SITE/LOCATION	492 and 488 Antrim Road, Glengormley, Newtownabbey
APPLICANT	Maxol Oil Ltd
AGENT	Clarman & Co
LAST SITE VISIT	16 th January 2018
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: alicia.leathem@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

SITE DESCRIPTION

The application site as outlined in red comprises the existing Maxol Filling Station at 492 Antrim Road, Glengormley and also an adjacent residential property No. 488. The filling station complex contains a convenience store, car wash, canopy and fuel pumps, parking area, ATM and small detached store. In addition, the complex also includes signage associated with the business. The filling station is surrounded by residential properties. A residential estate road runs along the rear boundary (Swanston Road North) of the site.

The area of site to the southeast includes a derelict two storey property No. 488. This property is cream in colour with a garage to the rear and vehicle access to the property is from the rear only. The site is located along the busy Antrim Road in a

residential area with a large number of properties in the vicinity; the properties in the area are a mix of differing designs.

RELEVANT PLANNING HISTORY

Planning Reference: U/2017/0015/F

Location: 492 & 488 Antrim Road, Glengormley, Newtownabbey.

Proposal: Proposed extension to existing supermarket to include additional sales & storage area; new internal & external seating areas, 2 No. new deli counters, internal layout alterations to office-tills-staffroom & toilets, demolition of existing dwelling & garage (no 488 Antrim Road), removal of existing jet wash bay, new boundary walls, acoustic fencing & associated site works to include additional parking provision & new air/water service bay.

Decision: Permission Granted (19.09.2017)

Planning Reference: U/1994/0090/F

Location: Glenabbey Filling Station, 492 Antrim Road, Glengormley.

Proposal: Demolition of existing dwelling (No.490) and redevelopment of petrol filling station including new shop, canopy, car wash, storage tanks and pump house.

Decision: Permission Granted (02.08.1984)

Planning Reference: U/1995/0075

Location: Glenabbey Filling Station, 492 Antrim Road, Glengormley.

Proposal: Demolition of existing dwelling (No 490) and redevelopment of existing petrol filling station to include new shop, canopy, car washes, storage tanks and pump house (amended scheme).

Decision: Permission Granted (25.04.1995)

Planning Reference: U/2010/0341/F

Location: Glenabbey Filling Station, 492 Antrim Road, Glengormley.

Proposal: Proposed extension to existing filling station to provide new store.

Decision: Permission Granted (13.10.2012)

Planning Reference: U/2010/0412/F

Location: Glenabbey Filling Station, 492 Antrim Road, Glengormley.

Proposal: Alterations to existing forecourt to include raising of existing canopy and new parking layout.

Decision: Permission Granted (22.11.2010)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is within the development limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (published September 2014): The site is located within Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

SPPS: Town Centres and Retailing: sets out planning policies for town centres and retail developments and incorporates a town centre first approach for retail and main town centre uses.

CONSULTATION

Council Environmental Health Section – No objections subject to conditions.

DfI Roads – No objections subject to conditions.

REPRESENTATION

Forty-Four (44) neighbouring properties were notified and eight (8) letters of objection have been received from five (5) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Additional noise generated from customers and deliveries.
- Traffic congestion and parking issues.
- Impacts on road safety.

- Light pollution from traffic and additional lighting.
- Devaluation of property prices.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area
- Flood Risk
- Other Matters

Preliminary Matters

A previous planning application was assessed by the Council under planning reference LA03/2017/0015/F for a similar scheme on the same application site. This application was refused at Planning Committee and subsequently a refusal notice issued on 19th September 2017.

The current application includes a number of amendments from the previous scheme, these amendments are:

- The removal of internal and external seating.
- The inclusion of forecourt lighting
- No sale of hot food.
- Service area relocated to rear of the site.
- Amendments to the design and layout to include a landscaped area, a new raised pavement area to slow car speed when exiting the site. Removal of gable access door, ATM to be retained as existing and solid fuel area relocated.

Principle of Development

The application site is located within Metropolitan Newtownabbey and has been established as a petrol filling station for a number of years. The proposal includes the extension of the building on the site to include a deli bar and also the extension of parking provisions. The proposed development will maintain the primary use of the site as a petrol filling. Given the urban location of the site and the retention of the primary use it is considered that the principle of the development is acceptable subject to all other policy and environmental considerations being met.

Design, Appearance and Layout

The proposed development includes an extension to the existing filling station building of approximately 65sqm. Given the existing size and scale of the building (287sqm) it is considered that the proposed extension is subordinate to the existing building. The extension to the building will not significantly increase the sales area with an increase of approximately 40sqm proposed, the scale of this increase is considered acceptable given the size of the existing store (150sqm). The proposed extension will slightly alter the design and appearance of the building although the

extension has been designed to reflect the existing building and as such the design and appearance of the proposed building are considered acceptable.

The proposed layout will include the additional parking area on the site of the existing dwelling which it is proposed will be demolished. The layout includes acoustic fencing along this boundary and also along the northwestern boundary. The existing brickwork wall along Swanston Road North is to be retained and an additional section added to further define the boundary of the site. The services area previously located to the front section of the site has been relocated to the rear boundary of the site. An area of landscaping is located to the northeastern section of the site along the Antrim Road at the entrance to the site. The design, appearance and layout of the proposed development are considered acceptable.

Impact on Character and Appearance of the Area

The application is for the demolition of 484 Antrim Road and the extension to the existing filling station. The proposed extension is located to the rear of the application site with alterations to the northern gable which fronts onto the Antrim Road. The main change to this elevation is the inclusion of a window, with changes to the front elevation of the filling station fronting into the existing forecourt. In addition, the proposed extension will increase the parking area to the east of the site. It is considered that the proposed extension, due to its limited size and scale will not significantly alter the overall appearance or character of the site and surrounding area.

Neighbour Amenity

Objections have been received raising concerns that the proposed development will impact on the amenity of neighbouring properties for a number of reasons. Consideration will be given to each area of concern.

Noise

Objections were raised regarding the level of noise that would be created by traffic from both customers and delivery vehicles. The development contains an established petrol filling station that is operating 24hr, it is considered that the scale of the extension of floorspace proposed would not result in a significant increase in noise from traffic entering/exiting the site. A Noise Impact Assessment was submitted as part of the previous application LA03/2017/0015/F, additionally a Service Management Plan has been submitted to the Council which includes details of delivery times to the premises which will be limited to between the hours of 7.30am and 9.00pm with the exception of newspapers and magazine deliveries which tend to happen in the early hours of the morning. The Councils Environmental Health Section advises that they have no objections to the proposal subject to conditions.

The proposal also includes acoustic fencing that will provide further screening from noise breakout at neighbouring properties. A condition to restrict operational times for this area was suggested, however, given the existing 24hr operation at the site this condition may not be warranted, however, the lighting report indicates that the forecourt lights will be turned off at 11pm and this also requires conditioning. This matter will be discussed below. The suggested condition ensuring the installation of an acoustic barrier would however be included as part of any approval.

It is considered that noise associated with the proposed development will not unduly impact on the amenity of neighbouring properties, however, conditions that are considered necessary should be included as part of any approval. Any additional concerns arising from noise levels within the development are a matter for the Councils Environmental Health Section to investigate.

Light Nuisance

The proposal is located within an existing petrol filling station and although objections have been raised that the proposal will result in an unacceptable level of light from traffic entering/exiting the site it is not considered that the proposal would result in a level of additional light nuisance that would warrant refusal of the proposed development. It is also considered that proposed boundary treatments in the form of fencing and walls will help to reduce the level of light from vehicles that some neighbouring properties may experience.

The proposal involves additional external lighting to include replacement of the underside of the canopy lights and 4 number lights around the periphery of the forecourt. A lighting assessment was submitted and the Council's Environmental Health Section have no objections to the proposal subject to the inclusion of suggested conditions. Additionally information submitted with the application advises that the forecourt lights will be switched off by 11pm. A condition to this effect will be imposed on any permission.

It is considered that the proposed lighting with the inclusion of conditions to mitigate any impacts will not lead to an unacceptable level of light nuisance on neighbouring properties.

Given that the forecourt lights need to be turned off at 11PM it would be prudent that the complex also ceases to trade at this time otherwise it would be a safety hazard. It is however considered that the shop at some level could continue to operate without adverse impact in terms of noise and lighting and in the circumstances a specific condition requiring the premises to close may not be justified given the existing lawful use of the site which operates on a 24hour basis.

Anti-Social Behaviour

It has been stated within objections that the proposal will lead to a rise in anti-social behaviour. No evidence has been submitted to show that the proposal would lead to increased levels of anti-social behaviour. If at any time it is considered that anti-social behaviour is taking place within the application site this should be reported to the business operator or the PSNI who can investigate.

Access and Parking

The proposal includes the provision of additional parking to allow for the overall number of parking spaces within the site to increase to 42 with the inclusion of 3 disability spaces. Objectors raised concerns that the proposal will result in traffic congestion at the site both with regard to customers and deliveries. DFI Roads was consulted regarding the proposal and the objections received and have stated that it considers that the proposal will result in improved parking provision at the facility. DFI Roads also raised no concerns regarding delivery vehicles entering and exiting the site as it has been shown on submitted plans that the manoeuvring of vehicles on

site can be done in a safe manner. The Service Management Agreement advises that delivery times will be limited to between the hours of 7.30am and 9.00pm with the exception of newspapers and magazine deliveries. Additionally amendments between the previous application LA03/2017/0015/F and the current application include a new raised pavement area to slow car speed when exiting the site.

Objectors raised concerns regarding where delivery vehicles park; it is considered that any vehicles parking within the grounds of the development should be controlled by staff within the development and if vehicles park outside the site in a way that is felt to be unsafe this is a matter for the PSNI. Given the information submitted and the comments received from DFI Roads it is considered that the provisions for access and parking at the site are acceptable and it is considered that the proposal will result in improved parking provisions at the site.

CONCLUSION

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

- The principle of the development is acceptable given the present use on the site.
- The design, appearance and layout of the development is considered acceptable at this location.
- The proposal will not unduly impact on the privacy or amenity of neighbouring properties.
- Access and parking at the site are considered acceptable and will improve on existing conditions at the development.

RECOMMENDATION : **GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 03/2 bearing date stamp 1st June 2017 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.05/1 bearing the date stamp 27th March 2018, prior to the (commencement/occupation/operation) of any other development hereby permitted. The area within the visibility splays and any

forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in interests of road safety and the convenience of road users.

5. The net retail floorspace of the ancillary shop element shall not exceed 209sqm.

Reason: To ensure the development does not significantly impact of the vitality of any nearby retailing centre (Northcott or Glengormley).

6. The stacks from the kitchen extraction system shall be located as specified within drawing No.08 and date stamped 21st November 2017.

Reason: To protect the amenity at nearby residential properties.

7. There shall be no forecourt radio/music speakers installed in the development as stated within document 02 and date stamped 7th March 2017.

Reason: To protect the amenity at nearby residential properties.

8. Prior to the development hereby approved becoming operational an acoustic barrier of at least 2.5 metre height and a minimum self-weight of 30kg/m² with no gaps present shall be erected around the sides of the site as identified within drawing no. 05/1 and date stamped 27th March 2018.

Reason: To protect the amenity at nearby residential properties.

9. Prior to the development hereby approved becoming operational the new brickwork boundary walls as identified within drawing No. 05/1 and date stamped 27th March 2018 shall be erected and maintained at a height of at least 2.5m and shall have no gaps present to the adjoining acoustic fencing.

Reason: To protect the amenity at nearby residential properties.

10. The new door openings within the rear elevation as shown on Drawing No. 08 date stamped 21st November 2017 shall remain closed at all times and shall be used only as a fire escape.

Reason: To protect the amenity at nearby residential properties.

11. Prior to the development hereby approved becoming operational a high level odour control system for the site shall be installed as specified within drawing no. 08 and date stamped 21st November 2017. The odour control system shall be maintained and operated in accordance with manufactures instructions while the development is operational.

Reason: To protect the amenity at nearby residential properties.

12. No deliveries to the application site shall take place between the hours of 07.30am and 9.00pm with the exception of newspaper and magazine deliveries as specified in document 01 'Service Management Plan' date stamped 21st November 2017.

Reason: To protect the amenity of nearby residential properties.

13. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 10 Ev (lux) on anytime prior to 23:00hrs and 2 Ev (lux) post on anytime post 23:00hrs.

Reason: To protect the amenity of nearby residential properties.

14. Forecourt lighting at the filling station shall not be operational at anytime after 23:00hrs as outlined within drawing 07/1 and date stamped 4th May 2018.

Reason: To protect the amenity of nearby residential properties.

15. The new external lighting at the filling station complex as outlined within drawing 07/1 and date stamped 4th May 2018 shall be fitted with rear light shields. The detail of the rear light shields shall be agreed in writing with the Council prior to the commencement of the development hereby approved.

Reason: To protect the amenity of nearby residential properties.



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Location Map Application Reference: LA03/2017/1062/F

Proposed extension to existing Supermarket to include additional Sales and Storage area; 2no New Deli Counters, internal layout alterations to Office, Tills, Staff Room and Toilets. Demolition of Existing Dwelling and Garage (No 488 Antrim Road), removal of existing Jet wash bay, new Boundary Walls, acoustic fencing and associated Site Works to include additional Parking provision and new Air/Water Service Bay and new odour abatement system.

 Site Boundary

492 and 488 Antrim Road,
Glengormley,
Newtownabbey,
BT36 5DB



0 30 60
Metres



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2017/0418/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	LEVEL OF OBJECTION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Proposed demolition of Nos 735-737 Shore Road, Newtownabbey and erection of 2 no. apartment buildings comprising 14 no. apartments, car parking, cycle parking, landscaping and all associated site works
SITE/LOCATION	Nos. 735-737 Shore Road, Jordanstown, Newtownabbey
APPLICANT	McMeekin DIY Ltd
AGENT	TSA Planning Ltd
LAST SITE VISIT	20 th June 2017
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@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

SITE DESCRIPTION

The 0.34 hectare application site is situated off the Shore Road, Jordanstown which is the main A2 transport route along Belfast Lough. The site is occupied by an existing large, two storey, dwelling with attached two-storey side projection, which is lower than the main dwelling. This side block is currently being used as flats for students given the close proximity of the site to the Ulster University and approval was granted in 1986 for the conversion to eleven (11) flats.

