



16 July 2025

Committee Chair: Councillor R Kinnear

Committee Vice-Chair: Councillor S Flanagan

Committee Members: Aldermen – L Boyle, T Campbell and M Magill

Councillors – J Archibald-Brown, A Bennington, S Cosgrove, H Cushinan, B Mallon, R Foster and AM Logue

Dear Member

**MEETING OF THE PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 21 July 2025 at 6.00 pm.**

You are requested to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read "Richard Baker".

Richard Baker, GM, MSc  
**Chief Executive, Antrim & Newtownabbey Borough Council**

**PLEASE NOTE: Refreshments will be available from 5.00 pm in the Café**

**For any queries please contact Member Services:**

Tel: 028 9448 1301/ 028 9034 0107

[memberservices@antrimandnewtownabbey.gov.uk](mailto:memberservices@antrimandnewtownabbey.gov.uk)

## **AGENDA FOR PLANNING COMMITTEE – 21 JULY 2025**

**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 this part of the Planning Committee agenda do not require ratification by the full Council.

**Part Two** - Any matter brought before the Committee included in this part 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 Planning Applications**

#### **3.1 Planning Application No: LA03/2025/0302/S54**

Proposed storage and distribution facility comprising: temperature-controlled warehouse, ancillary offices, steel processing building and steel storage yard, conversion of dwelling at No.2 Tullywest Road to staff welfare and security building; vehicle maintenance and research and development building; ancillary plant equipment, parking, loading/unloading areas, landscaping including planted earth bunds, and all associated site works. New right turn lane access provided via Nutts Corner Road. (Variation of condition 6 of approval LA03/2023/0561/F regarding construction and marking of hard surface) at 50 Nutts Corner Road, Nutts Corner, Crumlin, BT29 4SQ.

#### **3.2 Planning Application No: LA03/2025/0229/O**

Dwelling and garage to rear of 16 Lenamore Drive, Newtownabbey.

#### **3.3 Planning Application No: LA03/2025/0181/F**

Retrospective extension of curtilage to existing business, including hardstanding area at lands approximately 20 metres north of 27 The Diamond Road, Aldergrove, Crumlin, BT29 4QX.

#### **3.4 Planning Application No: LA03/2025/0191/F**

Change of use and alterations to form 2no dwellings at 309-311 Carnmoney Road, Newtownabbey, BT36 6JT.

#### **3.5 Planning Application No: LA03/2025/0101/O**

Dwelling and garage 70 metres Northeast of Mossley Orange Hall, 557a Doagh Road, Newtownabbey.

3.6 Planning Application No: **LA03/2025/0187/O**

Site for replacement dwelling at 41 Loanends Road, Nutts Corner, Crumlin, BT29 4YW

3.7 Planning Application No: **LA03/2025/0088/F**

Proposed front façade cladding to existing building at 30 Fountain Street, Antrim, BT41 4BB.

3.8 Planning Application No: **LA03/2025/0238/F**

Extensions and alterations to dwelling at 89 Temple Hall, Templepatrick, BT39 0FE.

**PART TWO – Other Planning Matters**

3.9 Delegated Planning Decisions and Appeals June 2025

3.10 Proposal of Application Notices for Major Development June 2025

3.11 NISRA Planning Statistics 2024/2025 – Annual Statistical Bulletin 2024/2025 – April 2024 to March 2025

3.12 Enforcement – Annual Performance Reporting, Quarter 2 2024/2025

3.13 PAC Non-Determination Appeal - Planning Application LA03/2024/0925/F

3.14 PAC Non-Determination Appeal - Planning Application LA03/2025/0294/F

3.15 Any Other Relevant Business

**PART TWO – Other Planning Matters - In Confidence**

3.16 Legal Update Report – In Confidence

3.17 Antrim and Newtownabbey Borough Council, Affordable Housing Supplementary Planning Guidance – In Confidence

3.18 Local Development Plan, Updated Timetable 2025 – In Confidence

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE  
PLANNING COMMITTEE ON 21 JULY 2025**

**PART ONE**

**PLANNING APPLICATIONS**

<b>COMMITTEE ITEM</b>	<b>3.1</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0302/S54</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>PREVIOUS COMMITTEE DECISION</b>
<b>RECOMMENDATION</b>	<b>GRANT SECTION 54 APPLICATION</b>
<b>PROPOSAL</b>	Proposed storage and distribution facility comprising: temperature controlled warehouse, ancillary offices, steel processing building and steel storage yard, conversion of dwelling at No.2 Tullywest Road to staff welfare and security building; vehicle maintenance and research and development building; ancillary plant equipment, parking, loading/unloading areas, landscaping including planted earth bunds, and all associated site works. New right turn lane access provided via Nutts Corner Road. (Variation of condition 6 of approval LA03/2023/0561/F regarding construction and marking of hard surface)
<b>SITE/LOCATION</b>	50 Nutts Corner Road, Nutts Corner, Crumlin, BT29 4SQ
<b>APPLICANT</b>	Hannon Group
<b>AGENT</b>	O'Toole & Starkey Ltd
<b>LAST SITE VISIT</b>	5 <sup>th</sup> June 2025
<b>CASE OFFICER</b>	Barry Diamond Tel: 028 90340407 Email: <a href="mailto:Barry.Diamond@antrimandnewtownabbey.gov.uk">Barry.Diamond@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</b></p> <p><a href="https://planningregister.planningsystemni.gov.uk/application/699528">https://planningregister.planningsystemni.gov.uk/application/699528</a></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at the junction of the Nutts Corner Road and the Tullywest Road which is within the countryside, outside of any development limit as defined by the Antrim Area Plan.</p> <p>The application site extends to 8.6 hectares of land which was formerly part of a World War 2 airbase and still retains some elements of the hardstanding associated with the former use. Presently the site contains a number of different businesses and associated buildings. To the southwest corner is a dwelling and a number of wagon roof sheds associated with, an agricultural supply business (Martin Supplies). There is another dwelling located in the southeastern corner of the site which is not occupied, the steel processing building in the southwest portion of the site is under construction.</p> <p>The site is relatively flat with pallaside fencing along the Nutts Corner roadside boundary, however, similar fencing along the Tullywest Road is a more recent addition. The western boundary is defined by post and wire fencing while the northwestern boundary is defined by a maturing mixed species belt of trees with varying heights between 8 and 12 metres. The main site is accessed off the Nutts Corner Road, however, the dwelling (No. 50 Nutts Corner Road) located to the southwest corner of the site has a separate access onto the Nutts Corner Road and</p>	

the dwelling (No. 2 Tullywest Road) to the southeastern corner of the site has an access onto Tullywest Road.

The surrounding area has a mixture of land uses, including: the Highway Safety and Construction Training Facility which lies immediately adjacent to the site along its eastern boundary, two significant poultry farms are located in close proximity, one to the west, with the other being to the south, with a number of single dwellings located in a dispersed settlement pattern. To the east is Nutts Corner Roundabout, which has a number of commercial developments either existing or in the process of construction. These uses can include, agricultural sales, storage and distribution and light industrial.

The Nutts Corner Roundabout is located approximately 1.3km to the east and provides distributor roads to the M1 via the Moira Road, Belfast, Dundrod, Antrim and Mallusk.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: LA03/2023/0561/F

Location: 50 Nutts Corner Road, Nutts Corner, Crumlin

Proposal: Proposed storage and distribution facility comprising: temperature-controlled warehouse, ancillary offices, steel processing building and steel storage yard, conversion of dwelling at No.2 Tullywest Road to staff welfare and security building; vehicle maintenance and research and development building; ancillary plant equipment, parking, loading/unloading areas, landscaping including planted earth bunds, and all associated site works. New right turn lane access provided via Nutts Corner Road.

Decision: Permission Granted (05/08/2024)

Planning Reference: LA03/2022/0863/PAN

Location: 50 Nutts Corner Road, Nutts Corner, Crumlin

Proposal: Proposed storage and distribution facility comprising: warehousing, research and development building, offices, steel storage yard, ancillary plant equipment, parking, loading; unloading areas, landscaping and all associated site works. Relocation of existing builders storage and farm machinery sales yard. New right turn land access provided via Nutts Corner Road.

Decision: PAN Concluded (10/10/2022)

Planning Reference: LA03/2021/0300/PAN

Proposal: Steel distribution warehouse with ancillary office

Location: 50 Nutts Corner Road, Crumlin (and lands adjacent to the east and north)

Decision: PAN Concluded (23/04/2021)

#### **PLANNING POLICY AND GUIDANCE**

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the

extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The Plan identifies the applications site as being within the rural area of Antrim.

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.

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Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policy:

- Policy DM10 – Access and Parking.

## CONSULTATION

No consultations were necessary as the proposed variation of condition relates only to the phasing of areas of hardstanding for parking of vehicles within the site.

## REPRESENTATION

Six (6) neighbouring properties were notified and no letters of objections have been received.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Legislative Requirements
- Policy Context and Principle of Development
- Conditions to be Varied
- Other Material Considerations

## **Legislative Requirements**

### Environmental Impact Assessment

As the development falls within Schedule 2, Category 2, 10 (b) urban development projects including the construction of shopping centres and car parks of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the Council is obliged under Regulation 12 (1) of these Regulations to make a determination as to whether an application is or is not EIA development. An EIA Screening Determination was carried out and it was determined that the planning application does not require to be accompanied by an Environmental Statement.

## **Policy Context and Principle of Development**

Section 54 of the 2011 Act applies to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On receipt of such an application, the Council may only consider the question of the conditions subject to which planning permission should be granted and it cannot revisit the principle of the development granted previously. The Council can grant such permission unconditionally or subject to different conditions, or it can refuse the application if it decides the original condition(s) should continue. The original planning permission will continue to exist whatever the outcome of the current application.

The principle of development has been established on the site under planning application Ref: LA03/2023/0561/F which was approved on 5<sup>th</sup> August 2024. As the current application seeks only a variation of Condition 06 attached to this permission, the principle of development cannot be revisited. Consideration will be given to the proposed variation of the conditions imposed on the previous approval and whether the variation of the conditions is considered acceptable.

## **Conditions to be Varied**

The purpose of this application is to vary Condition 6 of planning approval Ref: LA03/2023/0561/F which requires that all areas of hardstanding for parking and manoeuvring are provided prior to the occupation of any of the three buildings on the site. The variation proposes to only provide the areas of parking for each of the respective buildings prior to the occupation of that building. Supplementing the application is a site location plan and a phasing plan, Drawing Nos. 01 and 02/1.

Condition 6 of planning approval LA03/2023/0561/F states:

"The development hereby permitted shall not become operational until the hard surfaced areas have been constructed and permanently marked in accordance with Drawing No 03B date stamped 27-FEB-2024 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."