The site bounds the Shore Road to the northwest and this boundary is defined by a two (2) metre high stone wall. The wall wraps around and defines part of the northeastern side boundary, which separates the site with an existing dwelling backing onto the site (No. 741a). Tall, mature trees and hedging are located on this north eastern boundary on the neighbouring side. Another dwelling (No. 741) also abuts the northeastern boundary with the existing House of Multiple Occupation (HMO) building forming part of the boundary wall. The southern boundary abuts the shore line of Belfast Lough with a slipway just outside the application site boundary. An existing small single storey stone building is located on the southern boundary

where it abuts Belfast Lough. Further west of the application site is a grouping of tall, mature trees which lie outside the site boundary. These separate the site from the adjacent Loughshore Park.

RELEVANT PLANNING HISTORY

Planning Reference: U/2003/0580/F
Location: 737 Shore Road, Jordanstown
Proposal: Change from flat roof to pitched roof and minor elevation alteration;
Decision: Permission Granted 09.01.2004

Planning Reference: U/1986/0274/F
Location: 735-737 Shore Road, Jordanstown
Proposal: Conversion of premises from 7 to 11 flats
Decision: Permission Granted 17.11.1986

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is located within the development limits of the Belfast Urban Area. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (September 2014): The application site is located within the development limits of Metropolitan Newtownabbey. The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out planning policies for the conservation, protection and enhancement of our natural heritage.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

PPS 15: Planning and Flood Risk (Revised September 2014): sets out planning policies to minimise flood risk to people, property and the environment.

CONSULTATION

Council Environmental Health Section

No objection

NI Water

No objection

DfI Roads

No objection

Northern Ireland Environment Agency: Marine Fisheries Division

No objection

Northern Ireland Environment Agency: Water Management Unit

No objection

Northern Ireland Environment Agency: Natural Environment Division

No objection

DfI - Rivers Agency

No objection

Shared Environmental Services

No objection

REPRESENTATION

Fifteen (15) neighbouring properties notified and five (5) letters of objection have been received from three (3) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Increased traffic with safety implications
- Slip road turning right into the site not long enough to accommodate additional traffic
- Loss of existing building with architectural merit
- The existing boundary wall should be retained
- Loss of vegetation - biodiversity, visual and air quality implications

- Loss of privacy (No. 741 Shore Road)
- Overshadowing
- Loss of views
- Noise impact and disturbance
- Detrimental visual impact

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Nature Conservation
- Flood Risk
- Other Matters

Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires that regard should be made to the Local Development Plan, so far as material to the application. Section 6 (4) of the Planning Act also states that where, in making any determination, regard should be made to the Local Development Plan that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Belfast Urban Area Plan 2001 (BUAP) currently operates as the statutory development plan for the area with draft BMAP remaining a material consideration. The BUAP and dBMAP both identify the site as being within the development limit of Metropolitan Newtownabbey.

Whilst there is no specific operational policy relevant to the proposal in the BUAP, in both versions of the draft BMAP the site is affected by the proposed BMA Coastal Area. Therefore Policies COU 2 and 3 within Volume 1 'Plan Strategy and Framework' of draft BMAP are material to the proposal. These allow for development within the Coastal Area where it can be demonstrated that any proposal will not harm the qualities of the coastal landscape, while still protecting nature conservation value. It is considered the proposal complies with this policy as detailed below.

Within this context it is considered that the principle of housing development on this site is acceptable with the detail of the proposal to be considered on its individual merits against regional planning policy. This is addressed as follows.

Design and Impact on Character and Appearance of the Area

The current regional policy direction is to make more efficient use of urban land, but cautions that overdeveloped and unsympathetic schemes will not be acceptable in established residential areas and that schemes should be sensitive in design terms to people living in the existing neighbourhood and to local character. Para 4.34 of the SPPS indicates that one of the keys to successful place-making is the relationship between different buildings and the relationship between buildings and streets and the compatibility of a development with its immediate and wider context, and the settlement pattern of a particular area.

Although imaginative and innovative forms of housing are encouraged, this is qualified in existing residential areas with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS7 reiterates the need for sensitivity and in Policy QD1 the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'. Policy QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.

The proposal includes the demolition of the existing dwelling and flats on the site and the erection of two blocks of apartments with seven units in each block totalling fourteen (14) apartments. Notwithstanding the criteria set out within Planning Policy Statement 7 Addendum 'Safeguarding the Character of Established Residential Areas' does not apply given the sites location adjacent to a main transport corridor, it is considered the density of the proposal is acceptable and will not have a detrimental impact on the character and appearance of the area.

The first criterion (a) of Planning Policy Statement 7 requires that the proposed 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, structures and landscaped and hard surfaced areas.

The proposed apartment blocks are to be 10.4 metres in height in comparison to the existing eleven-metre high dwelling. The massing of the two proposed apartment blocks will be greater than the existing dwelling and flats given that the existing building steps down in height closest to the boundary with No. 741 Shore Road and the depth of the proposed buildings is also greater. However, the height of the apartments is in line with the existing block of seven apartments recently completed on the north eastern side of No. 741. The frontage length of each of the blocks is approximately nineteen (19) metres. Two metres separation distance is proposed between the two blocks and block one is positioned some 2.5 metres closer to the road than block two which will also help to break up the massing of the two buildings sitting side by side. In addition, the roof of the proposed apartment blocks is hipped which is in keeping with the existing dwelling on this site, and this reduces the massing of the buildings. The existing dense mature trees beyond the southwestern boundary of the site will largely screen the proposed apartments from view from this approach travelling in a northeasterly direction along the Shore Road. Overall, the proposed height, scale and massing is considered to be acceptable in this context.

Policy OS 2 of PPS 8 states that open space for public use is only required for new residential developments of 25 or more units or on sites of one hectare or more. The provision of shared open space is therefore not required. However, Creating Places Guidance requires that in the case of apartment development, private communal open space should be provided ranging from 10 – 30 square metres per unit. The existing lawn abutting the shoreline is to be retained and will provide private and communal open space for the development well in excess of the guidance.

The proposed apartment blocks have been provided with dual aspects in order to provide a frontage on the Shore Road elevation and also to the Lough which aims to provide an attractive outlook to the development to the front and rear. The finishes to the apartments include render walls as per the existing dwelling and although

some of the detailing is to include zinc clad dormers, charcoal grey PVC windows and wet cast silver granite string course, the general area consists of a wide range of materials and therefore the design of the proposed apartments will not appear out of character with the area.

A planting plan has been provided which indicates proposed planting behind the existing walled boundaries, which are to be retained. The lawn and grass area adjacent to the car parking spaces will be maintained and a landscape management and maintenance schedule has been submitted (Document 02/1). The proposed car parking to the front will be largely screened by the existing boundary wall as the site sits approximately half a metre below the level of the road. The existing stone walls defining the side and rear boundaries are also to be retained. The existing mature trees of approximately fifteen (15) metres along the south eastern boundary are to be retained.

Overall it is considered that the proposed design and layout in terms of its form, materials and detailing is acceptable and will respect its surrounding context and is appropriate to the character and topography of the site in terms of scale, massing appearance of buildings, landscaped and hard surfaced areas.

Neighbour Amenity

An existing chalet bungalow (No. 741a Shore Road) is located to the northeast and backs onto the application site. The proposed car parking area abuts the curtilage of this property and the closest space is approximately 8 metres from the boundary with proposed planting and a wide grassed area between the boundary and the car parking spaces. Although there is likely to be increased activity from cars entering and leaving the site, which may result in increased noise, the proposed separation distance and the retention of the existing 2.25-metre high wall defining the boundary with additional planting will ensure that any potential impact is not significant. Existing mature trees and hedging is also located on the neighbouring side of the boundary wall. A bin enclosure is located along the southeastern boundary with No. 741A. This is a small enclosure set against an existing two (2) metre high wall, which is to be retained. Existing trees are located on the neighbouring side of the bin enclosure. It is considered that there will not be a significant impact resulting from the proposed bin enclosure.

The proposed apartment buildings are to be located adjacent to No. 741 Shore Road, which is a two-storey dwelling to the southeast of the application site. Block 2 is closest to this neighbouring property however, only bathroom windows with obscure glazing are positioned on the gable elevation of 'Block 2' facing this property. Block 1 is located 27 metres from the boundary with No. 741 and therefore there is no concern with regards to overlooking.

No. 741 has two ground floor windows, two first floor windows and one velux window in the side elevation abutting the application site. The occupants of this property raised overshadowing as an objection to the proposal. An internal inspection was carried out from No. 741 in order to assess the potential for overshadowing on this property. The existing windows in the side elevation of No. 741 serve an en-suite on the ground floor and also a bedroom on the ground floor, which is a secondary window. This ground floor bedroom also has patio doors, which access the rear garden. On the first floor, the windows serve an en-suite and again a secondary

bedroom window. The velux window serves a bedroom, which also has patio doors and an additional window.

At present, No. 741 enjoys clear uninterrupted views to the southwest towards Loughshore Park as the existing building on the site sits further forward towards the road which has been raised in some of the objections. The proposed development seeks to pull 'Block 2' 8.5 metres closer to the Lough Shore than the existing building on the site, which will result in 'Block 2' being 3.5 metres behind the southeastern building line of No. 741. 'Block 2' is 10.4 metres in height where the existing property is stepped down to 6.5 metres abutting the boundary with No. 741. This is likely to have some impact in terms of overshadowing however, given the path of the sun; this is only likely to be in the late afternoon and evening time. In addition, the separation distance has been increased from the initial proposal to 8.8 metres gable to gable increasing to 9.7 metres from the projection on 'Block B' which is stepped in. The windows affected include en-suite or secondary windows and therefore it is considered that a refusal on this basis alone would be difficult to sustain.

Although there will be some loss to existing views from the gable windows of No.741 for this property, the views towards Belfast Lough will not be affected. The impact on views is restricted and limited to a private view in one direction and no important public vistas are affected. It is not considered that the impact on the views from gable windows at No. 741 are so significant to warrant refusal of the application. The hipped roof and proposed separation distances will also ensure there is no significant impact in terms of dominance.

The rear elevation includes significant glazing to take advantage of the views towards the Lough. It is considered that there will be no detrimental impact in terms of overlooking or loss of privacy as these are directed towards the Lough and Loughshore Park. While there is likely to be some noise and disturbance created during the construction phase, this will be temporary and any additional noise and disturbance created by the proposal is unlikely to be significant.

Nature Conservation

The application site is directly adjacent to Belfast Lough SPA/Outer Belfast Lough ASSI and Ramsar site, which are of international and national importance. The application site is in close proximity to North Channel candidate Special Area of Conservation (cSAC).

Foul Sewerage is to be disposed of via mains and surface water will be disposed of via a storm sewer. This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). Natural Environment Division and Shared Environmental Services have recommended conditions that a 10 metre buffer must be maintained between the location of all construction works and Belfast Lough. In addition all surface water run-off during the construction and operational phase shall be directed away from Belfast Lough SPA/Outer Belfast Lough ASSI. Northern Ireland Environment Agency: Marine Fisheries Division has also been consulted and has no objection.

Objectors raised concern regarding the loss of vegetation and the biodiversity, visual and air quality implications this would have. It is considered that the proposal does

not involve the removal of a significant number of trees and adequate planting is proposed. Natural Environment Division has raised no objection to the proposal.

A Bat Survey Report (Document 06) has been submitted, which shows that the proposal is unlikely to significantly affect the local bat population and no bat roosts have been discovered on site. Natural Environment Division has been consulted and has no objection.

It is considered the proposal complies with Planning Policy Statement 2: Natural Heritage.

Flood Risk

There are no designated watercourses within the site. The proposed apartment blocks are located outside the 1 in 100 year flood plain and also outside the 1 in 200 year coastal flood plain. It is considered that the proposal complies with Revised Planning Policy Statement 15, Policy FLD 1 in this regard.

A Drainage Assessment has been submitted (Document 03/3). DfI Rivers and Water Management Unit were both consulted and have raised no objection to the proposal.

Access and Parking

It is considered that the access and parking arrangements are acceptable for this development and that the road can cope with additional traffic generated by the development. The existing entrance is to be increased to six metres and a recessed area has been indicated as a bin collection point. DfI Roads has considered all objections and has no objection to the proposal, which is considered to comply with Planning Policy Statement 3 'Access, Movement and Parking'. In addition, the current standards set out in DCAN 15 and 'Parking Standards' have been adhered to. DfI Roads has also confirmed that a 'Left in/Left out' policy will apply to this development.

Other Matters

The architectural interest that the existing building exhibits is an issue that has been raised through letters of objection and includes concern regarding its loss should its demolition be permitted. Whilst it is acknowledged the existing dwelling is of considerable age, it is not listed and as a consequence it could be demolished without the need to attain planning permission. Furthermore supporting information has been submitted by the applicant's agent, which highlights structural issues with the building and outlines why it would not be feasible to convert the existing dwelling rather than demolish it. The loss of the existing building as a consequence of the current proposal is therefore considered to be acceptable in this case.

A supporting statement has been submitted with the application, which indicates that the proposal represents an investment from the private sector of £3million.

CONCLUSION

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

- The principle of housing on this site is considered to be acceptable;

- The design, layout and appearance of the proposed development is considered acceptable;
- There is no significant adverse effect on existing or proposed properties in terms of residential amenity, loss of light, overshadowing, noise or other disturbance which would warrant refusal of the application;
- There is no flood risk associated with this development;
- The proposal will not have a detrimental impact on natural heritage interests; and
- There are no road safety concerns regarding the proposal.

RECOMMENDATION :

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 04/2 bearing the date stamp 10th April 2018 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

4. No retained tree as indicated on Drawing No. 09/2 date stamped 27th April 2018 shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the prior written consent of the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

5. The proposed planting shall be carried out in accordance with details as identified on Drawing No. 06/3 date stamped 29th September 2017 within the first

full planting season following the occupation of the first residential unit hereby approved. Plants dying within 5 years of planting shall be replaced.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. The open space and amenity areas indicated on the stamped approved Drawing No. 09/2 date stamped 27th April 2018 shall be managed and maintained in accordance with the Landscape Management Plan, Document 02/1 received on 27th April 2018 and any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual and residential amenity.

7. A suitable buffer of at least 10m must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/ spoil and the boundary of Belfast Lough SPA and Ramsar, Belfast Lough Open Water SPA and East Coast proposed Marine SPA which shares the red line boundary.

Reason: To protect the site selection features and conservation objectives of Belfast Lough SPA / Ramsar, Belfast Lough Open Water SPA and East Coast (NI) Marine proposed SPA.

8. All surface water run-off during the construction and operational phase shall be directed away from Belfast Lough SPA/Outer Belfast Lough ASSI.

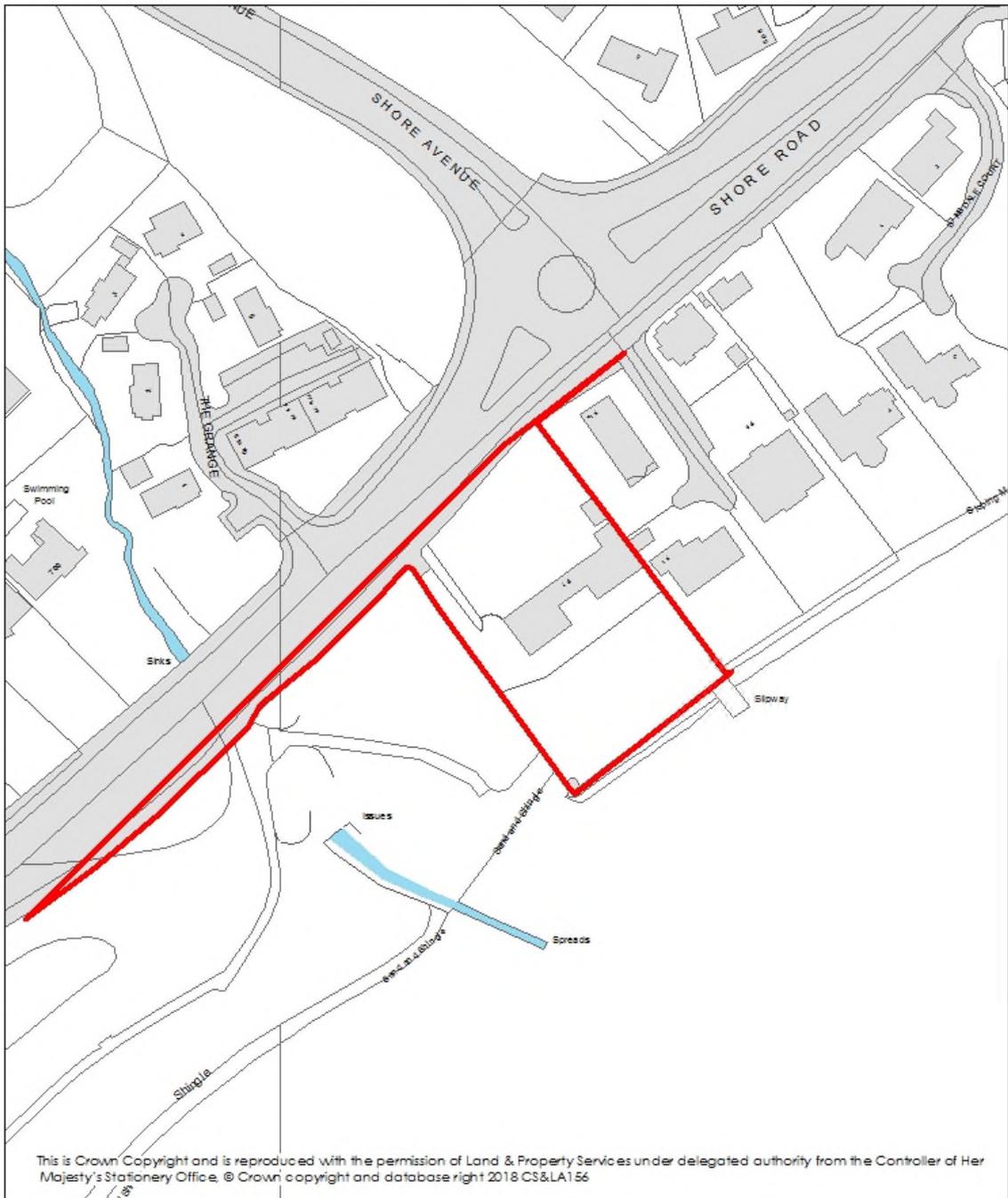
Reason: To protect the site selection features and conservation objectives of Belfast Lough SPA / Outer Belfast Lough ASSI.

9. There must be no storage of construction equipment and/or materials within the Q200 tidal floodplain.

Reason: To protect the site selection features and conservation objectives of Belfast Lough SPA / Ramsar, Belfast Lough Open Water SPA and East Coast (NI) Marine proposed SPA should a coastal flooding event occur.

10. In the event that previously unknown contamination is discovered, development on the site shall cease pending submission and agreement of a written report detailing the proposed investigation, risk assessment and remediation strategy. Development works shall not resume until the agreed written report has been fully implemented to the satisfaction of Antrim and Newtownabbey Borough Council.

Reason: In the interest of public health.



Location Map

Application Reference: LA03/2017/0418/F

Nos 735-737 Shore Road, Jordanstown

Proposed demolition of Nos 735-737 Shore Road, Newtownabbey and erection of 2 no. apartment buildings comprising 14 no. apartments, car parking, cycle parking, landscaping and all associated site works

 Site Boundary



For Information Only



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2017/0681/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Proposed change of use of an existing agricultural shed to commercial storage.
SITE/LOCATION	10 Eskylane Road, Antrim, BT41 2LL.
APPLICANT	Ms Karen Murdock
AGENT	N/A
LAST SITE VISIT	12 April 2018
CASE OFFICER	James Cairns Tel: 028 903 40403 Email: james.cairns@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

SITE DESCRIPTION

The application site is located immediately to the south of No. 10 Eskylane Road, which is within the countryside, beyond any settlement limit as defined in the Antrim Area Plan. The application site comprises an existing portal frame shed measuring approximately 20 metres by 30 metres, which is accessed via an existing laneway from Eskylane Road.

The surrounding lands are under the ownership of the applicant and these comprise a dwelling and associated garage, a number of buildings (previously used for agricultural use) including sheds and stables. A sand arena (equestrian manège) is located to the northwest of the site.

The surrounding area is typically rural in character, with established farm groupings located along the Eskylane Road. There are also a number of detached dwellings sited along the Eskylane Road, with the closest (No. 12 Eskylane Road) located immediately to the south-west of the proposed development site.

RELEVANT PLANNING HISTORY

No relevant planning history on the application site.

Adjacent Planning History

Planning Reference: LA03/2016/0964/F

Location: 10 Eskylane Road, Antrim, BT41 2LL.

Proposal: Retrospective planning for 8 no horse walker to have galvanised steel frame panels, covered roof with hydraulic drive mechanism.

Decision: Permission Granted (21.03.2017)

Planning Reference: T/2010/0304/F

Location: 10 Eskylane Road, Antrim.

Proposal: Replacement dwelling & detached garage with games room above.

Decision: Permission Granted (27.07.2010)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Antrim Area Plan 1984 – 2001: The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 4: Planning and Economic Development: sets out planning policies for economic development uses.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

One (1) neighbouring property was notified and one (1) letter of objection has been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- The Eskylane Road is a quiet country road with no approved commercial premises. It is unsuitable for use by large vans or commercial vehicles to have regular access on a daily basis.
- Potential for damage to the new shared private laneway (leading to Nos. 4 – 12 Eskylane Road which currently adjoins the means of access to No. 10. There is a requirement to replace water drums currently in place with a permanent division.
- Potential impact upon the safety of families, children, and pets who use the shared private laneway.
- Impact of the development upon the established character of the area, and the loss of amenity.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development;
- Impact of the Character and Appearance of the Area; and,
- Neighbour Amenity.

Principle of Development

Policy CTY 1 of Planning Policy Statement 21 sets out the range of types of development which, in principle, are considered to be acceptable in the countryside. The policy further advises that planning permission for non-residential development in the countryside will only be granted in specific cases, which includes industry and business uses in accordance with Planning Policy Statement 4: Planning and Economic Development.

Policy PED 2: Economic Development in the Countryside states that proposals for economic development uses in the countryside will only be permitted where an application relates to the expansion of established economic development use; the redevelopment of an established economic development use; major industrial development; or, small rural projects.

Paragraph 6.87 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) states, 'The guiding principle for policies and proposals for economic development in the countryside is to facilitate proposals likely to benefit the rural economic and support rural communities, while protecting and enhancing rural character and the environment, consistent with strategic policy elsewhere in the SPPS'. The SPPS further outlines that farm diversification, the re-use of rural buildings and appropriate redevelopment and expansion proposals for industrial and business purposes will

normally offer the greatest scope for sustainable economic development in the countryside.

The application seeks to change the use of part of the existing former agricultural building (a portal framed shed) to allow the storage of horse supplements in connection with the applicant's online business (Comfort Gut). The applicant has advised that storage floorspace is currently rented in Springfarm Industrial Estate and that this proposal will increase the storage capacity of the business. Furthermore, the applicant has informed the Planning Section that, whilst the business operates on an online basis from her place of residence at this site, no retailing operations take place at this location.

The subject building is currently used for storage associated with the residential use of the property, with a lean-to section being used as a stable block to accommodate the applicant's horses. Drawing No. 03 bearing the date stamp 18 July 2017 indicates the gross floorspace within the existing building that will be used for storage purposes amounts to approximately 416 square metres.

In the context of acceptable uses outlined within Policy PED 2 of PPS 4, it is considered that this proposal does not relate to the expansion or redevelopment of an established economic development use, nor is it considered to be a major industrial development or small rural project. As the proposed development does not fall within any of the acceptable uses outlined by Policy PED 2, it is considered that, in this case, the principle of development has not been established, and is therefore unacceptable.

Impact on Character and Appearance of the Area

The application proposes to use the existing shed for storage purposes in association with the applicant's online horse supplement business, and does not involve any construction works on the site. The appearance of the site will not change as a consequence of this application, and it is considered that the proposed development will not have an impact upon the overall appearance of the area.

The objection letter received in relation to the application expresses concern that the proposal would change the "established character of the area ... beyond recognition". It is understood that these concerns are associated with a potential increase in daily traffic movements to and from the site, particularly by large vans and commercial vehicles.

With regard to traffic movements in relation to the proposed development, the applicant has advised that deliveries to the site will be monthly or bi-monthly, and that outgoing traffic is likely to occur once per fortnight. The applicant has also confirmed that the circulation space within the existing yard would prohibit access by larger commercial vehicles, and that commercial traffic to and from the site will most likely be large vans.

It is considered that given the clarification provided by the applicant, the increase in vehicular movements associated with the proposal is likely to be minimal. Such an increase would be unlikely to result in a detrimental impact upon the character of the area. Overall it is considered that the proposed development will not result in a detrimental impact upon the character and appearance of the area.

Neighbour Amenity

The objection letter received in relation to the application states that the proposed development would result in the loss of neighbour amenity by way of noise and nuisance associated with traffic movements to and from the site. In addition, the objection expresses concern about the potential for damage to arise to the shared private laneway (used to access Nos. 4 – 12 Eskylane Road).

In relation to noise and nuisance, the applicant has outlined that the proposed development will be for storage purposes only; no retailing operations will take place from the site; and, the increase in traffic movements is anticipated to be minimal, with outbound movements at “a rate on average of one pallet per fortnight being distributed” from the premises. Furthermore, inbound traffic movements to the proposed development will be “monthly/bi monthly”. Owing to the level of increase with regard to traffic movements attributed to the proposed development, it is considered that the proposal will not significantly impact upon neighbour amenity by way of noise or nuisance.

Regarding the potential risk of damage to the shared private laneway associated with Nos. 4 – 12 Eskylane Road by commercial vehicles travelling to and from the proposed development site. The applicant has advised that any commercial traffic will not be travelling on the tarmac lane which serves the other residential properties accessed from this shared laneway and will not be in close proximity to any of these houses, pets or children.

Owing to the minimal increase in traffic movements to and from the application site, together with the confirmed use of the existing concrete hardstanding to access the yard, it is considered that the proposed development is unlikely to result in a detrimental impact upon the amenity of nearby residential properties.