The applicant seeks to vary the wording of the condition to read as follows;

""The development hereby permitted shall not become operational until the hard surfaced areas required for each phase of the development, as identified in the



Phasing Plan (Drawing Ref: 02/1), have been constructed and permanently marked to provide adequate facilities for parking, servicing, and circulation within the site for that phase. No part of these hard surfaced areas shall be used for any purpose other than for the parking and movement of vehicles."

Under the original grant of planning permission there was no suggestion of a phasing of the development and therefore the original permission sought the creation and development of all areas of hardstanding for the parking of vehicles prior to the occupation of the first building. The applicant has provided a site layout plan (Drawing No. 02/1) indicating three phases to the development. The steel storage shed and site access off the Nutts Corner Road is the first phase and is currently under construction. This is then to be followed by the development of either the temperature-controlled warehouse, or the vehicle maintenance, research and development building.

It is accepted that the creation of all the areas of hardstanding for the parking of vehicles would not be necessary unless the entire development was completed. The proposal to create the areas of hardstanding following the occupation of each building within the development would represent a reasonable and proper request for the orderly development of the site.

It is proposed, to reword the condition as indicated below to ensure that the access and hardstanding are provided in full prior to the occupation of each of the buildings. The alternative wording should now read;

"No building within any phase of the development hereby permitted shall become operational until the hard surfaced areas required for that development phase, as identified in the Phasing Plan (Drawing Ref: 02/1), has been constructed and permanently marked to provide adequate facilities for parking, servicing, and circulation. No part of the hard surfaced areas shall be used for any purpose other than for the parking and movement of vehicles."

In addition, as the development has commenced, condition one has been removed to take into account the commencement of development which impacts on the numbering of the remaining conditions.

## **CONCLUSION**

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

- The principle of the development has previously been established; and
- The delivery of the parking and turning areas in a phased manner is considered acceptable.

## **RECOMMENDATION**

## **GRANT SECTION 54 APPLICATION**

## **PROPOSED CONDITIONS**

1. No part of the development hereby permitted shall become operational until the buildings coloured green on stamped approved Drawing No 03B date stamped 27-FEB-2024 have been demolished and all foundations and rubble removed from the site.

Reason: To control the number and types of uses operating from the site.

2. The dwelling shaded orange on stamped approved Drawing No 03B date stamped 27-FEB-2024 shall no longer be used as a dwelling once any part of the development hereby permitted becomes operational and the building will remain ancillary to the other uses approved on the site.

Reason: To ensure that the redevelopment of the site does not adversely affect the residential amenity of that dwelling and that the building is used for its proposed use.

Reason: To control the number and types of uses operating from the site.

3. The vehicle maintenance building shaded blue on stamped approved Drawing No 03B date stamped 27-FEB-2024 shall only be used for the maintenance and servicing of vehicles related to the businesses operating from the site.

Reason: To ensure that the building is used as an ancillary element to the main business uses on the site and not part of a separate business.

4. The office building shaded brown on stamped approved Drawing No 03B date stamped 27-FEB-2024 shall only be used as ancillary office space for Hannon Steel and the building shall not be used as a separate business.

Reason: To ensure that the building is used as an ancillary element to the main business uses on the site and not part of a separate business.

5. No building within any phase of the development hereby permitted shall become operational until the hard surfaced areas required for that development phase, as identified in the Phasing Plan (Drawing Ref: 02/1), has been constructed and permanently marked to provide adequate facilities for parking, servicing, and circulation. No part of the hard surfaced areas shall be used for any purpose 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.

6. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works shall cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use and to control any risk to human health arising from land contamination.

7. After completing all remediation works under Condition 6 and prior to operation of the development, a verification report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons

in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:  
<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use and to control any risk to human health arising from land contamination.

8. The proposed earth bund and landscaping along the boundaries of the site as indicated on Drawing No. 16A date stamped 19-JAN-2024 shall be carried out in full prior to the erection of any of the buildings hereby approved above subfloor level. The remaining planting within the site shall be completed within the first planting season following the completion of the development hereby approved. The boundary landscaping shall be retained thereafter at a minimum height of 4 metres unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

9. The landscaped areas shall be managed and maintained in accordance with the Landscape Management Plan which is to be agreed in writing with the Council prior to any part of the development becoming operational. The landscape management plan will include details of maintenance schedules and the replacement of any trees or hedging which die during the lifetime of the permission. The landscape maintenance plan will be adhered to during the lifetime of the development hereby approved.

Reason: To ensure successful establishment and ongoing management and maintenance of landscaping in the interests of visual amenity.

10. Notwithstanding the detail on the landscaping drawing, there shall be an earth bund with landscaping constructed in the area shaded purple on Drawing No. 16A date stamped 19-JAN-2024. The earth bund shall be constructed at a height not less than 2 metres and the landscaping shall be carried out in an identical matter to the proposed landscape bund along the Nutts Corner Road.

Reason: In the interests of the visual amenity and character of the area.

11. There shall be no storage of any material or racking over a height of 1.5 metres in the area identified for steel storage and hatched brown on stamped approved Drawing No 03B date stamped 27-FEB-2024.

Reason: In the interests of the visual amenity and character of the area.

12. There shall be no external storage of goods or materials other than in those areas which are expressly designated for such a use on stamped approved Drawing No 03B date stamped 27-FEB-2024.

Reason: In the interests of the visual amenity and character of the area.

13. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

14. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 13.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded

15. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 14. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

16. External lighting to be included in the development should be of flat glass, full cut off design with horizontal mountings so that there is no light spill above the horizontal.

Reason: To ensure that the lighting does not confuse or distract pilots in the vicinity of the aerodrome.

17. Prior to works commencing, a final Construction Environmental Management Plan (CEMP) must be submitted by the appointed contractor for agreement with the Council and NIEA Water Management Unit. The final CEMP must be site specific and include all necessary mitigation measures to avoid any pollutant egress to the adjacent watercourse. The approved final CEMP shall be adhered to and implemented in full in accordance with the approved details, unless otherwise agreed in writing by the Council.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site and to ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

18. No vegetation clearance/removal of hedgerows, trees or shrubs/demolition of buildings or structures shall take place between 1 March and 30 September inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Council within 6 weeks of works commencing.

Reason: To protect breeding birds.

19. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure the protection to the aquatic environment.

20. The Vehicle Maintenance & R&D facility and the Steel Distribution Centre shall not operate outside the following hours: 07:00 to 23:00 hours and no operations shall take place on Public Holidays.

Reason: In order to protect amenity at nearby sensitive receptors.

21. Prior to the development becoming operational an acoustic barrier of at least 2.0m height shall be erected:
- along the southern site boundary with the Nutts Corner Road which is shown to be an earth bund,
  - along the eastern site boundary with Tullywest Road, and
  - around the external plant associated with the refrigerated storage and distribution facility;
- as shown on Drawing No 03B date stamped 27-FEB-2024. The barriers shall be constructed of timber panelling (ship-lapped design with no gaps or holes for sound to pass through) and shall have a self-weight of not less than 10kg/m<sup>2</sup> or an earth bund.

Reason: In order to protect amenity at nearby sensitive receptors.

22. Only heavy good vehicles fitted with electric powered integral refrigeration units shall be used within the site.

Reason: In order to protect amenity at nearby sensitive receptors.

23. All external doors, including roller shutter doors shall be kept in the closed position except for ingress and egress.

Reason: In order to protect amenity at nearby sensitive receptors.

24. All forklift trucks and external mobile plant equipment operating within the site shall be fitted with broadband or non-tonal reversing alarms.

Reason: In order to protect amenity at nearby sensitive receptors.

25. The cumulative noise levels of all noise generating sources associated with the development, including any character corrections, shall not exceed the predicted daytime and night-time Rating levels within the Table below, as detailed within Tables 1 and 2 of Document Number 02/B, date stamped 27/02/2024.

Receiver	Rating Levels dB	
	Day (07:00-23:00 hrs)	Night (23:00-07:00hrs)
R1 45A Nutts Corner Rd	42.3	23.8
R2 45A/45 Nutts Corner Rd	40.2	22.9
R3 45 Nutts Corner Rd	39.5	22.3
R4 1 Tullywest Rd	40.1	22.3
R5 3 Tullywest Rd	37.7	21.9
R6 11 Tullywest Rd	35.1	23.4
R7 8 Tullywest Rd	32.4	22.4

Reason: In order to protect amenity at nearby noise sensitive receptors.

26. Light intrusion from the development into windows at nearby sensitive properties shall not exceed 5 Ev (lux) on any time between 07:00 and 23:00 hrs, and 1 Ev (lux) on anytime between 23:00 and 07:00 hrs.

Reason: In order to protect amenity at nearby sensitive receptors.

27. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Number 21/2 date stamped 8<sup>th</sup> March 2024, 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.

28. No other development hereby permitted shall become operational until the roadworks for the Right Hand Turning Lane indicated on Drawing Number 04/C

date stamped 8<sup>th</sup> March 2024 have been fully completed in accordance with the approved plans.