CONCLUSION

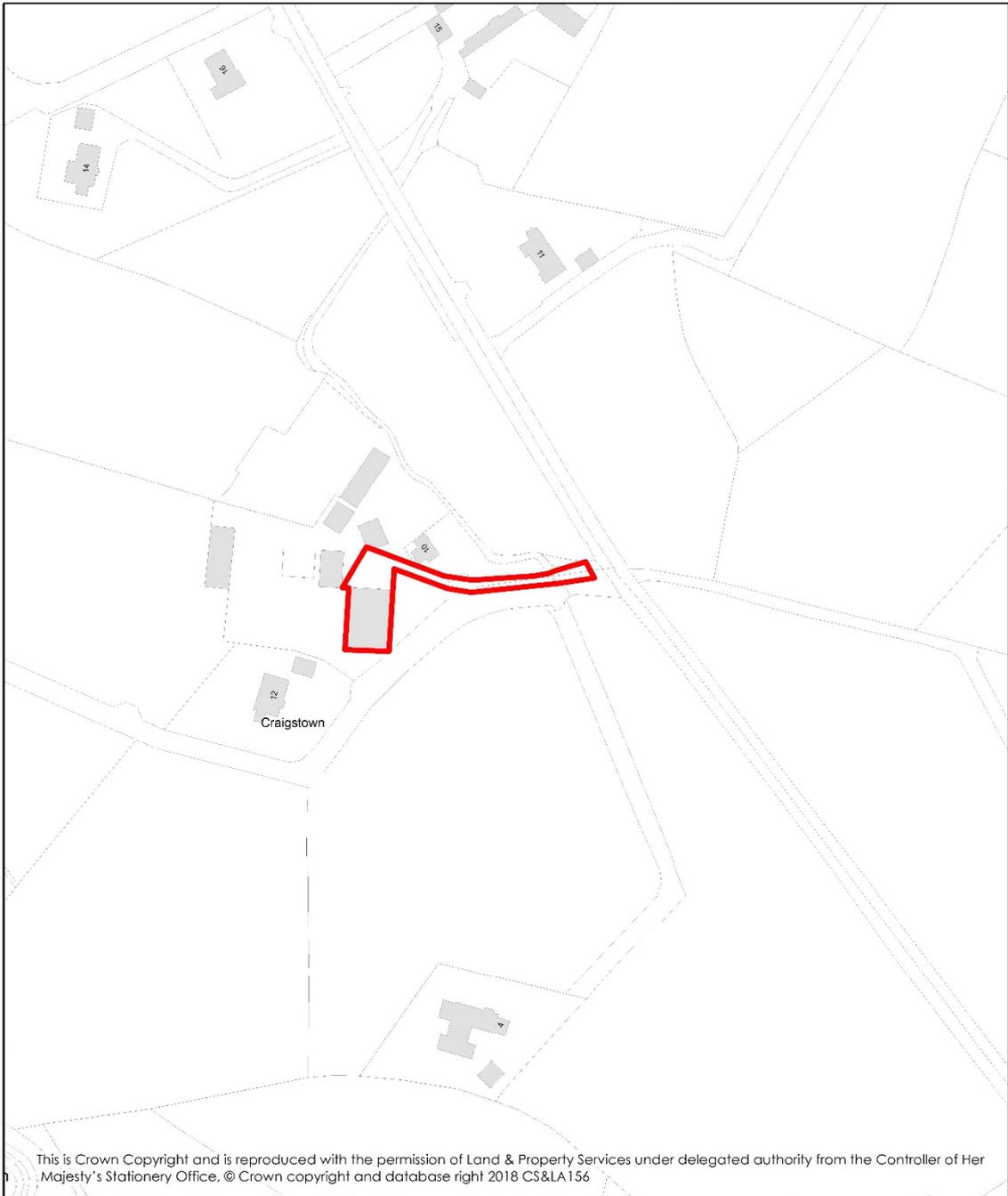
The following is a summary of the main reason(s) for the recommendation:

- The principle of development at this location is considered to be unacceptable;
- It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the area and will not have an adverse impact upon neighbour amenity.

RECOMMENDATION :	REFUSE PLANNING PERMISSION
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PROPOSED REASON OF REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy CTY 1 of Planning Policy Statement 21: Sustainable Development in the Countryside, and Policy PED 2 of Planning Policy Statement 4: Planning and Economic Development, in that it is considered to be an unacceptable form of economic development in the countryside.



Location Map

Application Reference: LA03/2017/0681/F

10 Eskylane Road, Antrim.

Change of Use of Existing Shed to Commercial Storage.



For Information Only

 Site Boundary



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2018/0344/F
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Proposed new detached domestic garage and 1.8m high timber fence (retrospective application)
SITE/LOCATION	1 Toberdowney Valley, Ballynure, BT39 9TS
APPLICANT	Mr. & Mrs. Robert Beattie
AGENT	Sean Walsh
LAST SITE VISIT	02 May 2018
CASE OFFICER	Simon Russell Tel: 028 90340427 Ext40427 Email: simon.russell@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

SITE DESCRIPTION

The application site is located at No.1 Toberdowney Valley, within the settlement limits of the village of Ballynure as defined within the Newtownabbey Area Plan and the draft Belfast Metropolitan Area Plan. It comprises a prominent elongated corner plot, approximately 0.08 hectares in size, located on the corner of Lismenary Road and the southern side of Toberdowney Valley. The site contains a large one and a half storey detached dwelling, which was approved under planning reference: U/2013/01291/F by the Department of the Environment on 18 March 2014. A garden and tarmaced car parking bay lies to the rear of the dwelling. The site is predominantly flat apart from the eastern part where a tarmaced path leads up from the parking bay to a large detached corrugated iron building (measuring 4.0m x 2m with a pitched ridge height of 3.1m) to the rear of the dwelling set along the eastern boundary of the site, which lies gable fronted onto Toberdowney Valley.

The western roadside boundary and part of the northern boundary is defined by a black wooden 3-bar fencing, approximately 0.97m in height. The remainder of the northern boundary is defined by 1.8m high timber fencing (which then stops and turns at right angles to join the corner of the northern gable of the dwelling) and then continues along this boundary on the other side of the existing entrance onto Toberdowney Valley. A 1.8m high timber fence also defines the eastern boundary

(which also extends along the southern boundary of the neighbouring property - No.9 Toberdowney Valley). The southern boundary is defined by a 0.9m high brick party wall and an old stone wall, lined with mature trees, which helps to screen the site from views when travelling along the Lismenary Road in a northerly direction.

The application site is surrounded by single storey dwellings, with agricultural lands to the southeast. It is located within an established residential development known as Toberdowney Valley. The internal estate runs in an easterly direction with single storey dwellings fronting onto it. The road then splits and provides access to two cul-de-sacs, which comprise a mixture of chalet bungalows and two storey dwellings. The surrounding area is characterised as residential with a semi-rural feel given its peripheral location within the village and the site's proximity to a rural area.

RELEVANT PLANNING HISTORY

Planning Reference: U/2013/0291/F
Proposal: Erection of dwelling
Location: Adjacent to 17 Lismenary Road and 9 Toberdowney Valley, Ballynure
Decision: Planning permission granted (18 March 2014).

Relevant Enforcement History

LA03/2017/0204/CA -

There is a current live enforcement case pertaining to the unauthorised erection of the domestic garage and 1.8m timber high fencing at this site. On 23 April 2018 the Planning Committee agreed that an Enforcement Notice should be served. Enforcement Notices were subsequently served on 27 April 2018 and this Notice takes effect on 15 June 2018. The applicant has submitted the current retrospective application (LA03/2018/0344/F) on 16 April 2018, in an attempt to regularise the breach of planning control.

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Newtownabbey Area Plan, Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (published September 2014): The site lies within the settlement of Ballynure. The Plan offer no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

CONSULTATION

No consultations were deemed necessary for this application.

REPRESENTATION

Five (5) neighbouring properties were notified and one (1) letter of objection has been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

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

- Concern that the application is retrospective in nature;
- Concern that the development is not in keeping with the other residences and has a negative impact upon the character of the area; and
- Visual impact of the industrial looking metal shed.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Design and Impact of the Character and Appearance of the Area; and
- Impact upon Neighbouring Amenity.

Design and Impact on the Character and Appearance of the Area

This application seeks retrospective planning permission for the retention of a detached garage along the eastern boundary and also the 1.8m high close boarded wooden fencing along the northern and eastern boundaries of the site.

According to Drawing No.03 the garage measures approximately 8.15m by 5.15m with a pitched ridge height of 3m above ground level. At the time of the site inspection, the garage was finished in light green corrugated sheeting, with black edge bands, black roller shutter and white pedestrian door, roughly in accordance with the details as shown on Drawing No.03.

Although imaginative and innovative forms of development are encouraged, this is qualified in existing residential areas with the need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS7 reiterates the need for sensitivity and in Policy QD1, the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'. Therefore the main issue in the determination of this application is the impact of the development on the appearance and character of the urban area.

The main policy context for this application is provided by the Addendum to Planning Policy Statement 7: Quality Residential Environments (PPS 7), which is entitled Residential Extensions and Alterations (the Addendum). Policy EXT 1 of the Addendum states that planning permission will be granted for a proposal to extend or alter a residential property where four specified criteria are met. Criterion (a) requires the scale, massing, design and external appearance of the proposal to be sympathetic with the built form and appearance of the existing property and that it will not detract from the appearance and character of the surrounding area. Annex A of the Addendum sets out guidance to be taken into account when assessing such proposals. Paragraph A11 indicates that garages should be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views.

The application site comprises the corner plot of a residential curtilage of a 2-storey, detached dwelling (No.1 Toberdowney Valley). Unlike neighbouring properties in the immediate area, No.1 Toberdowney Valley occupies quite an elongated corner plot, with a dual frontage, facing onto the Lismenary Road and Toberdowney Valley. The site is also in a prominent location at the entrance to an existing residential estate. Due to the elongated shape of the site and the large footprint of the existing dwelling, the garage has had to be erected along the eastern boundary, so not to impact upon the existing incurtilage car parking arrangements or the trees and stone wall, which define the southern boundary. However, according to stamped approved Drawing No.03/2 of the extant permission (U/2013/0291/F), three (3 no.) birch trees were to be retained as required by Condition No.05. It appears that one of these trees has been subsequently removed to facilitate the erection of the garage within this part of the site. The majority of the site is flat, with the exception of the northeastern part of the site, upon which the garage has been erected. This area is slightly more elevated (approximately 0.5 - 0.6m above the level of the footpath which runs along the northern boundary of the site) and as a consequence of this, the garage sits well above the 1.8m vertical fencing which runs along the eastern boundary. In addition, the garage's positioning close to the public footpath which abuts the northern boundary as well as its gable fronted orientation onto Toberdowney Valley, is considered unduly prominent, when viewed along the Lismenary Road and also when entering and leaving the Toberdowney Valley development.

It is acknowledged that permitted development rights were not removed under the dwelling application (U/2013/0291/F) and therefore the applicant could have

erected a garage under Part 1, Class D of The Planning (General Permitted Development) Order (NI) 2015 (known as the GPDO). The applicant has erected a detached garage measuring approximately 4.0m x 2m with a pitched ridge height of 3.1m. Although the size of the garage is within the permitted development perimeters set out under the GPDO, the garage is however sited in front of the principle elevation of the original house that faces onto the road and therefore cannot avail of permitted development rights and planning permission is required. In this case, as the dwelling has a dual frontage, this would include the dwelling's elevation which fronts onto Toberdowney Valley.

Policy requires that garages be subordinate in scale and similar in style to the existing property, taking account of materials, the local character and the level of visibility of the building from surrounding views. Although the garage is subordinate in relation to the large two storey dwelling on the site, it is considered that its design and palette of materials gives it a commercial/industrial appearance. It is considered that the garage gives no consideration to the design and palette of materials used on the existing dwelling, or any of the neighbouring dwellings and as a result its finishes are considered inappropriate for its surrounding context. As a result of the garage's inappropriate siting, design and palette of materials, it is considered that the garage fails to respect the existing dwelling on the site and its surrounding environment and therefore has a visually harmful effect on the character and appearance of the immediate streetscape and area.

The proposal also seeks retrospective planning permission for the timber close boarded fence which has been erected along the northern and eastern boundaries of No.1 Toberdowney Valley. The fence is around 1.8m in height and extends across a large majority of the northern boundary (around 30m) which fronts onto the internal estate road into Toberdowney Valley. At time of the case officer's site inspection at the beginning of May 2018, the sliding close boarded timber panelled gate proposed across the entrance to the site had yet to be built.

It is acknowledged that the applicant could have erected the fence under permitted development whereby the first 1m (in height) of the fence could be erected under Class A.1 (A) of Part 3 'Minor Operations' of The Planning (General Permitted Development) Order (GPDO) (NI) 2015. The GPDO permits the erection of a wall or fence not more than 2 metres in height anywhere on your property except where it adjoins a road or footpath. In this case the height is restricted to 1 metre. The fence which has been erected around the curtilage of the site abuts the footpath along its northern and eastern boundaries and therefore cannot avail of permitted development rights and full planning permission is required.

Paragraph 4.20 of Creating Places acknowledges that enclosures also have other important functions to perform, such as providing a safe environment for children, enhancing privacy and shelter from wind and noise, and to keep out dogs and deter people from taking short cuts. However the scale, size and choice of materials should be reflective of the immediate area. It is evident that the size and scale of fencing erected around part of the curtilage of the site is to provide safety, security and privacy for the residents of No.1 Toberdowney Valley. However the required level of security for this corner site could be achieved with a lower level fence or hedging instead of the hard boundary treatment employed in this case. Hedging would be considered a visually softer option as it would readily blend into the streetscape.

The predominant front boundary treatment in the street consists of low level walls, vertical and horizontal fencing and undefined gardens abutting the public footpath. Whilst there are a number of properties within the Toberdowney Valley estate with 1.8m high fencing, these are set back within the site and do not abut the public road. No.2 Toberdowney Valley, which faces the application site and occupies a corner plot similar to the application site, also has vertical fencing along part of their frontage with matching materials as the application site. However, their fencing is considerably lower (by over half a metre) and less dominant than what has been erected around the curtilage of the application site.

Given the subject fence's overall scale and massing, it represents a visually dominating element in the streetscape, especially when read in context to the undefined, open plan boundary treatment of No. 9 Toberdowney Valley, which abuts the site to the east. It is therefore considered that the fencing is not characteristic of the area and detracts from its appearance and character and as such it fails to comply with criterion (a) of Policy EXT 1 of the Addendum to PPS 7.

Impact Upon Neighbouring Amenity

The fence and garage do not impact upon the neighbouring dwellings by reason of loss of light or overlooking. It is considered the scale of the fencing erected along the northern boundary of the site and the siting, design and palette of materials for the garage presents an unattractive outlook for the residents of Toberdowney Valley (especially No.2 Toberdowney Valley which faces onto the fencing and garage), however their amenity would not be adversely affected to sustain a valid reason for refusal under criterion (b) of Policy EXT 1.