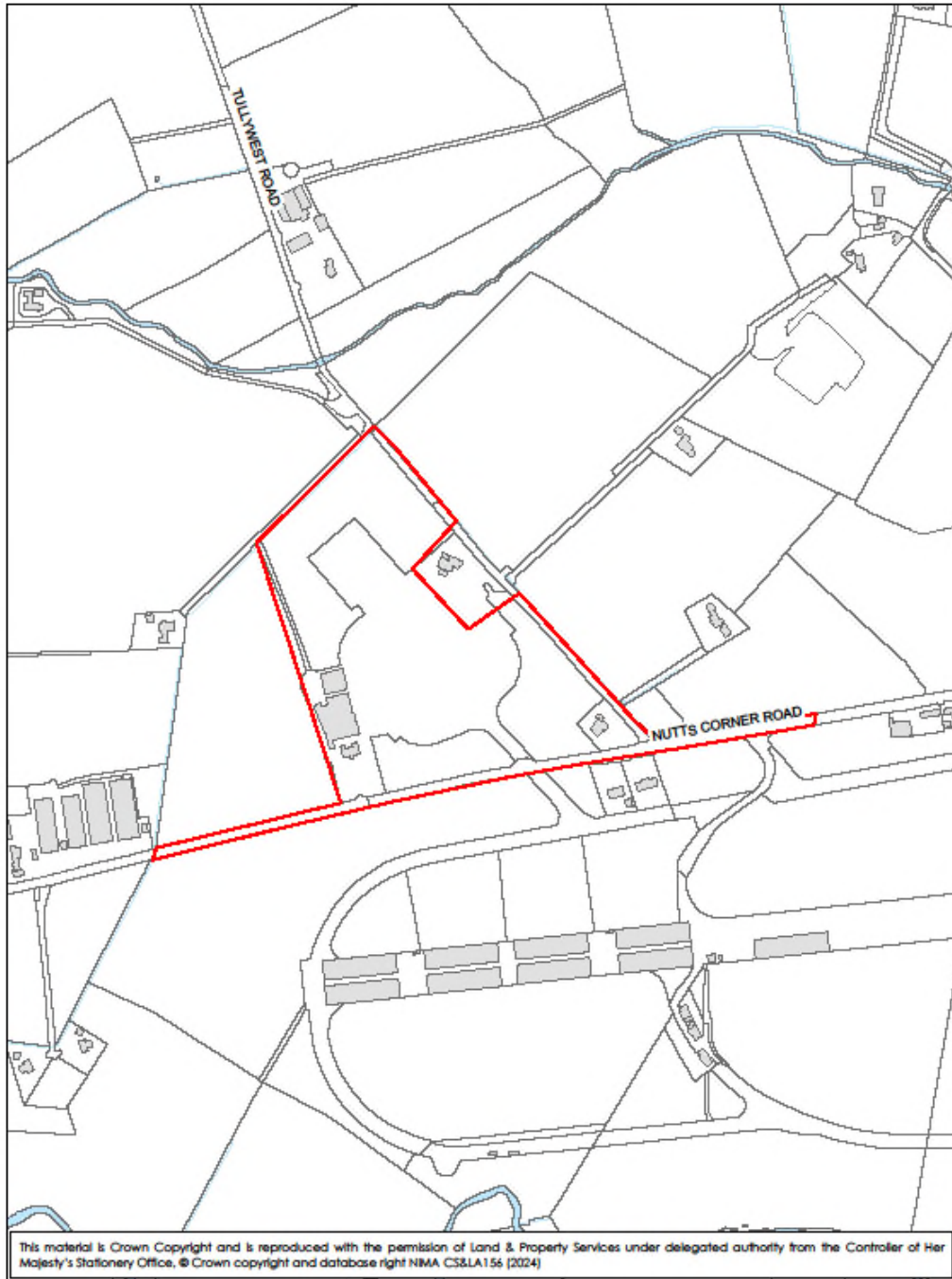
Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the site are carried out at the appropriate time.

29. The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing Number 04/C date stamped 8<sup>th</sup> March 2024.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

30. No development hereby permitted shall commence until full details of the Road Safety Audit process for the road improvements, has been completed in accordance with requirements of the Design Manual for Roads and Bridges and submitted and agreed by the Council.

Reason: To provide an assurance that all safety requirements have been adhered to.



### Site Location Plan

1:5,000

Reference: LA03/2025/0302/S54

 Site Location





<b>COMMITTEE ITEM</b>	<b>3.2</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0229/O</b>
<b>DEA</b>	<b>THREEMILEWATER</b>
<b>COMMITTEE INTEREST</b>	<b>APPLICATION CALLED IN</b>
<b>RECOMMENDATION</b>	<b>GRANT OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Dwelling and garage
<b>SITE/LOCATION</b>	To rear of 16 Lenamore Drive, Newtownabbey
<b>APPLICANT</b>	G McNabb, J Robinson, J Cochrane, L Fielden, J Thomas
<b>AGENT</b>	Arca Design
<b>LAST SITE VISIT</b>	16.05.2025
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: <a href="https://planningregister.planningsystemni.gov.uk/application/698074">https://planningregister.planningsystemni.gov.uk/application/698074</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located within the development limit of Metropolitan Newtownabbey as defined by the Belfast Urban Area Plan (BUAP). Within the draft Newtownabbey Area Plan 2005 (NAP) the application site is located within the settlement limit of Metropolitan Newtownabbey and within the Lenamore Area of Townscape Character (Zoning ATC 2). Within the draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP) the site is located within the development limit of Metropolitan Newtownabbey and within the Lenamore Area of Townscape Character (Zoning MNY 33).</p> <p>The site currently hosts an existing one and a half storey dwelling finished in red brick with an existing driveway providing the access to the dwelling. The northeastern (roadside), the southeastern, the southwestern boundaries are defined by mature vegetation. The northwestern boundary is defined by a mature 2m high hedgerow to the front of the existing dwelling and by a 1m high close boarded fence to the rear. The proposed siting of the dwelling is to the rear of the existing dwelling on a partly overgrown grassed area.</p> <p>The surrounding area is residential dwellings with a range of heights and designs.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2020/0891/O  Location: Garden to the rear of 16 Lenamore Drive, Jordanstown Newtownabbey  Proposal: Erection of 1 no. detached dwelling and a single bay detached garage to the rear of 16 Lenamore Drive, Jordanstown, Newtownabbey  Decision: Approved on Appeal (reference 2021/A0151)(07.07.2023)</p> <p>Planning Reference: LA03/2016/0067/O  Location: Garden to the rear of 16 Lenamore Drive, Jordanstown, Newtownabbey</p>	

Proposal: Erection of 1 no. detached dwelling and a single bay detached garage to the rear of 16 Lenamore Drive, Jordanstown, Newtownabbey  
Decision: Permission Granted (18.04.2016)

Planning Reference: U/2012/0108/O  
Location: 16 Lenamore Drive, Jordanstown, Newtownabbey, BT37 0PQ  
Proposal: Erection of detached one and a half storey dwelling and garage to rear of 16 Lenamore Drive, Jordanstown  
Decision: Permission Granted (14.02.2013)

Planning Reference: U/2008/0629/O  
Location: Adjoining No. 16 Lenamore Drive, Jordanstown, Newtownabbey, BT37 0PQ  
Proposal: Site for detached dwelling with garage.  
Decision: Permission Granted (13.08.2009)

Planning Reference: U/2002/0789/O  
Location: Adjoining No.16 Lenamore Drive, Jordanstown, Newtownabbey, BT37 0PQ  
Proposal: Site for dwelling and garage  
Decision: Permission Granted (05.08.2003)

## **PLANNING POLICY AND GUIDANCE**

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the Belfast Urban Area settlement limit and within Lenamore Area of Townscape Character (ATC).

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of Metropolitan Newtownabbey, within the Lenamore Area of Townscape Character (Zoning ATC 2).

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the settlement limit of Metropolitan Newtownabbey within an Area of Townscape Character Lenamore (Zoning MNY 33).

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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking;
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 17 Homes in Settlements

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 Urban Design;
- Policy DM 28 Amenity Impact.

**Strategic Policy 7 - Historic Environment (SPG7)**: Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 34 Areas of Townscape Character

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10)**: seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;

## CONSULTATION

**Council Environmental Health Section** – No objection

**Northern Ireland Water** – No objection

**Department for Infrastructure Roads** - No objection

## REPRESENTATION

Ten (10) 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 (<https://planningregister.planningsystemni.gov.uk/application/698074>).

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

- Overlooking/loss of privacy;
- A previous outline permission granted on the application site conditioned retention of the existing trees, this was breached; and
- Concern regarding potential removal of trees.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design and Impact on the Character and Appearance
- Impact upon ATC
- Neighbour Amenity
- Access and Parking
- Other Matters

### Preliminary Matters

Previous approvals were granted on this site by the Council in 2016 and by the Department for the Environment (DOE) in 2013, 2009 and 2003. Under planning application Ref: LA03/2020/0891/O planning permission on the site was refused by the Council, however, that decision was subsequently approved at appeal in 2023 and the permission remains extant. The Commissioner noted that "significant weight must be afforded to the planning history of the appeal site as there have been a succession of planning approvals for a dwelling and garage granted in the same policy context as the appeal proposal." The subject application is for a dwelling and garage like the previous application. The key difference with regards to the current application is that it also seeks approval for its own access onto Lenamore Drive, rather than having a shared access with No. 16 Lenamore Drive as approved under planning appeal Ref: 2021/A0151 (planning application Ref: LA03/2020/0891/O).

### Policy Context and Principle of Development

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply.

The site is defined as being within the urban settlement limit of Metropolitan Newtownabbey in the Belfast urban Area Plan (BUAP). In line with the transitional arrangements set out in the SPPS, the BUAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.10 of the ANPS indicates that development proposals on sites not allocated or otherwise identified for development, but within settlement limits, will be supported in principle where they accord with the relevant policies of the LDP and are of a scale and nature appropriate to their settlement classification and location. Policy DM 17 is supported by DM 17.6 which sets out the criteria for development within established residential areas.

Furthermore, the application site lies within the Lenamore Area of Townscape Character (ATC), originally designated in BUAP and included in the subsequent draft Newtownabbey Area Plan 2005 (NAP) and the draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP). Development Guidance Note 3K Lenamore (DGN 3K) addresses the specific characteristics of the existing ATC within which the application site sits. DGN 3K recognises that 'the narrow unadopted roads with no footpaths bordered by mature trees and hedges together with the spacious layout gives this area its unique character' and that 'the retention of existing mature vegetation will help to ensure the setting of existing buildings is maintained'. It also acknowledges that the character of the area could be threatened by design changes, inappropriate infill developments, and loss of mature landscaping. It places significant emphasis on the protection of mature trees and hedges along the narrow roads, which contributes to its particular character.

Zoning ATC 2 of NAP states that the Lenamore area contains a mixture of dwellings ranging from large detached Victorian properties to small, terraced houses together with some modern properties and identifies that the character is derived from the inter-relationship that exists between the spacious layout of houses, the network of narrow roads and the generous distribution of mature trees and hedges. It seeks for this character to be retained.

Zoning MNY 33 as designated within the draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP) states that the key features of the area which will be taken into account when assessing development proposals include:

- The late Victorian and Edwardian dwellings, which include large, two storey detached villas, set within mature gardens;
- The inter-war 1920s/30s dwellings, post war 1950s/60s properties and 1980s/90s housing, which fit comfortably with a gently sloping topography;
- The informal and secluded layout of narrow roads, set within a dense mature landscape and bordered by tall boundary hedges;
- St. Patrick's Church (1866) and building;
- The late Victorian 'Old Rectory' (No. 122 Circular Road) listed building;
- The Edwardian Arts and Crafts 'Eden Lodge' (No. 129 Circular Road) listed building;
- The detached dwellings on Circular Road from the late nineteenth and early twentieth century and from the inter-war 1920s/30s; and
- The 1950s row of closely fitted detached houses along the southern side of Circular Road.

Designation MNY 33 also states that all development proposals will be assessed against the following key design criteria:

- Density/Building Footprint: New dwellings shall be detached or semi-detached. Terraced, town house or apartment developments will not normally be permitted; and the size, plot ratio and ratio of footprint to open space in new developments

shall be compatible with those of the historic character and appearance in the immediate neighbourhood;

- Landscape Quality: Development shall not include the removal of trees and areas of soft landscaping between the building line and the boundary of the road or footway; and Townscape Quality/Detailing: New dormer windows shall be located on the rear roof elevation. In exceptional cases where a dormer is required on the front elevation, it shall be of pitched design and in scale with the existing building and its fenestration.