CONCLUSION

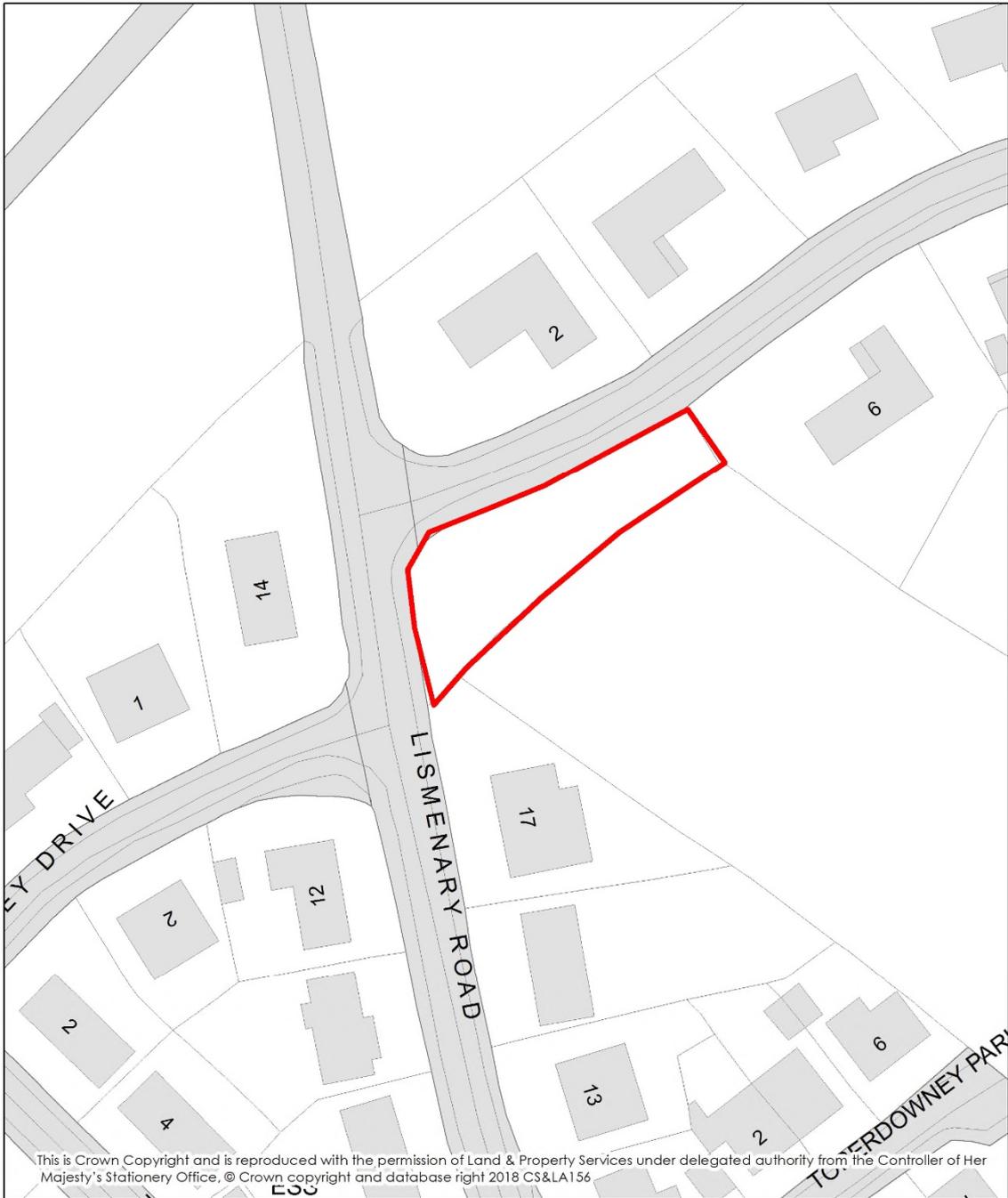
The following is a summary of the main reasons for the recommendation:

- It is considered that the development by virtue of its siting, scale and design will have a detrimental impact upon the character and appearance of the area;
- It is considered that the development will not have an adverse impact upon neighbour amenity.

RECOMMENDATION :	REFUSE PLANNING PERMISSION
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PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7– Residential Extensions and Alterations, in that the garage and fencing by reason of their scale, design and siting, if permitted, would not be sympathetic with the existing dwelling on site and would have a dominating effect which is out of keeping with the appearance of the existing property and detrimental to the character and appearance of the surrounding area.



Location Map

Application Reference: LA03/2018/0344/F

1 Toberdowney Valley, Ballyclare

Proposed new detached domestic garage and 1.8m high timber fence (retrospective application)

 Site Boundary

10 0 10 Metres



COMMITTEE ITEM	3.9
APPLICATION NO	LA03/2018/0235/F
DEA	THREEMILEWATER
COMMITTEE INTEREST	CALLED IN BY CLLR THOMAS HOGG
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	New Dwelling
SITE/LOCATION	Land to the rear of No. 20 Lenamore Avenue, Newtownabbey BT37 0PF
APPLICANT	Mr George Branagan
AGENT	Strategic Planning Ltd
LAST SITE VISIT	03 May 2018
CASE OFFICER	Sinéad Heaney Tel: 028 90340411 Email: sinéad.heaney@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

SITE DESCRIPTION

The application site is located within the development limits of Metropolitan Newtownabbey and within the Lenamore Area of Townscape Character (ATC) as designated in the Belfast Metropolitan Area Plan (Draft) on Lenamore Drive.

The site currently houses a two storey, rendered dwelling house set in mature gardens. The site is bounded on all sides by 2m high hedging interspersed with large mature trees. A disused garage building is located on the eastern boundary of the site.

The surrounding area falls within the Lenamore ATC which is characterised by detached dwellings on individual plots with front and rear garden areas. There are a mix of single, one and a half storey and two storey dwellings, of both Victorian and Edwardian styles.

RELEVANT PLANNING HISTORY

No relevant planning history

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is within the development limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (published September 2014): The Plan offers no specific guidance on this proposal. The proposal site is designated as being within the development limit of Metropolitan Newtownabbey and within Lenamore Area of Townscape Character.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 6: Areas of Townscape Character: sets out planning policy and guidance relating to Areas of Townscape Character, for demolition of buildings, new development and the control of advertisements.

PPS 7: Quality Residential Environments: sets out planning policies for achieving quality in new residential development. This PPS is supplemented by the Creating Places Design Guide.

Addendum to PPS 7: Quality Residential Environments: sets out planning policy and guidance on the protection of local character, environmental quality and residential amenity within established residential areas, villages and smaller settlements. It also sets out policy on the conversion of existing buildings to flats or apartments and contains policy to promote greater use of permeable paving within new residential developments.

Development Control Advice Note 8: Housing in Existing Urban Areas: sets out planning guidance to help ensure that urban and environmental quality is maintained, amenity preserved and privacy is respected when assessing proposals for new housing in existing urban areas.

CONSULTATION

Council Environmental Health Section

No objection

NI Water

No objection

DFI Roads

No objection

NIEA: Historic Environment Division

No objection

REPRESENTATION

Seven (7) neighbouring properties were notified and no letters of objection have been received. One neighbour (22 Lenamore Avenue) has made comments on the application. The full representations made regarding this proposal are available for Members to view online at the Planning Portal (www.planningni.gov.uk).

A summary of the key points raised is provided below:

Siting

The neighbour has advised that the electronic map shows the planned house incorrectly, positioned within the driveway. All plans accompanying this map do not show the house positioned within the driveway, it would appear the neighbour is confusing the onsite garage (to be removed) with the proposed dwelling.

Boundary Treatments

The neighbour has requested that the boundary treatments on the eastern boundary area be retained and pruned. The applicant has proposed the retention of this boundary and a condition can be placed on the issuing decision notice to require the retention of the vegetation.

Drainage

Comments have been made regarding water seepage into No. 22. The applicant has proposed that levels on the site will be lowered by some 2m, as such there will be no run off into the neighbouring property.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Layout and Design
- Impact on the Character and Appearance of the Area of Townscape Character
- Neighbour Amenity
- Access, Movement and Parking

The Principle of Development

The application site is located within the development limits of Metropolitan Newtownabbey, is within a residential area and located within the curtilage of an existing dwelling house. Given the context of the area it is considered that the principle of residential development is acceptable.

Design and Layout

Under Article 6 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 applications in an Area of Townscape Character are required to be accompanied by a Design and Access Statement (DAS). The applicant has submitted a DAS with this proposal.

The application proposes the erection of a storey-and-a-half dwelling in a 'back-land' site to the rear of an existing two storey dwelling. The dwelling is proposed to be set back some 40m from Lenamore Avenue. The dwelling is to be sited so that it sits almost entirely behind the existing dwelling house of No.20. The existing mature trees and hedging are proposed to be retained.

The proposed new boundary between the new dwelling and No. 20 will be denoted by a 1.8m cedar fence. Both properties will retain sufficient private amenity space, well in excess of the 70sqm as denoted in Creating Places.

The proposed dwelling is to have one chimney that does not extend above the proposed ridge height of 8m. The pitched roof over the main body of the dwelling will be finished in blue/black cement slates. This section of the dwelling house will be finished in white render. The applicant also proposes a flat roofed entrance hallway, a kitchen and family room finished with a Trocal roofing system in dark grey, this section of the house will be finished in vertically laid cedar cladding.

The applicant has proposed that the level of the site will be reduced by some 2m below the existing ground level. This will reduce any surface runoff into neighbouring properties and will assist in the integration of the proposed dwelling within the site.

The proposed garage to the rear of the dwelling has a pitched roof with white render, similar in design to the main body of the dwelling house. The proposed design and layout of the dwelling house is considered acceptable.

Impact on the character and appearance of the Area of Townscape Character.

The site is located within the Lenamore Area of Townscape Character. Policy ATC 2 of Planning Policy Statement 6 provides the policy for new development in an Area

of Townscape Character and requires that the Council will only permit development proposals in an Area of Townscape Character where the development maintains or enhances its overall character and respects the built form of the area.

It should also be noted that the proposed dwelling will sit to the rear of the existing dwelling. The garage and entrance hall will sit forward of the eastern elevation of the existing dwelling, but are set some 40m from Lenamore Avenue. It is considered that the proposed dwelling on this site will not have a significant impact on the character of the overall ATC given the number of backland developments that have been approved within the ATC and its positioning within the site.

Neighbour Amenity

Under part (h) of Policy QD 1 of PPS 7 it is stated that new development shall not create conflict with adjacent land uses and there is no adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

The property is proposed to be sited in such a way that its gable elevation will face the rear elevation of No. 20 Lenamore Avenue, the rear elevation will face the rear garden of No. 1 Lenamore Drive and the front elevation will face the rear garden of No. 22 Lenamore Ave.

There is a separation distance of some 8.5 metres from the main body of the house to the boundary with No. 22, the front elevation. The application proposed three small velux windows and three larger windows on the landing on the upper floor. The existing mature vegetation will screen any views of the rear amenity space of No. 22.

A separation distance of some 12m is proposed between the proposed dwelling and No.1, with the upper floor set back a further 5m. The upper floor rear return is proposed to be made up of 9No. 0.75 metre square window openings. The window openings are to allow light into the four bedrooms that run the length of the proposed dwelling. Bedrooms are generally considered to be low occupancy rooms. The existing mature boundary and the separation distance between the boundaries is considered acceptable in this urban context and there is no directly opposing first floor windows.

The proposed dwelling is to be positioned 3m from the rear boundary of the site, however, the property at No.12 Woodfield Grove which abuts this boundary is located some 20metres from its rear boundary. Two upper floor windows are proposed in this gable elevation, one for a walk-in wardrobe and one an ensuite. It is considered prudent that both windows would be obscured glazing, this would result in minimal impacts on the property at No. 12 Woodfield Grove.

The gable elevation that lies adjacent to No. 20 Lenamore Avenue, is located some 10.5 metres from the rear return of No. 20. The upper floor windows of both properties have a separation distance of some 15.5m, these window openings are for the family bathroom and a bedroom. To minimise any impacts on the existing dwelling at No. 20 it is considered prudent to obscure the glazing in both these upper floor windows.

Given the positioning of the dwelling within the site, the separation distances within this urban area and the obscured glazing, the proposed dwelling is unlikely to result in any significant adverse impact upon existing residential properties.

Access, Movement and Parking

The applicant has proposed creating a new vehicular access onto Lenamore Avenue, this new access is approx. 15m northeast of the existing vehicular access for No.20. The proposed dwelling will have its own private driveway leading to in-curtilage car parking and a detached garage to the rear. Lenamore Avenue is a private un-adopted road. DfI Roads have been consulted and have raised no objections to the proposal.

CONCLUSION

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

- The site is within the development limits of Metropolitan Newtownabbey and the principle of residential use is considered acceptable in this residential area;
- The design and appearance of the proposed dwelling is considered acceptable;
- The character of the Area of Townscape Character will not be altered by the development;
- There will not be any significant impact on the residential amenity of surrounding properties;
- DfI Roads has no objection to the proposal.