Given the proposal's location within the development limits of Metropolitan Newtownabbey, the principle of development is considered acceptable subject to complying with the policy requirements.

### **Design and Impact on the Character and Appearance of the ATC**

DM 17.6 states that in established residential areas, the Council will only support proposals for the redevelopment of existing buildings, or the infilling of currently vacant sites (including extended garden areas) to accommodate new housing, where:

- (a) The density proposed is not significantly higher than that found in the established residential area; and
- (b) The pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

Taking into account the development immediately abutting the southeastern boundary of the site and within Woodfield Grove opposite the site, it is considered that the proposed density of development would not be significantly higher than that found in the immediate area.

The proposed dwelling and garage is to be located to the rear of the existing dwelling at No. 16 Lenamore Drive, which is to be retained. It is accessed by a laneway running adjacent to the southeastern boundary of the site and has an access distinct from No. 16 Lenamore Drive. This differs from the previous application whereby the proposed dwelling shared the access with No. 16 via a 'sweeping' driveway. The proposed Site Layout Plan as indicated on Drawing No. 01/2 date stamped 23rd June 2025, indicates the proposed access will reduce the level of vegetation required to be removed in comparison to the previous approval under planning appeal Ref: 2021/A0151 (application Ref: LA03/2020/0891/O).

As this is an outline planning application, limited details have been provided. However, Drawing No. 01/2 date stamped 23rd June 2025 provides an indicative layout of the proposed dwelling garage. The previous application conditioned the ridge height of the dwelling to 6.8m (which equates to a one and a half storey dwelling) and this condition will be carried over if planning permission is forthcoming (this includes a 0.3m underbuild and a 6.5m ridge height from finished floor level).

Creating Places recommends that a dwelling with three or more bedrooms have an average of 70sqm of private amenity provision behind the building line. The provision of rear private amenity space is indicated to be significantly above 70sqm for both the proposed dwelling and the existing dwelling in the indicative Site Layout Plan on Drawing No. 01/2 and the proposal is therefore considered to comply with DM 17.9 of the ANPS.

### **Impact upon the ATC**

The site is located within the Lenamore ATC. DM 34.1 states that the Council will support development proposals in an ATC that maintains or enhances the overall character of the area and respect its built form. As indicated above, it is considered that subject to conditions, dwelling and garage could be erected at this location which respects the built form and character of the area.

DM 34.2 indicates that proposals should seek to protect and integrate any features, which contribute to the distinctive character of the area, in a suitable manner into the design and layout of the development. As previously mentioned, the Lenamore ATC was originally designated in BUAP and the particular design guidance relating to this particular ATC outlined in DGN 3K must be given determining weight in consideration of the current development proposal. DGN 3K recognises that 'the narrow unadopted roads with no footpaths bordered by mature trees and hedges together with the spacious layout gives this area its unique character'. It is noteworthy that it places significant emphasis on the protection of mature trees and hedges along the narrow roads, such as Lenamore Drive which contributes to its particular character.

Concerns were raised by the objector regarding the potential removal of trees stemming from the development. The proposed Site Layout Plan on Drawing No. 01/2 date stamped 23rd June 2025, indicates that one tree is to be removed to facilitate the laneway alongside an opening in the existing roadside hedgerow to facilitate the proposed access. The access arrangements in the previous approval involved the removal of a much larger and more mature tree and the entire roadside hedgerow. As such, it is considered that the vegetation removal associated with this application is of a lesser scale than that previously approved. Conditions will be imposed if planning permission is to be granted for the retention of the existing vegetation and the submission of a landscaping scheme which would introduce a net gain to the number of trees on the site in accordance with Policy DM 42.

Regarding the removal of trees within previous outline approval Ref: LA03/2020/0891/O, it was acknowledged within the case officer's report that there had been some vegetation removed from the site between the granting of planning permission under planning Ref: LA03/2016/0067/O and the submission of planning application Ref: LA03/2020/0891/O.

This contradicted the conditions set out in the outline approval for planning application reference LA03/2016/0067/O, however, an outline approval cannot be implemented without a subsequent reserved matters approval. No such application was submitted prior to the expiration of the outline approval and no development took place. Therefore, as there is no Tree Preservation Order on the trees, there is no breach of planning control through the removal of the vegetation and its removal took place prior to the submission of the current application. Furthermore, the site inspection for the subject application has not noted any further vegetation removal since the submission of planning application Ref: LA03/2020/0891/O. Notwithstanding this, the potential impacts of the development proposal on residential amenity remain a material consideration and will be considered in more detail below. Accordingly, the proposal is considered to comply with Policies DM 17, DM 25, DM 34 and 42 of the ANPS.

**Neighbour Amenity**

Policy DM 28 deals with impact on amenity and indicates that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The proposal seeks outline permission and therefore there are limited details submitted with regards to the design of the proposed dwelling; however, the description of development seeks planning approval for a 1½ storey dwelling and the conceptual Site Layout Plan on Drawing No. 01/2 indicates a 1½ storey dwelling fronting onto No. 16 Lenamore Drive. As indicated above, the dwelling and garage are situated on a similar footprint to the previous outline approval.

Concerns were raised by the objector regarding the potential overlooking/loss of privacy resulting from the development. A separation distance of 31.5m is indicated between the front elevation of the proposed dwelling and the rear elevation of the existing dwelling at No. 16 Lenamore Drive. Additional planting is proposed along the common boundary; however, it is considered necessary to condition the erection of a 2m high rendered wall to screen the rear of No. 16 from the proposed dwelling. This wall would be some 15.5m from the front elevation of the proposed dwelling and would limit any unacceptable outlook for the proposed dwelling with additional planting assisting in reducing its visual impact. Additionally, alongside the ridge height condition, it is proposed to impose a condition which restricts the construction of dormer windows on the front elevation of the proposed dwelling, which would further protect the amenity of No. 16 Lenamore Drive.

The proposed dwelling has a separation distance of approximately 35m from No. 18 Lenamore Drive, which abuts the application site to the northwest. The existing boundary is defined by a 1m close boarded fence, and a 2m close boarded fence is proposed to be erected along this boundary. It is considered this fence would provide sufficient screening to No. 18 from the proposed dwelling.

The proposal would be sited approximately 60m and 62m respectively from Nos. 5 and 7 Church Avenue and 23 metres from the shared boundary. Given the proposed separation distances and the mature intervening vegetation, it is considered the development would not have an adverse impact on the amenity of the residents of these two dwellings by reason of overlooking.

Nos. 12A, 12B, 14A and 14B Lenamore Avenue abut the southeastern boundary of the application site. The topography of the land on which these dwellings sit, are on a level approximately 1-1½ metres lower than the application site and are situated closer to the proposed dwelling than the applicant's existing dwelling at No. 16 Lenamore Drive.

The proposed concept plan shows that the proposed dwelling would be sited approximately 10m away and would have a gable-to-rear relationship with No. 12a Lenamore Avenue. The existing mature vegetation along this boundary, would adequately screen the rear garden of No. 12a from overlooking. The proposed dwelling would also mostly exhibit a gable-to-rear relationship with No. 12b Lenamore Avenue and there would be a separation distance of approximately 20 metres between the dwellings. Mature vegetation comprising of 4-6m high trees demarcates



the boundary to the rear of No. 12b and the appeal site. Accordingly, the retention of the existing vegetation and the separation distances between the proposal and these properties would sufficiently mitigate any adverse impact to residential amenity due to overlooking for those occupying Nos. 12a and 12b Lenamore Avenue.

No. 14A Lenamore Avenue is situated approximately 25m from the proposed dwelling and is sited predominantly with its gable facing No. 16 Lenamore Drive. No. 14a has three gable windows, however, given its orientation and the intervening vegetation, it is not considered that the proposal would result in an unacceptable adverse impact on residential amenity of No. 14a by reason of overlooking. No. 14B is sited at an angle, with a separation distance of 55m from the proposal. Given the separation distance and the mature boundary vegetation, it is considered the amenity of No. 14B would not be adversely impacted by way of overlooking.

The laneway for the proposed dwelling is situated near to the boundary of Nos. 14A and 14B Lenamore Drive. Given the laneway serves a single dwelling and is separated 2.5m from the common boundary, it is considered this would not adversely impact the amenity of these neighbouring properties by way of noise.

### **Access and Parking**

Policies SP 3.10 and DM 10 indicate that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. DfI Roads was consulted with regards to the development proposal and noted that the visibility splays of 2.0m x 33m is not achieved to the right-hand side exiting due to a hedge in the verge which will have to be removed/alterd to achieve the splay which is outside of the applicant's control. Nonetheless, as the Lenamore Drive is a private road, DfI Roads has no objection to the development proposal. Given the proposal does not prejudice the safety of the public road and adequate provision can be provided for cars and bicycles, the proposal is considered to comply with Policies SP 3.10 and DM 10.

### **Other Matters**

Policy DM 15 indicates that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

The proposal includes details for a septic tank which requires a Discharge Consent to be granted by DAERA Water Management Unit; however, no consent has been granted to date. The site is not known to be located in an area known to be at risk from pollution risk. Details of the location of the septic tank and soakaways are indicated on Drawing No. 01/2 date stamped 23rd June 2025. The imposition of a condition to ensure that an agreed means for the disposal of sewage and surface water could prevent any adverse impact on the environment and neighbouring amenity by reason of sewage or flooding.

Additionally, with respect to Policy DM 47, the proposed dwelling is not proposed in an area where there is evidence of a history of surface water flooding and does not involving buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

## CONCLUSION

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

- The principle of the development is acceptable;
- The proposal is considered to maintain the character of the Lenamore Area of Townscape Character;
- The proposed development will not result in an adverse impact on residential amenity subject to conditions;
- The proposal is not considered to have a detrimental impact on drainage matters or flood risk; and
- Access is taken onto a private road.

## RECOMMENDATION

## GRANT OUTLINE PLANNING PERMISSION

## PROPOSED CONDITIONS

1. Application for approval of the reserved matters must be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - The expiration of 5 years from the date of this permission:
  - The expiration of 2 years from the date of approval of the list of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 must be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The depth of underbuilding between finished floor level and existing ground level must not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

5. The proposed dwelling shall have a ridge height of less than 6.5 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated with the adjacent residential dwellings and in the interest of neighbouring amenity.

6. There shall not be any dormer windows on the front elevation of the proposed dwelling facing No. 16 Lenamore Drive

Reason: in the interest of neighbouring amenity

7. Prior to the occupation of the dwelling hereby approved, a 2-metre-high rendered wall shall be erected to the rear boundary of No. 16 Lenamore Drive as indicated in blue on Drawing 01/2, date stamped 23rd June 2025.

Reason: In the interest of neighbouring amenity

8. No development shall take place until detailed proposals for the disposal of storm water and foul sewage have been submitted to and approved in writing by the Council. The dwelling shall not be occupied until the approved arrangements are in place.

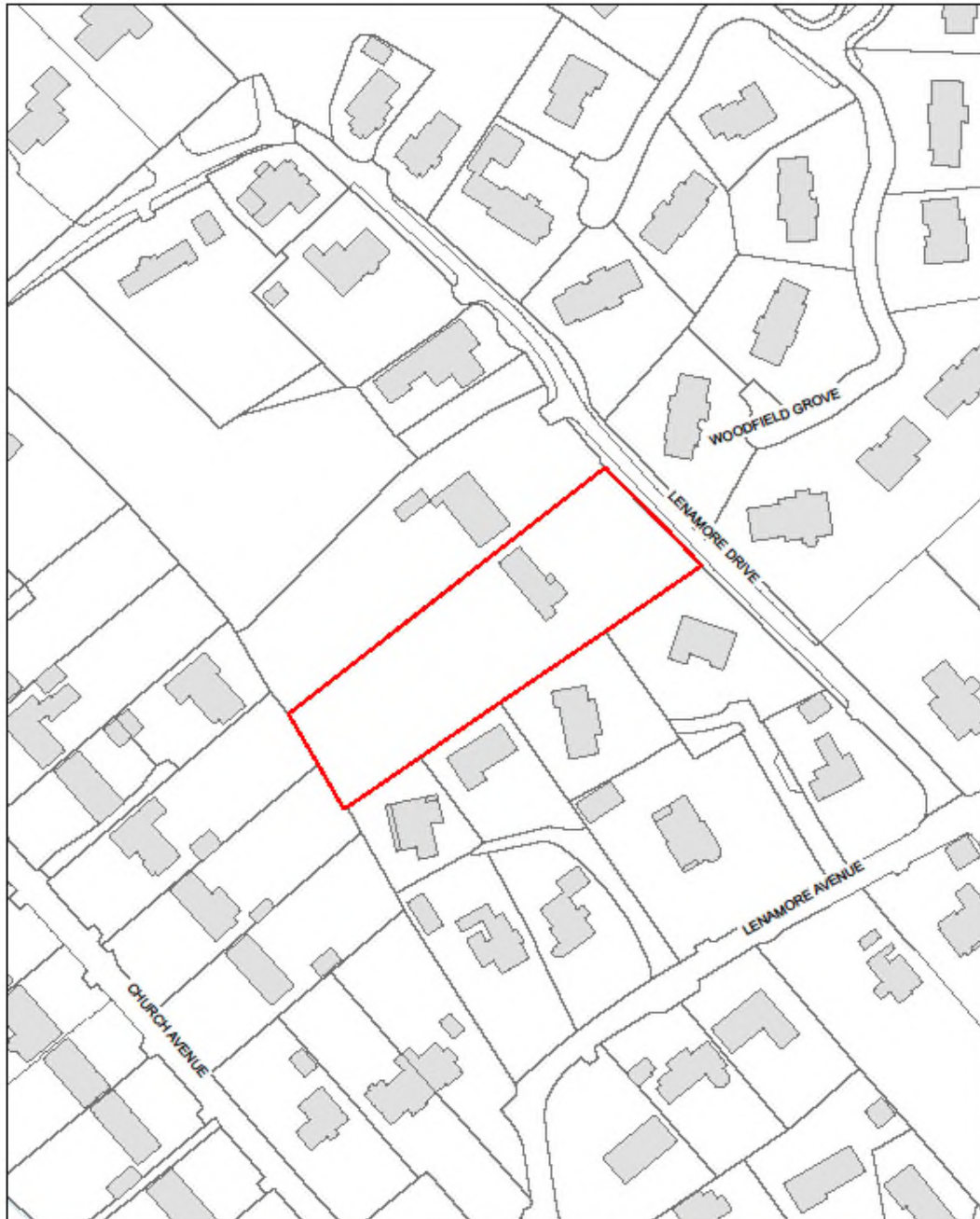
Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

9. No development shall take place until there has been submitted to and approved by the Council a landscaping scheme showing trees and hedgerows to be retained along the southeastern and southwestern boundaries of the site and the location, numbers, species and sizes of trees and shrubs to be planted within the site. The scheme of planting as finally approved shall be carried out during the first planting season after the dwelling is occupied. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

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

10. All boundary trees and vegetation save that required for the construction of the access shall be strengthened, allowed to grow and permanently retained at a height 2 metres for hedgerow and 6 metres for trees. If any retained tree or hedgerow is removed, uprooted or destroyed or dies during the construction and upon completion of the development and for the lifetime of the development, it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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



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### Site Location Plan

1:1,250

Reference: LA03/2025/0229/O

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.3</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0181/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Retrospective extension of curtilage to existing business, including hardstanding area.
<b>SITE/LOCATION</b>	Lands approximately 20 metres north of 27 The Diamond Road, Aldergrove, Crumlin, BT29 4QX
<b>APPLICANT</b>	DMC Motors
<b>AGENT</b>	PJ Design
<b>LAST SITE VISIT</b>	3rd April 2025
<b>CASE OFFICER</b>	Harry Russell Tel: 028 903 40408 Email: <a href="mailto:harry.russell@antrimandnewtownabbey.gov.uk">harry.russell@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal: <a href="https://planningregister.planningsystemni.gov.uk/application/697763">https://planningregister.planningsystemni.gov.uk/application/697763</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 27 Diamond Road, Aldergrove, Crumlin which is within the countryside outside of any development limit as defined in the Antrim Area Plan 1984-2001.</p> <p>The application site is set to the rear of No. 27 The Diamond Road and is defined by a post and wire fence to the northern boundary, a 1.8m close boarded fence to the western boundary and by a 2m high hedgerow along its eastern boundary. The southern boundary with the dwelling is undefined and the site consists of hardstanding and several parked cars. No. 27 The Diamond Road consists of a residential dwelling and two outbuildings. Part of this site benefits from a Certificate of Lawfulness for car sales and one of the garages benefits from a Certificate of Lawfulness for vehicle repairs.</p> <p>The surrounding character is open countryside, with dwellings and outbuildings spread throughout intermittently.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2016/11119/LDE Description: Vehicle repairs for purposes ancillary to the lawful car sales on site. Location: 27 The Diamond Road, Crumlin, BT29 4QX Decision: Lawful Development (01.03.2017)</p> <p>Planning Reference: LA03/2016/0763/LDE Description: Car Sales Location: 27 The Diamond Road, Crumlin, BT29 4QX</p>	

Decision: Lawful Development (20.10.2016)

Planning Reference: T/2010/0212/F

Description: New Building for restoration of old agricultural vehicles and old cars

Location: To the side of 27 The Diamond Road, Crumlin

Decision: Permission Refused (29.10.10)

## PLANNING POLICY AND GUIDANCE

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001: The application site is located within the development limits of Antrim. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 2 –Employment (SP 2)**: sets out that the Council will encourage the growth of indigenous businesses, promote innovation and proactively attract investment into our Borough to support enterprise and increase employment for the benefit of all our residents. SP 2 is supported by Policies:

- Policy DM 2 - Economic Development – Countryside
- Policy DM 7 - Development outside Centres

**Strategic Policy 3 – Transportation and Infrastructure (SP 3):** aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 – Access and Parking;

**Strategic Policy 6 - Placemaking and Good Design (SP6):** sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character;
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

#### **CONSULTATION**

**Council Environmental Health Section-** No objection

**Department for Infrastructure Roads-** More information required

#### **REPRESENTATION**

There were no neighbours notified for this application 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:

- Preliminary Matters
- Policy Context
- Principle of Development
- Rural Design, Integration and Impact on the Character of the Area
- Neighbour Amenity
- Access
- Sewerage and Drainage
- Natural Heritage

**Preliminary Matters**

The agent was advised of the Council's concerns regarding the principle of development on 21st May, and that the SPPS directs retailing towards Town Centres. The agent has not provided any supporting information to address the town centre first approach.

**Policy Context**

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim and Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. DM 2.1 of the ANPS indicates that the Council will support a range of employment uses in the countryside where the scale and nature of the proposal respects the rural character and appearance of the local area, and will not adversely affect the environment and accords with other relevant policies of the LDP.

**Principle of Development**

No. 27 Diamond Road benefits from a Certificate of Lawful Development (CLUD) for car sales under Ref: LA03/2016/0763/LDE. It should be noted that this does not cover the full site, rather the area certified for car sales is limited to an area of hardstanding located to the east of the dwelling, to the south of the larger of the garages and to the north of the front garden. It should also be noted that the area for car sales does not correspond to the area dashed in black on the Site Layout Plan, Drawing No. 02 date stamped 14th March 2025. The larger of the garages on the site also benefits from a Certificate of Lawfulness (Ref: LA03/2016/1119/LDE) for vehicle repairs ancillary to the car sales. The agent has advised that the current application seeks permission to extend the area of hardstanding for car sales.



DM 2.7 allows for the expansion of an existing business or industrial use, however, the proposed development relates to retailing as opposed to industrial or business development. With respect to retail centres and the retail hierarchy, SP 2.12 indicates that the Council will operate a town centre first approach in considering the development of retail and other main town centre uses across our Borough. SP 2.12 directs all development proposals for main town centre uses that are not within an existing centre development located outside town centres to be considered under Policy DM 7.

Policy DM 7.1 states in considering development proposals for retail use (including extensions) and other main town centre uses outside our Borough's centres, the Council will apply the following sequential test which requires that locations for new development be considered in the following order of preference:

- Centre sites;
- Edge of Centre sites; and
- Out of Centre locations that are, or can be made, accessible by walking, cycling and public transport.

DM 7.2 states proposals for retail use and other main town centre uses in out of centre locations will only be acceptable where, having regard to the expected catchment of the development, all of the following criteria are demonstrated:

- (a) All centre and edge of centre options have been assessed and discounted as unsuitable, unviable or unavailable. Where there are multiple centres within the defined catchment area, the order of preference should be to develop in the higher order centre;
- (b) The scale of development proposed is appropriate to its location, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- (c) There will be no significant individual or cumulative adverse effect on the vitality and viability of existing centres within the catchment;
- (d) The proposal will help to meet qualitative or quantitative deficiencies; and
- (e) The site can be easily accessed by a range of transport modes.