RECOMMENDATION :	GRANT PLANNING PERMISSION
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PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The existing mature hedgerow of the site, as shaded in blue, on approved drawing ref: 03, date stamped received 15 March 2018 shall be retained in perpetuity to a minimum height of 2m, unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

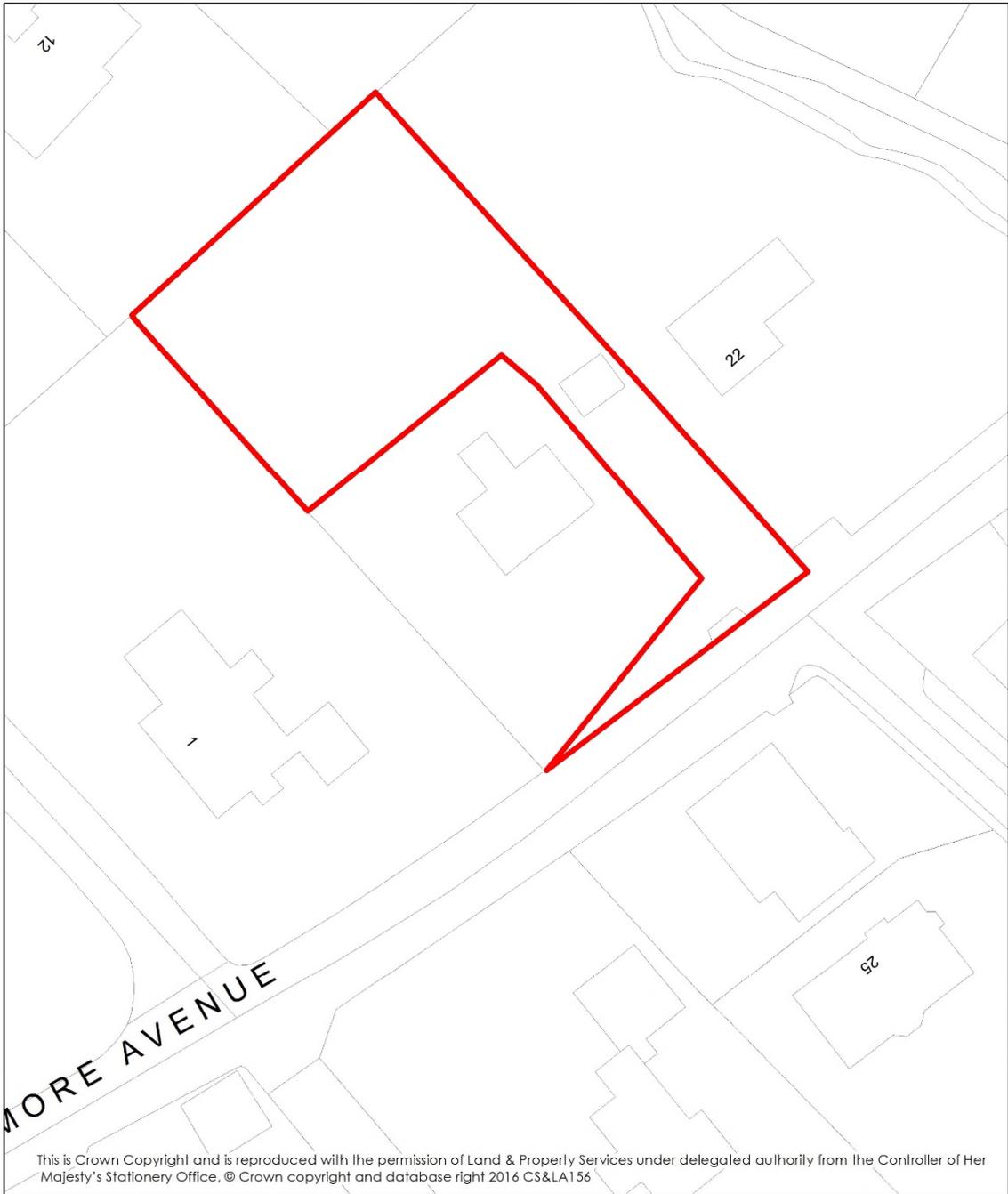
Reason: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality.

3. The existing mature trees of the site, as hatched in green, on approved drawing ref: 03, date stamped received 15 March 2018 shall be retained in perpetuity to a minimum height of 7m, unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality.

4. The windows indicated in orange on stamped approved plans 05 & 06 dated 15-MAR-2018 shall be non-opening and shall be permanently glazed with obscure glass.

Reason: To prevent any significant loss of amenity to the existing neighbouring dwellings.



Location Map

Application Reference: LA03/2018/0235/F
Location: Land to the rear of No. 20 Lenamore Avenue
 Newtownabbey BT37 0PF
Proposal: New Dwelling

 Site Boundary

Scale: 1:500



For Information Only



COMMITTEE ITEM	3.10
APPLICATION NO	LA03/2018/0207/F
DEA	BALLYCLARE
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION

PROPOSAL	Extension to existing domestic shed (Retrospective)
SITE/LOCATION	88 Green Road, Ballyclare, BT39 9PH
APPLICANT	Mr Stephen Wilson
AGENT	Sean Walsh
LAST SITE VISIT	4 th April 2018
CASE OFFICER	Alexandra Cooney Tel: 028 903 40216 Email: alexandra.cooney@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

SITE DESCRIPTION

The application site is located at 88 Green Road, Ballyclare which falls outside of any settlement development limit as defined in the draft Belfast Metropolitan Area Plan (published 2015). The site consists of a rectangular shaped plot which houses a semi-detached dwelling, a small outbuilding to the rear and the existing shed with the partially constructed extension which is the subject of this application. There is also a fenced off grassed garden area forward of the shed. The semi-dwelling is a modest single storey dwelling finished in a dashed render. The existing shed is located to the west of the dwelling and is finished in green painted corrugated metal. At the time of the site inspection the extension to the shed was partially completed and was currently at roof level.

The site's western and northern boundaries are defined with hedging at approximately 1.5 metres in height. The common boundary with the neighbouring dwelling at No. 90 is defined with post and wire fencing with the rear boundary being defined with a wall at a height of approximately 1 metre.

RELEVANT PLANNING HISTORY

No relevant planning history.

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Draft Newtownabbey Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (published September 2014): These Plans offer no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 3: Access, Movement and Parking (Revised 2005) and PPS 3 (Clarification 2006): sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking.

Addendum to PPS 7 - Residential Extensions and Alterations: sets out planning policy and guidance for achieving quality in relation to proposals for residential extensions and alterations.

PPS21: Sustainable Development in the Countryside: sets out planning policies for development in the countryside. This is supplemented by Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

CONSULTATION

DfI Roads - No Objections

REPRESENTATION

One (1) neighbouring property was notified. Three (3) letters of representation have been received, one (1) of which was in support of the application and two (2) highlighting objections.

The full representations made regarding this proposal are available to view online at the Planning Portal (www.planningni.gov.uk).

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

- Concerns raised in relation to the height of the shed
- Concerns that the shed would be a fire hazard
- Concerns that the shed is not in keeping with other dwellings in the vicinity and their domestic garages.
- Concerns in relation to the hedging to the rear of the shed not being owned by the applicant- meaning that if removed the height of the shed would be further exposed.
- Concerns that the shed is being used to store commercial vehicles meaning that it would not comply with the application under consideration.

A summary of the key point of support raised is provided below:

- The resident has no objection to the development.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Other Matters

Principle of Development?

Policy CTY1 of PPS 21 Sustainable Development in the Countryside identifies a range of types of development considered to be acceptable in principle in the countryside and is relevant to the application in so far that it directs that planning permission will be granted in the countryside for an extension to a dwelling where this is in accordance with the addendum to PPS 7.

The site comprises a semi-detached dwelling together with a small outbuilding to the rear and a domestic shed to the side and west.

Given that the existing dwelling and domestic shed are already present on the application site, the principle of an extension to this shed is considered acceptable. Subsequently, the main considerations are scale, massing, design and appearance, neighbour amenity and impact on the character and appearance of the area.

Scale, Massing, Design and Appearance

The relevant policy context is provided by the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations (APPS7). The Strategic Planning Policy Statement for Northern Ireland (SPPS) – Planning for Sustainable Development is material to all decisions. This document retains the policy provisions of the PPS7 (addendum) and states that any conflict between the SPPS and any policy retained under the transitional arrangements must be resolved in favour of the provisions of the SPPS.

Policy EXT 1 of the Addendum to PPS 7 notes that planning permission will be granted where a number of criteria are met. Criteria (a) of this policy states 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 surrounding area;' The proposed development is for the extension of an existing shed. As noted on Drawing No. 03 the existing shed measures 14.4 metres by 9.1 metres. The proposal will extend to the front of the existing shed by 12.4 metres and will have the same height (6.5 metres) and width (9.1 metres) as the existing shed. The design and materials used in the extension will match the shed that already exists on site which are noted on Drawing No. 03 as corrugated tin (painted dark green), wet dash for walls, and corrugated tin for doors.

The extension would see an increase of 113 square metres of the floor area of the existing shed. According to information supplied by the agent the existing shed has been in existence since 1986 and therefore is immune from any enforcement action. The existing shed on site has already got a larger footprint than the dwelling house to which it relates. Given that the proposal wishes to extend the shed further, almost doubling the shed in size it would be considered that the scale and massing of the proposal are not sympathetic with the built form and appearance of the existing dwelling house. The agent was asked to provide justification in relation to the need for such a sizeable extension to an already large shed. He advised that the applicant collects vintage machinery and requires the extension to house vintage diggers he collects as they are currently stored in his open yard which is not suitable due to the effects of weathering and also for security purposes. A list of nine (9) tractors and diggers were provided which are in the ownership of the applicant however, it was not considered that there was strong enough justification to suggest that an extension of this specific size and scale was required to house this machinery.

It is also noted that there are open views of the shed when travelling along the Green Road in both directions due to its size and scale. Paragraph 4.27 of the SPPS states that Planning Authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale or incompatible with their settings. In this case it is considered that the proposal is deemed out of scale when viewed with the dwelling house. The extended area of the shed also sits forward of the existing dwelling and has a higher roof height again making it appear overly dominant and out of proportion in relation to the main dwelling house.

It is considered that the proposal fails to comply with criterion (a) of Policy EXT 1 of Addendum to PPS 7 in relation to scale and massing. The extended shed would not be subordinate to the existing dwelling and would appear too large and dominant. Although Drawing No. 02 suggests that there is new planting proposed forward of the

extended area, overall, it is still considered that it would not integrate with the existing dwelling and its surrounding rural landscape and would have too great a visual impact.

Neighbour Amenity

It is considered that the proposal will not unduly affect the privacy or amenity of neighbouring residents due to its location on site adjacent to only an open agricultural field.

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 as there does not appear to have been any trees within the area of the proposed shed.

Amenity Space, Parking and Manoeuvring

It is considered that sufficient space remains within the curtilage of the property for domestic purposes including amenity space and the parking and manoeuvring of vehicles.

Other Matters

It is considered that the comments received within the letters of objection which were submitted relative to the height of the shed, the integration/exposure and those with reference to the shed in relation to other domestic garages in the vicinity have been addressed above where the proposal was assessed against Policy EXT 1 of Addendum to PPS 7. It has been concluded that the scale and massing proposed are not considered acceptable when assessed against this policy.

In relation to the concern that the shed could pose a fire hazard, in the absence of further information to support this comment the Council would have no reason to believe that the extension to the shed would cause any increased risk of a fire hazard.

Comments in relation to the hedging to the rear of the shed not being owned by the applicant have also been raised which leads the objector to have further concerns that if this hedging was to be removed the height of the shed would be further exposed. It is not clear from the information submitted with the application who is in ownership of the boundary hedging but the comments in relation to further exposure and integration have been noted by the case officer. It is considered that the likelihood of removal of this hedging is low given that the site is within the rural area and the trees are not known to be at risk of felling.

In relation to the concern noting that the shed is being used to store commercial vehicles and therefore the proposal would not comply with the application under consideration. The agent has provided written confirmation that the vehicles are collected as a personal hobby, the application is within the curtilage of the existing dwelling and given that the proposal is for domestic use it is considered that this application is considered to be valid.

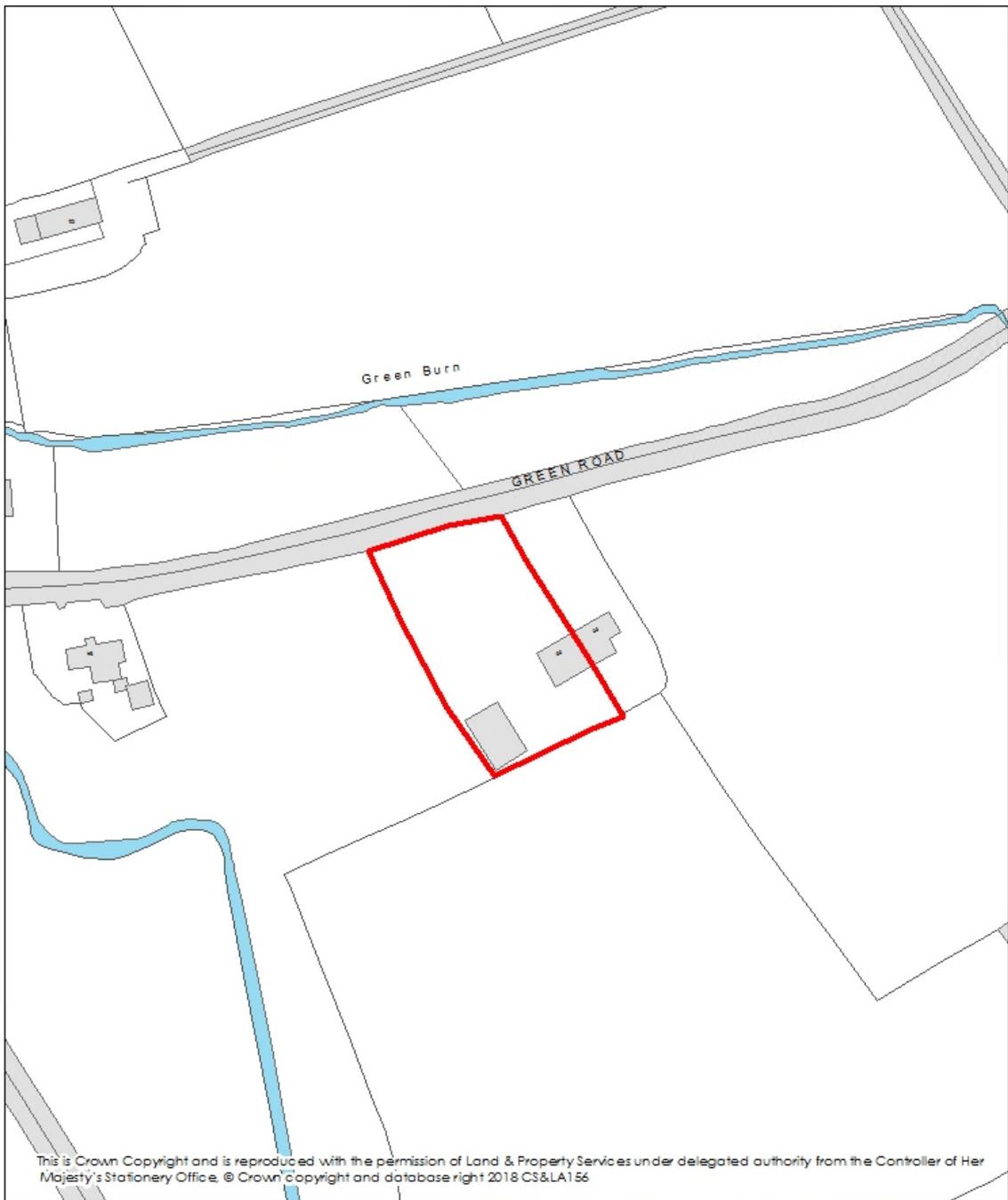
CONCLUSION

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

- The scale and massing of the proposed storage shed are not acceptable.
- The storage shed is considered to be dominant when viewed with the dwelling house to which it relates.
- The proposal does not affect the privacy or amenity of neighbouring residents.
- The proposal does not have a detrimental impact on trees or the environmental quality of this area.
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

RECOMMENDATION :**REFUSE PLANNING PERMISSION****PROPOSED REASON FOR REFUSAL**

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that: the scale, and massing of the proposed storage shed are not sympathetic nor subordinate to the built form and appearance of the existing dwelling house and would be out of scale and incompatible with its setting.