Furthermore, DM 7.9, which addresses retail development in the countryside directly indicates that the Council will support the development of appropriate small-scale retail and ancillary commercial leisure uses in the countryside such as farm shops, craft shops, and shops/cafes serving tourist or recreational facilities where they are an integral part of and ancillary to an existing business or facility. The reuse or conversion of buildings will be encouraged. Additionally, Paragraph 5.45 of the Plan Strategy states that in the countryside, retail and commercial facilities will generally be limited to those associated with an appropriate farm diversification scheme or those that meet a local tourist need. T

Accordingly, whilst car sales may already be lawful at No. 27 The Diamond Road, the extension of an existing retail site is required to be assessed under the above policies. The proposal does not fall within an appropriate countryside retail use as set out within Policy DM 7.9. In addition, the agent has not demonstrated why all centre or

edge of centre options were not considered nor provided any justification as to why the proposed site is acceptable.

Accordingly, as the proposal is not located within a town centre and information has not been provided justifying why the subject site was chosen, and why a town centre or edge of centre location was not suitable, it is considered that the proposal is contrary to the policy provisions of the SPPS and Policies DM 2 and DM 7 of the Plan Strategy.

### **Rural Design, Integration and Impact on the Character of the Area**

Policy DM 27 states the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context.

The proposal consists of an area of hardstanding measuring approximately 670 square metres and serves as an area to park and display vehicles for sale. The area of hardstanding extends to the north of the existing curtilage by approximately 14m.

The site is generally well screened from public views when travelling in a western direction along the Diamond Road by; the existing roadside vegetation, the existing dwelling and by vegetation along the eastern boundary of the site. The site is visible for approximately 80m when travelling in an eastward direction along the Diamond Road, however, the site benefits a backdrop from mature trees situated to the rear. The location of the site adjacent to the dwelling also reduces its visual prominence when viewed from this direction. Views from the laneway adjacent to the eastern boundary of the site are limited due to the existing vegetation abutting the laneway.

The Site Layout Plan, Drawing No. 02 date stamped 14th March 2025, does not detail proposed boundary treatments for the proposal. It is considered that a condition would be imposed if planning permission was to be granted, requiring a landscape plan to be submitted to assist the proposal to integrate at this location.

Overall, the proposal is considered to meet the criteria of Policy DM 27 subject to a condition being attached to any forthcoming development proposal.

### **Neighbour Amenity**

Policy DM 28 aims to ensure that new development is compatible with its surroundings. DM 28.1 indicates that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties. Both the individual and cumulative impacts of proposals on amenity will be considered in assessing their acceptability and DM 28.2 indicates that overlooking and/or loss of privacy; dominance or overshadowing; noise, vibration and other forms of disturbance; and odour, fumes and other forms of environmental pollution, which may result from the development, will be a material consideration in the assessment of proposals.

The application site is situated over 130m from the nearest neighbouring properties at Nos. 23 and 24 The Diamond Road. Given this separation distance, it is considered that the proposal would not adversely impact the amenity on any neighbouring property. The Council's Environmental Health Section was consulted with regards to the development proposal and has advised that it has no objection to the proposal.

### **Access and Parking**

Policy SP 3.10 indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. Policy DM 10 relates to Access and Parking and indicates that the Council will support development proposals where it is demonstrated that access arrangements do not prejudice road safety or significantly inconvenience the flow of people or goods.

DM 10.2 indicates that in assessing access and parking arrangements, the Council will continue to take account of the supplementary guidance set out in the following documents:

- Development Control Advice Note 15: Vehicular Access Standards (DoE, 1999);
- Creating Places: Achieving Quality in Residential Developments (DoE/DRD, 2000); and
- Parking Standards (DoE, 2005).

Access to the site is gained by the existing site access which serves No. 27 The Diamond Road. DfI Roads was consulted with regards to the development proposal and requested the following information:

- A Transport Assessment Form;
- The red line on the application form to include the required 2.4m x 120m visibility splays in both directions, fully triangulated;
- A block plan of the access detailing the visibility splays in both directions and the work required to provide them detailed on plan;
- Certificate C of the application form completed for the land on both sides of the access required to provide the visibility splays; and
- A Block Plan to detail the internal movements of vehicles within the site.

The agent contends that the access arrangements have been utilised as part of the existing business for more than five years. However, it is considered the proposal represents an intensification of use of the current access arrangements and would result in the increase in the number of vehicles accessing the site. As such, the information requested by DfI Roads is required.

Nonetheless, as the principle of development was not established on the site, this information was not requested as it would lead to nugatory work and unnecessary expense to the applicant. The proposal is therefore contrary to the policy provisions of the SPPS and Policies SP 3 and DM 10 of the Plan Strategy.

### **Sewerage and Drainage**

Policy SP 10 seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy SP 10 is supported by Policy DM 47, which indicates that consideration of drainage issues is a requirement for all development proposals.

The proposed application site is not located in an area where there is evidence of a history of surface water flooding and does not involving buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required for the subject development.

### **Natural Heritage**

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment whilst Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under Policy DM 38 whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance. Policy DM 42 addresses Trees and Development.

The removal of the mature roadside hedgerow and trees to accommodate the visibility splays for the subject development would result in the loss of a priority habitat, which would normally require the submission of a bio-diversity checklist and proposed mitigation measures, however, in this case none has been submitted.

Policy DM 42.3 indicates that if it is not possible to retain existing trees and/or hedgerows then an appropriate replacement planting scheme will, where appropriate, be required to be agreed by the Council. Any such replacement planting scheme should normally be located within the site and introduce a net gain in tree numbers.

Given that the principle of development is considered to be unacceptable, the information was not requested as it would lead to nugatory work and unnecessary expense to the applicant. Two reasons for refusal have been added to address the lack of information on these matters.

### **CONCLUSION**

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

- The principle of development is considered unacceptable as the proposal lies outside of the town centre and it is considered that the proposal is contrary to the policy provisions of the SPPS and Policies DM 2 and DM 7 of the Plan Strategy.
- It is considered that the proposal will integrate appropriately with the surrounding landscape;
- The proposal is not considered to result in adverse impacts on neighbouring properties;

- It has not been demonstrated that the development will not prejudice road safety;
- Information has not been provided to mitigate the loss of a priority habitat;
- And no replacement planting scheme has been submitted.

#### **RECOMMENDATION**

#### **REFUSE PLANNING PERMISSION**

#### **PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 2.12 and DM 7 of the Councils Plan Strategy, as the proposal lies outside of any designated retailing area and it has not been demonstrated that a suitable site does not exist within the town centre or edge of centre location.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy SP 3 and Policy DM 10 of the Councils Plan Strategy in that it has not been demonstrated that access to the site would not prejudice road safety.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Policy SP 8 and Policy DM 39 of the Councils Plan Strategy, in that the proposal will result in the loss of a priority habitat.
4. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Policy SP 8 and Policy DM 42.3 of the Councils Plan Strategy, in that the proposal will result in the loss of trees and no replacement planting scheme has been submitted.



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### Site Location Plan

1:2,500

Reference: LA03/2025/0181/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.4</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0191/F</b>
<b>DEA</b>	<b>GLENGORMLEY URBAN</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Change of use and alterations to form 2no dwellings
<b>SITE/LOCATION</b>	309-311 Carnmoney Road, Newtownabbey, BT36 6JT
<b>APPLICANT</b>	Harry Swann
<b>AGENT</b>	HR Jess Ltd
<b>LAST SITE VISIT</b>	8th May 2025
<b>CASE OFFICER</b>	Alexandra Tipping Tel: 028 903 40216 Email: <a href="mailto:alexandra.tipping@antrimandnewtownabbey.gov.uk">alexandra.tipping@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal : <a href="https://planningregister.planningsystemni.gov.uk/application/697939">https://planningregister.planningsystemni.gov.uk/application/697939</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 309- 311 Carnmoney Road, Newtownabbey which is within the development limits of Metropolitan Newtownabbey as designated in the draft Belfast Metropolitan Area Plan (2004). The application site consists of two (2) units currently being utilised as a foodbank together with a tarmacked area forward of the buildings and an enclosed garden to the rear. The subject buildings are two storey white rendered units which form part of a long, terraced block.</p> <p>The site is located within an area with an area of mixed uses to include residential, commercial and church buildings.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
No recent/relevant planning history.	
<b>PLANNING POLICY AND GUIDANCE</b>	
<p>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.</p> <p>The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.</p> <p><u>Draft Belfast Metropolitan Area Plan (2004)</u>: The application site lies within the settlement development limits of Metropolitan Newtownabbey.</p>	

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the settlement limit of 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM 10 – Access and Parking;
- Policy DM 12- Active Travel (Walking and Cycling)
- Policy DM 14 - Public Utilities

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 17 – Homes in Settlements

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery

of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 25 – Urban Design
- Policy DM 28 - Amenity Impact

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance
- Policy DM 38 Protected Species
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10)**: seeks to promote environmental resilience by mitigating and adapting to the harmful effects



of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems
- Policy DM 50 Pollution

## **CONSULTATION**

**Council's Environmental Health Section** – No objection

**DfI Roads- No objection** – Advice provided

**Northern Ireland Water** – Refusal Recommended

## **REPRESENTATION**

Six (6) neighbouring properties were notified of the application, and no letters of objection have been received.

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

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

- Preliminary Matters
- Principle of Development
- Density, Design, Layout and Character
- Private Open Space Provision
- Amenity
- Access and Parking
- Other Matters

### **Preliminary Matters**

Officers made contact with the agent on 20<sup>th</sup> May 2025 and raised a number of matters to include, the incorrect scale on the floor plans and elevations, the quantum and layout of the private amenity space for the dwellings, the parking arrangement and Northern Ireland Water's consultation response (recommending refusal).

The agent responded on the 30<sup>th</sup> May 2025 and provided amended drawings together with commentary in relation to the parking provision and Northern Ireland Water's recommendation to refuse.

Contact was made with Northern Ireland Water on 16<sup>th</sup> June in relation to their negative consultation response and they replied via email on 17<sup>th</sup> June 2025. This matter is discussed in further detail in the main body of this report.

### **Principle of Development**

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the settlement development limits of Metropolitan Newtownabbey as per the Draft Belfast Metropolitan Plan (2004). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in the Plans must be resolved in favour of the ANPS.

Policy SP 1 advises that when considering individual development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS). The Council will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in our Borough.

Policy SP 1.2 goes on to recommend that planning applications that accord with the provisions of the Local Development Plan (LDP) will be approved, unless material considerations indicate otherwise. In assessing proposals all relevant policies will be considered.

Policy SP 4 deals with Homes, and is supported by SP 4.1 which indicates that in order to provide a choice of housing for people in socially balanced and inclusive communities across the Borough, the Council will apply a presumption in favour of the development of new homes provided applications meet the requirements of Policy SP 4 and other relevant policies and provisions of the LDP.