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Location Map

Application Reference: LA03/2018/0207/F

88 Green Road, Ballyclare

Extension to existing domestic shed (retrospective)

 Site Boundary



COMMITTEE ITEM	3.11
APPLICATION NO	LA03/2018/0080/A
DEA	MACEDON
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE ADVERTISEMENT CONSENT

PROPOSAL	Temporary marketing material hoardings for housing development
SITE/LOCATION	Loughshore Manor, Shore Road, Newtownabbey BT37 9RZ
APPLICANT	Wilden Construction
AGENT	Denis Williams Design Services Ltd
LAST SITE VISIT	11.04.2018
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext40429 Email: ashleigh.wilson@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

SITE DESCRIPTION

The application site is located within the development limits of Metropolitan Newtownabbey and comprises the frontage of the Loughshore Manor Housing Development, located along the Shore Road, Newtownabbey.

Existing signage is in place to the front of the site and existing metal security fencing defines the front and roadside boundary. Construction works are currently ongoing within the site. The surrounding area consists primarily of residential development.

RELEVANT PLANNING HISTORY

Planning Reference: U/2005/0049/F
Location: Lands at 319-321 Shore Road, Whitehouse, Newtownabbey
Proposal: Erection of six apartment blocks comprising 174 units with new access including a new bridge and associated comprehensive landscaping and parking.
Decision: Permission Granted (21.06.2007)

Planning Reference: PLA2/6/010/06
Location: Lands at 319-321 Shore Road, Whiteabbey

Proposal: Amenity
Decision: TPO Confirmed (31.07.2006)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan: The Plan offers no specific guidance on this proposal.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 17: Control of Outdoor Advertisements: sets out planning policy and guidance for the control of outdoor advertisements.

CONSULTATION

DfI Roads – No objection.

REPRESENTATION

No neighbours were notified of the application. No letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Amenity, Design and Appearance
- Public Safety

Amenity, Design and Appearance

Planning Policy Statement 17 – Control of Outdoor Advertisements (PPS17) provides the policy context for the appeal sign and is one of policy documents retained by the Strategic Planning Policy Statement for Northern Ireland (SPPS). Policy AD1 of PPS17 states that consent will be given for the display of an advertisement where it respects amenity, when assessed in the context of the general characteristics of the locality and does not prejudice public safety.

Two hoardings are located along the frontage of the housing development currently under construction along the Shore Road and wrap around on both sides to frame the entrance to the construction site. Each of the hoardings are approximately 16.8 metres in length and 2.44 metres in height.

The justification and amplification within Policy AD1 within PPS 17 states that the size, scale, dominance and siting of an advertisement in relation to the scale and characteristics of the surrounding area will be taken into account. Whilst there are a number of commercial uses along the Shore Road, this immediate area is primarily residential in character and therefore there are no existing signs of this scale within the immediate area.

Whilst the advertising hoardings are proposed for a temporary period only, it is considered that the significant scale and dominance of the signage in this area would create a detrimental visual impact on the immediate area in which it is displayed. Annex A part 7 of PPS 17 states 'poster panel displays are out of place in any predominantly residential locality'. Although the wider area has some commercial and religious buildings and there is some commercial signage in the area, these existing signs are advertising the function of the premises on which they are erected and are generally of a much smaller scale. The commercial or religious use of these buildings means that the advertising has a reduced impact on the amenity of the area as the advertising is set in the context of the building. In contrast, the proposed signage is considered obtrusive in the streetscene and given the immediate area is residential the advertising hoarding is considered to be dominant and does not respect the visual amenity of this area.

PPS 17 recognises that large freestanding advertising panels can be of benefit to screen untidy ground however, it advises of design guidelines to ensure the visual impact is not significant. The policy refers to signage which is situated at the back edge of the pavement, or in other prominent locations such as the application site and states that care will be needed to ensure that their effect on pedestrians is not overwhelming. It is considered that in this case, the scale and size of the signage would be overbearing. In addition, it is considered that the 'wrap around' style of the hoardings results in the appearance of one continuous board when viewed from the road with no visual breaks between the panels. It is considered the signage would have a significant impact on the visual amenity of the area contrary to Policy AD 1 of PPS 17.

Public Safety

It is acknowledged that the Shore Road is a busy road and that the intention of the marketing material is to attract attention. DfI Roads has nevertheless raised no

concerns regarding the potential impact on road safety. It is considered therefore that the proposal will not have an unacceptable impact in this respect.

CONCLUSION

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

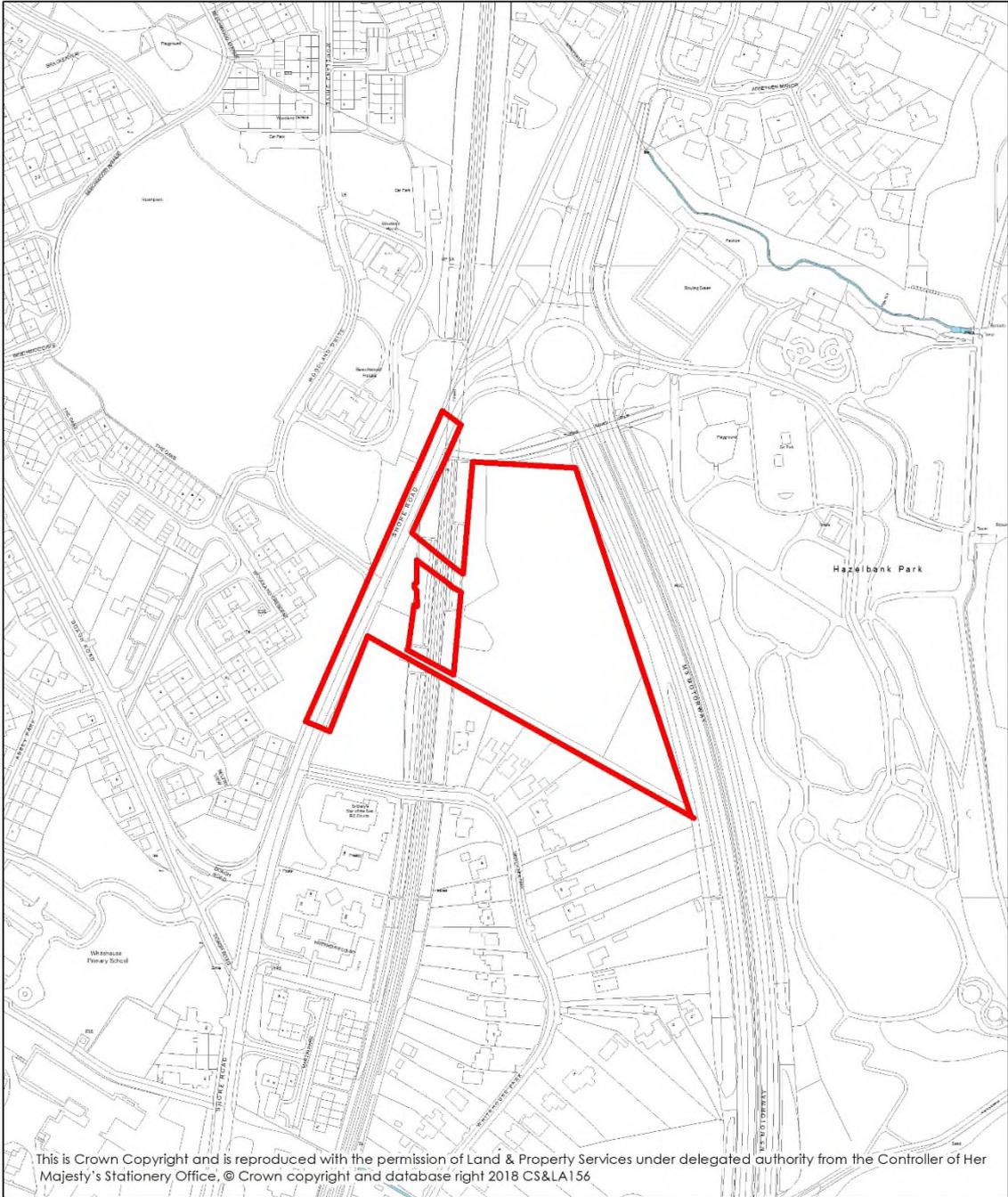
- The hoardings will impact on the visual amenity of the area and are out of keeping with the surrounding area.
- There are no road safety concerns

RECOMMENDATION

REFUSE ADVERTISEMENT CONSENT

PROPOSED REASON FOR REFUSAL

1. The proposed signage is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy AD 1 of Planning Policy Statement 17: Control of Outdoor Advertisements, in that, if granted consent, the signage would have a significant detrimental impact on the visual amenity and character of the area and represent an unsightly feature in the street scene.



Location Map

Application Reference: LA03/2018/0080/A

Loughshore Manor, Shore Road, Newtownabbey



Temporary marketing material hearings for housing development

 Site Boundary



COMMITTEE ITEM	3.12
APPLICATION NO	LA03/2018/0343/F
DEA	MACEDON
COMMITTEE INTEREST	COUNCIL APPLICATION
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	The extension of the open space area (104sq.m) including additional 1.8 ibex fencing to match existing and a paved area, seating areas, timber pergola, trellis, outside tap, raised planters and planting beds.
SITE/LOCATION	Whiteabbey Community Centre, 55 Glenville Road, Newtownabbey, BT37 0TA
APPLICANT	Antrim and Newtownabbey Borough Council
AGENT	N/A
LAST SITE VISIT	11 th May 2018
CASE OFFICER	Alicia Leathem Tel: 028 90340416 Email: Alicia.leathem@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

SITE DESCRIPTION

The application site is located adjacent to the Whiteabbey Community Centre within Metropolitan Newtownabbey as defined in draft Belfast Metropolitan Area Plan published September 2014 (dBMAP). The application site is accessed off the Glenville Road and is currently an area of undefined open space.

Whiteabbey Community Centre defines the southwestern boundary, the northwestern boundary is defined by mature trees and hedgerow while the northeastern and southeastern boundaries are undefined. The topography of the site rises slightly from the east to the west.

The surrounding area is predominately used for recreational purposes, as The Glen and Three Mile Water lies to the north of the site.

RELEVANT PLANNING HISTORY

Planning Reference: U/2014/0342/F

Location: No. Whiteabbey Community Centre, Glenville Road, Newtownabbey.

Proposal: Proposed extension to existing community centre to provide additional storage, kitchen and hall space

Decision: Permission Granted (02.06.2005)

PLANNING POLICY

Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough (the Antrim Area Plan and the Belfast Urban Area Plan). Account will also be taken of the Draft Newtownabbey Area Plan and its associated Interim Statement and the emerging provisions of the Belfast Metropolitan Area Plan (which has reverted to the Draft Plan stage) together with relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) published in September 2015 confirms that until such time as a Plan Strategy for the whole of the Council Area has been adopted the Council should continue to apply existing policy and guidance contained in retained PPSs and other relevant documents together with the provisions of the SPPS itself.

Belfast Urban Area Plan: The application site is within the development limit of Newtownabbey. The Plan offers no specific guidance on this proposal.

Draft Belfast Metropolitan Area Plan (2004) and Belfast Metropolitan Area Plan 2015 (published September 2014): The site is located within Metropolitan Newtownabbey.

SPPS – Strategic Planning Policy Statement for Northern Ireland: sets out that Planning Authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

PPS 2: Natural Heritage: sets out the planning policy for the conservation, enhancement and restoration of the abundance, quality, diversity and distinctiveness of the region's natural heritage.

PPS 8: Open Space, Sport and Outdoor Recreation: sets out planning policy for the protection of open space, the provision of new areas of open space in association with residential development and the use of land for sport and outdoor recreation.

CONSULTATION

No consultations were carried out on this application.

REPRESENTATION

Thirty-Two (32) neighbouring properties notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issues to consider in the determination of this application are:

- Principle of Development
- Design and Appearance and Impact on Character of Area

Principle of Development

The land use in the immediate vicinity of the site is predominantly recreational open space. Policy OS1 of PPS 8 operates a presumption against the loss of open space, however, it does allow for its redevelopment where there would be substantial community benefits that decisively outweigh the loss of open space. In addition Policy PSU 1 of A Planning Strategy for Rural Northern Ireland allows land to be developed which meets the needs of the community.

It is considered that the proposed extension to the curtilage of Whiteabbey Community Centre and associated works, provides a facility which serves to assist and enhance the community asset. The resultant loss of existing open space land to accommodate this facility is minimal.

Design and Appearance and Impact on Character of Area

Policy DES 2 of A Planning Strategy for Rural Northern Ireland advises that any development should be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

The proposal is for an extension to the curtilage of Whiteabbey Community Centre and associated works which include a paved area of approximately 100sqm, seating area, pergola, landscaping and 1.8 metre fencing to match the existing fencing. The works are considered appropriate given its location adjacent to the existing community facilities, the design and appearance and use of materials are considered appropriate to the surrounding site.

Neighbour Amenity

Cedar Court supported living facility is located to the northwest of the site. The boundary along the northwestern section of the application site is defined by mature trees and hedgerow. The proposal will not give rise to any negative impacts on the adjoining neighbouring properties.

CONCLUSION

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

- The principle of the development is considered to be acceptable.
- The design and appearance of the facility is acceptable.
- The proposal will not adversely impact on the amenity of neighbours.

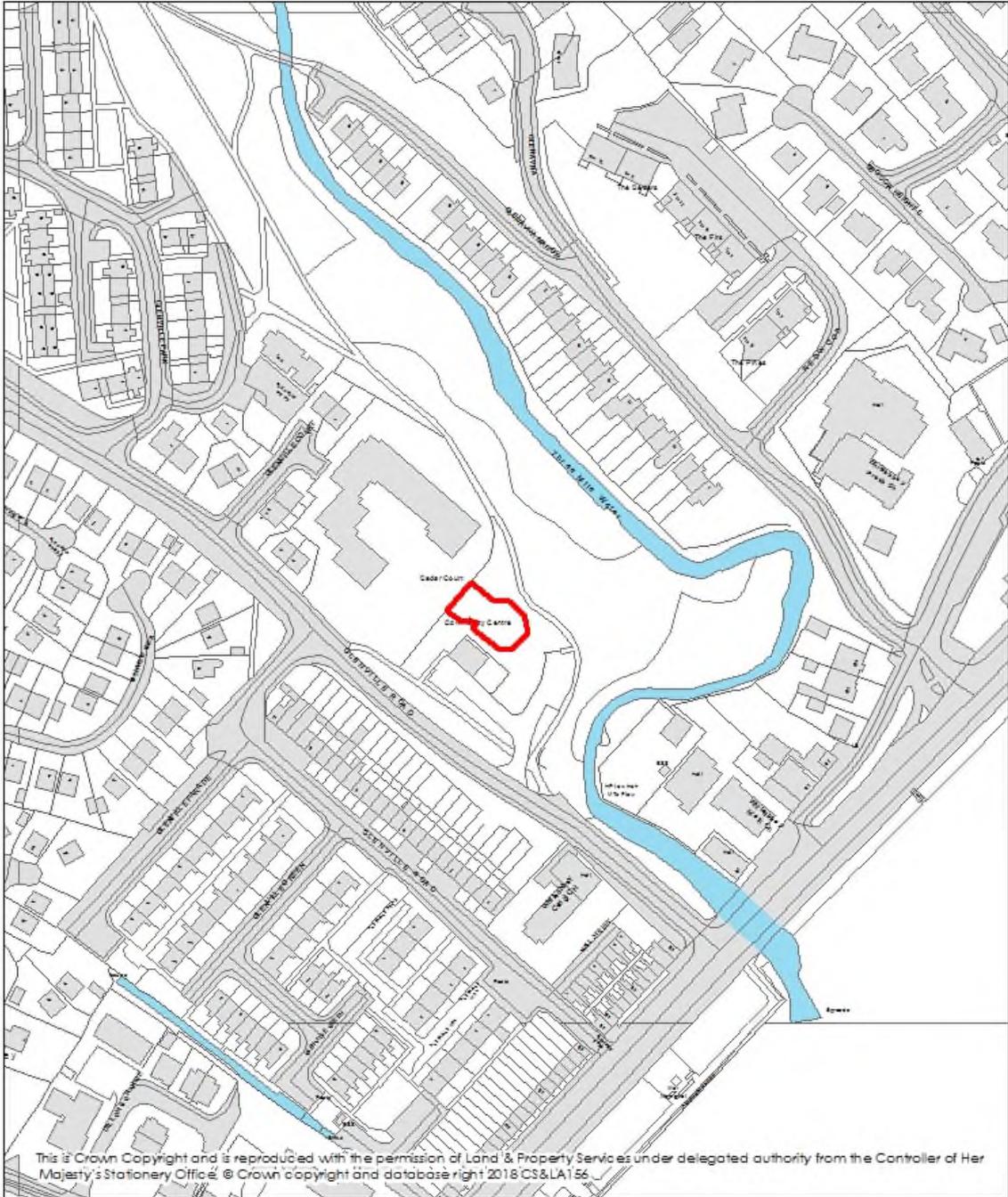
RECOMMENDATION :

GRANT PLANNING PERMISSION

PROPOSED CONDITION

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



Location Map Application Reference:LA03/2018/0343/F

The extension of the open space area (104sq.m) including additional 1.8 ibex fencing to match existing. This will also include the creation of a paved area, seating areas, timber pergola, trellis, outside tap, raised planters and planting beds.

 Site Boundary

Whiteabbey Community Centre N
55 Glenville Road
Newtownabbey BT37 0TA



**PART 2 FORWARD PLANNING MATTERS - LOCAL DEVELOPMENT
PLAN, PLANNING POLICY AND CONSERVATION**

OTHER PLANNING MATTERS

ITEM 3.13

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during May 2018 under delegated powers is enclosed for Members' attention together with information received this month on planning appeals.

RECOMMENDATION: that the report be noted.

ITEM 3.14

CONFIRMATION OF LISTING OF 59 LOUGHVIEW ROAD, ALDERGROVE, CRUMLIN

Members will recall the report presented to the March meeting of the Planning Committee seeking Members views on the proposed listing of 59 Loughview Road, Aldergrove, Crumlin by the Historic Environment Division of the Department for Communities (DfC).

The Council subsequently wrote to the DfC Historic Environment Division indicating its support for the proposed listing.

DfC Historic Environment Division has now confirmed that 59 Loughview Road has been added to the statutory list of buildings of special architectural or historic interest (see copy **enclosed**).

RECOMMENDATION: that the report be noted.

ITEM 3.15

P/FP/LDP/19 - PUBLICATION OF ANNUAL HOUSING MONITOR 2018

In order to inform the Local Development Plan process it is useful to gain an understanding of the amount of housing land supply that remains available within the 30 settlements in the Borough. This work is taken forward by the Planning Section's Forward Planning Team and Members will recall that the Annual Housing Monitor 2017 was published in December 2017.

The Annual Housing Monitor takes account of all sites where the principle of housing has been established. As a result it includes details of the number of dwellings approved on unzoned sites (whether through extant or expired permissions) as well as information on the number of dwellings approved or that could be provided on zoned housing land. Details for the individual sites are set out in a series of maps and associated tables.

Information from Building Control commencements and completions are used to inform the survey and Housing Monitor results.

The results of the 2018 Monitor (**copy enclosed**) indicate that there are 12,340 remaining potential dwelling units and 533 hectares of housing land remaining within the settlements of the Borough. It is intended that the findings of the 2018 survey will now be made available to the public on the Council's website.

RECOMMENDATION: that the report be noted and that the Annual Housing Monitor 2018 be published on the Council website.

ITEM 3.16

P/FP/LDP/35 - LOCAL DEVELOPMENT PLAN: REGIONAL MINERALS WORKING GROUP

The Department for the Economy (DfE) Minerals and Petroleum Branch and the Geological Survey for Northern Ireland have been liaising with all Council Local Development Plan Teams across Northern Ireland regarding minerals development and plan requirements.

DfE has recently issued a letter to Council Principal Planners with a draft Terms of Reference (copy enclosed) regarding the establishment of a Regional Minerals Working Group for Northern Ireland.

The proposed purpose of this Working Group is to examine and establish the supply and demand for aggregates across each Council area and Northern Ireland as a whole. It is hoped that this work will inform the evidence base to support Local Development Plans across Northern Ireland including any cross boundary issues arising related to supply and demand.

Members will however wish to note that some concern has been raised by Council Local Development Plan Teams as highlighted in the attached letter that the out workings of the Regional Minerals Working Group may well be out of kilter with the programmed timeline for the delivery of the Council development plans.

The date of the first Working Group meeting is scheduled for 14 June 2018 and Officers will attend at this stage.

RECOMMENDATION: that the report be noted.

ITEM 3.17

P/FP/LDP/94 – LOCAL DEVELOPMENT PLAN: COASTAL STAKEHOLDER GROUP

As part of cross boundary working associated with the new Local Development Plan (LDP) process, Mid and East Antrim Borough Council (MEABC) is hosting a coastal stakeholders meeting with key stakeholders to discuss how coastal erosion issues should be addressed in LDPs. A copy of the Council's invitation to stakeholders is enclosed for information.

The Strategic Planning Policy Statement (SPPS) states that LDPs should “*identify areas of the coast known to be at risk from coastal flooding, coastal erosion, or land instability where new development should not be permitted.*” As with all other aspects of an LDP, any policies and proposals brought forward must be underpinned by an evidence base that will be sufficiently robust to meet the required tests of 'soundness' at Independent Examination of a Development Plan document.

The intention of the meeting is to identify what information is available at present, or likely to be available in the short term, that could potentially be used to inform emerging LDPs concerning policy development on coastal erosion.

Invitees are stakeholders with knowledge of coastal erosion issues and Council Officers responsible for leading on those LDPs, which include sections of coastline within their respective areas. Discussions are proposed regarding the value of establishing a Coastal Working Group, focusing on forthcoming coastal erosion and wider coastal issues.

Officers intend to accept the invitation from MEABC.

RECOMMENDATION: that the report be noted.

ITEM 3.18

P/FP/LDP/13 – LOCAL DEVELOPMENT PLAN: SUSTAINABILITY APPRAISAL – CORRESPONDENCE FROM DEPARTMENT OF INFRASTRUCTURE

The Council published a Statement of Community Involvement (SCI) in 2016 based upon guidance produced by the Department of Infrastructure.

The SCI contained reference to the project management team for the local development plan being involved in the sustainability appraisal of the plan.

The Department has now written to all Councils (copy enclosed) following concerns regarding the extent to which statutory consultation bodies should provide input into the sustainability appraisal. The key issue relates to DAERA which because it has a role in relation to the discharge of its functions as the consultation body for the purposes of the Environmental Assessment of Plans and Programmes Regulations (NI 2004) may be viewed as having a conflict of interest.

DfI is currently considering reviewing its guidance and has recommended that each Council seeks legal advice on the matter.

It is considered that there is no detriment to the Council's Local Development Plan at this time. The Shared Environmental Service (SES), which has been appointed to carry out the necessary assessment, undertook the assessment of Preferred Options Paper with Council officers and nominated party representatives.

The Local Development Plan Team will continue to liaise with SES regarding the assessment of the next stages of the plan and who should be involved.

It is recommended that an information note is produced to accompany the Council's SCI to clarify that at the Preferred Options Paper Stage that the assessment was carried out as stated above. Clarification will also be produced regarding the next stages.

RECOMMENDATION: that the report be noted.

ITEM 3.19

G-LEG – CONSULTATION ON THE DRAFT LOCAL GOVERNMENT (CONSEQUENTIAL AMENDMENTS) REGULATIONS (NORTHERN IRELAND) 2018

Background

The Department for Communities (the Department) is seeking the views of councils on the draft Local Government (Consequential Amendments) Regulations (Northern Ireland) 2018 (the draft Regulations).

This report wishes to inform Members of the suggested amendments that the Department intends to make in relation to Pre-Determination Hearings for planning applications. The other matters within the **enclosed** consultation document were brought to the Policy and Governance Committee on 5 June.

The local government reform programme, which took full effect in April 2015, reduced the number of district councils and gave them the power to carry out additional functions. The key pieces of legislation that provided for this reform were:

- the Local Government Act (Northern Ireland) 2014 (the 2014 Act), which provided for the repeal and replacement of significant parts of the Local Government Act (Northern Ireland) 1972 (the 1972 Act) and in so doing placed a range of new requirements upon district councils, particularly in relation to their administrative and governance regimes;
- the Planning Act (Northern Ireland) 2011, which reformed the planning system and gave district councils responsibility for determining most planning applications; and
- the Local Government (Boundaries) Act (Northern Ireland) 2008, which reduced the number of local government districts (and as a consequence the number of councils).

As a result of changes brought into effect by these three Acts, there has been an impact upon some legislation already on the statute book, and a number of minor and consequential anomalies have emerged.

The draft Regulations are a technical piece of legislation and will provide for the amendment of legislation that has been impacted as a consequence of local government reform legislation. A number of minor and consequential anomalies have emerged which require amending.

The Department say that the Local Government (Northern Ireland) 2014 Act includes an enabling power to make consequential amendments in connection with its own provisions and those of the other two Acts listed above. The Department proposes to use this power to make Regulations to rectify the minor and consequential anomalies (including the references to former council names and districts) in other legislation. The Department considers the draft Regulations to be technical in nature. In making the draft Regulations the Department does not propose to introduce any new policies or give effect to any policy changes.

Proposed amendment

Decision taken by Councils following a Pre-determination Hearing

Regulation 6 and regulation 7(2) of the draft Regulations are linked. Regulation 6 will provide for amendment of the Planning Act (Northern Ireland) 2011 (the 2011 Planning Act) and regulation 7(2) will amend the 2014 Local Government Act.

The intention of these new Regulations is to correct perceived anomalies in both the Planning and Local Government Acts relating to pre-determination hearings on planning applications.

Section 30 (pre-determination hearings) of the 2011 Planning Act requires the council to carry out a pre-determination hearing for certain planning applications before the application is determined. These primarily relate to applications notified by the Council to the Department for Infrastructure where the Department then declines to use its powers of call in under section 29 of the 2011 Planning Act. Examples of notifiable applications include:

- major development applications that the council is minded to approve, but where a statutory consultee has raised significant concerns; or
- applications for development where the council is the applicant, has a financial interest, or its land is involved and the proposed development would be significantly contrary to the local development plan.

However, at present, if a pre-determination hearing is carried out by the Council, either on a voluntary basis or as a requirement under Section 30 of the Planning Act, then under the Council's Standing Orders the Planning Committee is empowered to make the final decision.

The new Regulations are aimed at ensuring that in future situations where a council holds a pre-determination hearing for a planning application that the final decision on such proposals is taken by the Full Council, rather than the council's Planning Committee.

If the amendments sought by the Department for Communities are introduced, then all councils will be legislatively barred from delegating decision making on those planning applications involving a pre-determination hearing. Rather all such decisions will in future fall to the full Council and the Council's Standing Orders would need to be amended to reflect this change.

The proposed legislative change would also include all cases where the Planning Committee consider a pre-determination hearing would be beneficial to the decision making process, even though not required by law.

Officer comments

In summary the amendments will mean that any planning application which is the subject of a pre-determination hearing must be determined by the full Council and not the Planning Committee.

Officers are of the opinion that the Planning Committee is best place to determine all planning applications as that is the committee with the appropriate expertise and experience to deal with such matters

RECOMMENDATION: the Council submits the following response to the Department regarding the proposed amendments in relation to Pre-Determination Hearings:

The Council does not agree that any planning application which is the subject of a pre-determination hearing should be determined by the full Council. The Council submits that a council's Planning Committee is the appropriate committee with the expertise and experience to determine all planning applications.