This application seeks to change the use of the subject buildings to two (2) dwelling houses. Given that the application site lies within the development limit of Metropolitan Newtownabbey and is within an area where there is a mixture of both high density residential units (mostly terraced dwellings) and commercial uses it is considered that the principle of a residential apartment at this site is acceptable subject to the proposal meeting the policy criteria laid out in Policy DM 17: Homes in Settlements and Policy DM 17.6 Established Residential Areas.

### **Density, Design, Layout and Character**

The Strategic Planning Policy Statement for Northern Ireland 'Planning for Sustainable Development' (SPPS) refers at paragraph 6.137 to the need to deliver increased housing without town cramming and that within established residential areas it is imperative to ensure that the proposed density of new housing development, together with its form, scale, massing and layout will respect local character and environmental quality as well as safeguarding the amenity of existing residents.

Policy SP 4 is supported by Policy DM 17. Criteria (a) of DM 17.1 requires that the number of units proposed respects the scale and size of the settlement while Criteria (c) of DM 17.1 requires that residential developments must ensure that the siting and design is appropriate to the location and does not conflict with the character of the area.

DM 17.6 indicates that in established residential areas the Council will only support proposals for the redevelopment of existing buildings to accommodate new housing where, the density proposed is not significantly higher than that found in the established residential area; and the pattern of development is in keeping with the overall character, environmental quality and residential amenity of the established residential area.

Policy SP 6 is supported by Policy DM 25 which indicates that the Council will require development within settlements to demonstrate a clear understanding of the characteristics of the site, its wider context and how the proposal will connect with the surrounding area.

The proposal seeks to change the existing buildings (currently being used as a food bank) into two (2) terraced dwelling units. The proposal involves minor alterations to the existing buildings to include changes to the ground floor fenestration on both properties, the insertion of two (2) roof lights on the front elevation (one on each property) and the inclusion of two (2) new sets of patio doors in place of existing door openings on the properties' rear elevations. The proposal also seeks to reconfigure the existing internal layout of the properties to include ground floor sitting room, utility, kitchens and WC's, with three (3) and two (2) bedrooms and a shower room at first floor. The proposed finishes are white render, with new grey pvc windows and doors, black rainwater goods and trocal membrane for the flat roof.

Given the nature of the application (change of use of existing buildings) the proposed density and pattern of development is considered consistent with that found in the area. Overall, given the minimal alterations posed to the buildings it is considered that the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.

### **Private Open Space Provision**

DM 17.9 indicates that the Council will take account of the guidance in relation to private open space provision for new residential development proposals as set out in the supplementary planning guidance document, Creating Places – Achieving Quality in Residential Developments, (DoE/DRD, 2000).

Supplementary Planning Guidance provided in the 'Creating Places' document states that the appropriate level of provision should be determined by having regard to the particular context of the development and indicates a minimum requirement of 40m<sup>2</sup> of private open space for each dwelling house.

As detailed on the proposed Site Layout Plan, Drawing No. 02/1 date stamped 30th May 2025, the garden areas for each dwelling measure 60m<sup>2</sup> and are to be enclosed and private. Both will have service access to the existing entry way for bins etc. Although the amenity areas are below the standards set out in Creating Places, it is considered that the application site sits adjacent to a higher density terrace row with small rear gardens and therefore the 60m<sup>2</sup> amenity space per dwelling is consistent with surrounding neighbouring dwellings and is acceptable in this instance.

### **Amenity**

SP 6 Placemaking and Good Design is supported by Policy DM 28 Amenity Impact indicates that the Council will only support development proposals where they will

not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

As noted above the proposal includes minimal external changes. The changes proposed to the fenestration of the front elevation and the inclusion of two (2) roof lights will have no significant detrimental impact on the amenity enjoyed at surrounding neighbouring properties. The proposed internal changes and the change of use to two (2) domestic dwellings are not considered to have a detrimental impact on any nearby neighbouring property.

Overall, given the nature and minimal changes to be brought about by the proposal it is considered that the proposal will not unduly affect the privacy or amenity of neighbouring residents.

### **Access and Parking**

Policies SP 3 and DM 10 indicate that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided. Policy DM 25 requires that all proposals incorporate adequate and appropriate provision for parking.

The agent has advised in writing that there is a sufficient level of on-street parking available to accommodate two single dwelling units and has highlighted that this would be a similar arrangement to that for the other surrounding residents. The use of the subject buildings as dwellings will likely shift the pattern of parking from the requirement for parking/deliveries in the daytime to parking requirements in the evening which may in turn aid the parking circumstance within the area. As per the guidance provided in DCAN 8 the lack of parking can also be accepted as the application site enjoys a high level of pedestrian accessibility to local services given its location within Carmoney. The site is within walking distance to a bus stop where services are provided to a number of destinations to include Belfast City Centre.

### **Other Matters**

Northern Ireland Water (NIW) has recommended refusal of the application and states, 'based on the information provided, the proposed change of use has the potential to increase foul discharge rate. The receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties. The severity of the downstream constraints means that the Wastewater Impact Assessment process is also unable to provide a developer lead solution.'

The issue of a connection to the public sewer is a matter controlled by separate legislation, namely, Article 161 of the Water (Northern Ireland) Order 1999. The role of the planning system is not to duplicate the regulatory controls of other statutory bodies and matters which lie outside the control of planning should not form part of the decision-making process unless it is demonstrated that the development would result in adverse impacts on the environment.

In this case and as outlined in the NIW response, the receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity

including pollution, flooding and detrimental impact on existing properties. NIW has advised that it has no plans to upgrade the sewage infrastructure in this Drainage Area, and as a result are unable to approve any new connections to this network. To resolve this issue, NIW has also advised that it requires sufficient capital funding to invest in its Wastewater infrastructure. The severity of the downstream constraints means that the Wastewater Impact Assessment is also unable to provide a developer led solution. The downstream catchment is constrained by overloaded sewage infrastructure including one or more downstream Unsatisfactory Intermittent Discharges (UID's) which are causing a negative impact on the environment.

The UID's are listed as;

- Collinward Elmfield CSO that discharges to Belfast Lough
- Glenabbey Crescent CSO that discharges to Three Mile Water
- Mill Road Newtownabbey CSO that discharges to Belfast Lough and
- Shore Road 134-137 CSO that discharges to Belfast Lough

The agent has advised that the proposal offers no extensions to the existing building and requires no new connections or alterations to any existing underground network. The existing property contains two (2) retail shops which provides staff and customers with toilets, sinks and kitchens. The agent states that the proposed use as residential will provide a decrease in the wastewater usage requirements for the property. No alterations are proposed to the storm water arrangements to the property, and the creation of new gardens to the rear (removal of the current hard standing & sheds) will provide an additional 120m<sup>2</sup> of soakaway area for surface water (SUDs technique) thereby reducing pressure on the combined sewage/storm network.

Officers have made contact with NIW who has advised that there are no plans within the current funding cycle (which runs until 2028) to undertake any upgrades and has indicated that a connection could not be achieved within the next 5 years. The NIW response advises that the proposed change of use has the potential to increase foul discharge rate. The receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties.

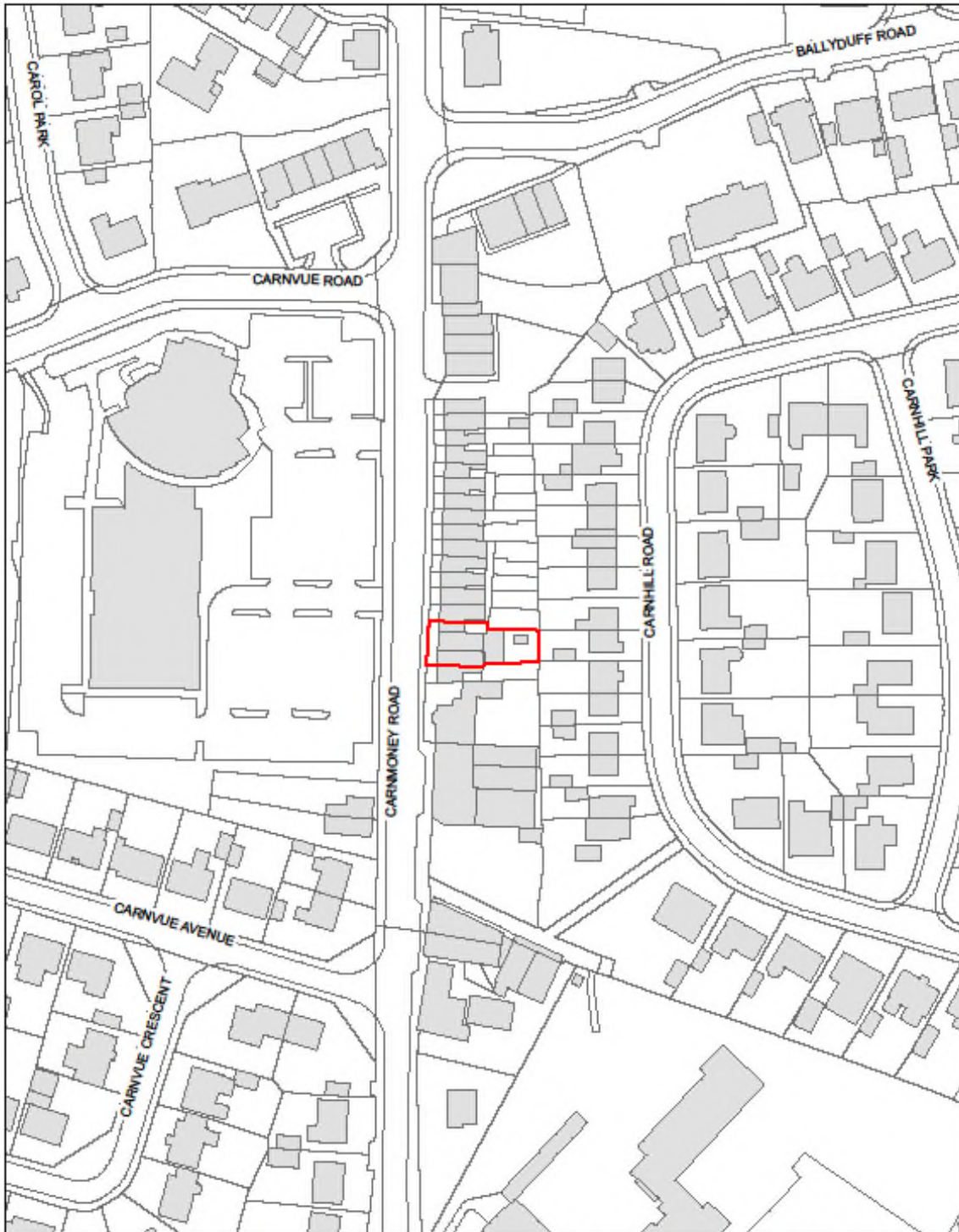
On that basis the proposal would fail to comply with Policy DM 50 in that there is no adequate means of sewage disposal available to serve the proposed dwelling units and the proposal would result in a detrimental impact on environment in terms of pollution.

## **CONCLUSION**

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

- The principle of the development is acceptable;
- The design and layout generally respects the surrounding context;
- The proposal will not result in any significant adverse impacts on neighbour amenity;
- Adequate private open space has been provided;
- Parking arrangements are considered acceptable;
- There is inadequate means of sewage disposal available to serve the proposal.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
<p>1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy DM 50 of the Councils Plan Strategy in that there is no adequate means of sewage disposal available to serve the development and the proposal would result in a detrimental impact on environment in terms of pollution.</p>	



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### Site Location Plan

1:1,250



Reference: LA03/2025/0191/F



Site Location



<b>COMMITTEE ITEM</b>	<b>3.5</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0101/O</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Dwelling and garage
<b>SITE/LOCATION</b>	70 metres Northeast of Mossley Orange Hall, 557a Doagh Road, Newtownabbey
<b>APPLICANT</b>	Victor and Hilary Logan
<b>AGENT</b>	Robert Logan
<b>LAST SITE VISIT</b>	24th March 2025
<b>CASE OFFICER</b>	Alexandra Tipping Tel: 028 903 40216 Email: <a href="mailto:alexandra.tipping@antrimandnewtownabbey.gov.uk">alexandra.tipping@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="https://planningregister.planningsystemni.gov.uk/application/696418">https://planningregister.planningsystemni.gov.uk/application/696418</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located approximately 70 metres to the northeast of Mossley Orange Hall, Doagh Road, Newtownabbey. The site is located within the countryside and lies just outside of the development limit of Metropolitan Newtownabbey as defined by the draft Belfast Metropolitan Area Plan (2004).</p> <p>The site is bounded by the existing dwelling at No. 557 which lies immediately to the east of the application site and is to the rear of two (2) newly constructed dwellings at Nos. 557B and 557C Doagh Road. The site consists mostly of an existing agricultural field which is accessed via an existing laneway serving a number of other dwellings. The northern, eastern and western site boundaries are mostly defined by hedgerows and some mature trees. The southern site boundary in common with No. 557B is defined with a new post and wire fence. Part of the site as outlined in red on the Site Location Plan, Drawing No. 01 date stamped 11th February 2025, appears within this fenced area.</p> <p>As noted above, the application site is located within the rural area, however, it is acknowledged that there is a significant degree of linear build-up along the Doagh Road consisting of existing dwellings and the Mossley Orange Hall. The Trinity Reformed Presbyterian Church is also located in relevant proximity to the site on the opposite side of the Doagh Road.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning Reference: LA03/2021/0960/F  Proposal: Dwelling and Garage (change of house type in substitution of LA03/2019/0608/F)  Location: 55m Southwest of 557 Doagh Road, Newtownabbey  Decision: Permission Granted – 18th February 2022</p>	



Planning Reference: LA03/2020/0212/F

Proposal: Erection of dwelling (proposed change of house type in substitution of LA03/2019/0607/F including 2 storey dwelling and detached garage)

Location: 80m Southwest of 557 Doagh Road, Newtownabbey

Decision: Permission Granted – 11th May 2020

## **PLANNING POLICY AND GUIDANCE**

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Belfast Urban Area Plan (BUAP): The application site is located within the greenbelt area as designated in the plan. The Plan offers no specific guidance on this proposal.  
– Deals only with Metropolitan Newtownabbey.

Draft Newtownabbey Area Plan 2005 (NAP): The application site is located within the countryside and outside and settlement limit as defined by the Plan.

Draft Belfast Metropolitan Area Plan (Published 2004) (dBMAP): The application site is located within the greenbelt area as designated in the plan. The site also lies within an Area of High Scenic Value and an Area of Constraint on Minerals. Other than the designations provided, 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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and advertisement consents.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1):** sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3):** aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking;
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4):** sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18D – Dwellings within an existing cluster.

**Strategic Policy 6 - Placemaking and Good Design (SP6):** sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character;
- Policy DM 28 Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance; and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage and Sustainable Drainage Systems;
- Policy DM 49 Artificial Modification of Watercourses.

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

## CONSULTATION

**Council Environmental Health Section** – No objection

**Northern Ireland Water** – No objection

**Department for Infrastructure Roads**- No objection

## REPRESENTATION

Eight (8) neighbouring properties were notified of the application, and one (1) letter of objection was received from one (1) neighbour notified property.

Members can view a copy of the full representation via the Planning Portal:

<https://planningregister.planningsystemni.gov.uk/application/696418>

A summary of the representation is provided below:

- A dwelling on the application site does not reflect the traditional development pattern in the area (with a second row of development behind a road frontage);
- The proposal would lead to suburban style build up;
- Boundaries on the site plan are not accurate;
- Some native hedging as indicated on the site plan has been removed;
- A new dwelling on the site would impact neighbour amenity;
- It seems misplaced that newly constructed dwellings could be used as existing development within a cluster;
- The proposal would extend development further into the countryside;
- The development of this site could facilitate further development; and
- There is a watercourse along one of the site boundaries, without access to mains sewage and the proposal has potential to impact on local wildlife (especially in the context of the Three Mile Water River being subject to several significant fish kills in the recent past).

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

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

- Preliminary Matters
- Policy Context
- Principle of Development
- Integration, design and Impact on the Character of the Area
- Neighbour Amenity
- Access and Parking
- Sewerage and Drainage
- Natural Heritage
- Other Matters
- Other Material Considerations

##### **Preliminary Matters**

The agent for the application has been made aware of concerns with the application on a number of occasions:

- On 25th March 2025, the agent was contacted by telephone and was advised that the Planning Section had concerns with the principle of development and matters in relation to amenity and biodiversity. Queries were also raised in relation to the accuracy of the boundaries.
- On 1st April 2025 the agent was given a deadline of 4th April 2025 to advise if he was willing to submit any additional information in response to the concerns raised.

##### **Policy Context**

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The application site is located within the countryside outside any settlement defined in the Draft Belfast Metropolitan Area Plan 2014. In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy SP 1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Policy DM 18 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy.

### **Principle of Development**

As noted above, DM 18.1 indicates that the Council will in principle, support the development of new homes and other forms of residential accommodation in the countryside in accordance with the relevant policies and provisions of the LDP. Policy DM 18D states that the Council will permit a new dwelling in an existing cluster where a number of criteria are met.

In this case, the application site consists of a section of existing agricultural land that lies adjacent to (and wraps around) the neighbouring dwelling at No. 557 Doagh Road. It is accessed via a long private laneway that serves a number of other dwellings. It is set back from the Doagh Road by approximately 103m and lies behind two (2) newly constructed dwellings at Nos. 557B and 557C Doagh Road. Agricultural fields lie beyond the application site to the north and the west.

As shown on the Site Layout Plan, Drawing No. 02 date stamped 11th February 2025 there is an existing degree of build up to the south of the application site along the Doagh Road. This existing roadside development includes a number of dwellings and the Mossley Orange Hall. It is noted that the agent refers to other developments such as the Trinity Reformed Presbyterian Church, however, this building together with other dwellings on the same side of the road as the church are within the development limits of Metropolitan Newtownabbey and therefore cannot be relied upon to justify development outside of the settlement (within the rural area).

The first criterion of Policy DM 18 D requires that the cluster of development lies outside of a farm and consists of five (5) or more substantial buildings incorporating at least three (3) dwellings but excluding ancillary buildings such as garages, outbuildings and open sided structures, whilst the second criterion requires that the cluster appears as a visual entity in the landscape and incorporates or is closely associated with a local focal point.

It is acknowledged that the site lies outside of a farm complex and that there is some degree of a build-up of development in the vicinity of the application site. This build-up of development is mostly made up of buildings which directly abut the roadside

along the Doagh Road and includes single detached dwellings, terraced dwellings and Mossley Orange Hall. It is accepted that the existing build-up of development includes at least three dwellings and appears as a visual entity in the landscape. The site is also in relatively close proximity to the Mossley Orange Hall, which would qualify for consideration as a community building for the focal point.

Criteria (c) and (d) of the policy require that the proposed site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster; and that the new dwelling can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character or visually intrude into the landscape.

As noted above, the application site is bound to the east by the dwelling at No. 557 Doagh Road and to the south by Nos. 557B and 557 C. There is no development immediately beyond the site to the north or west. It is considered that any dwelling on the application site would extend the built form (depending on specific siting) northwards beyond Nos. 557, 557B and 557C and westwards beyond No. 557, into the open countryside. The proposal does not round off or consolidate existing development, rather it would visually intrude into the countryside, add to a suburban style build up and be detrimental to the rural character of the area. The proposal is therefore considered contrary to Policy DM 18D.

Although it has been indicated that the site is to be assessed against DM 18D, the proposal has also been considered against all other potentially relevant policies for residential development in the countryside and it does not appear to meet any other policy criteria.

### **Integration, Design and Impact on the Character of the Area**

The SPPS paragraph 6.70 states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design.

DM 21.1 states that the Council will support development in the countryside where it is sited to integrate sympathetically into its surroundings and respects rural character. New buildings will be expected to demonstrate high quality rural design, appropriate to the proposed site and its context. It is noted that this application is for outline planning permission and thus there are no specific details provided in relation to siting or design.

Although the principle of development is not established it is considered that owing to the enclosure provided by the existing vegetation and existing buildings that there are minimal public views of the site and that a suitably designed dwelling with appropriate landscaping proposals could integrate successfully into the landscape in accordance with the policy provisions of DM 27.2 in relation to integration and DM 27.4 in relation to design.

DM 27.3 states that development will be acceptable where it respects the traditional pattern of development exhibited in the locality and will not cause a detrimental change to, or further erode, the rural character of an area. The policy indicates that new development will be unacceptable where it will cause a suburban style build-up of development when viewed with existing and approved buildings. The

amplification provided with the policy also refers to the cumulative impact a building can have on rural character.

It is acknowledged that there would only be fleeting views to a new dwelling on the site but nonetheless there would be opportunity to view this new dwelling and the built-up backland development appearance from the Doagh Road. Paired with the existing buildings surrounding the application site it is considered that taken cumulatively the build-up would result in detrimental impact on the rural characteristic that remain at the location of the application site which is notably close to the development limit of Metropolitan Newtownabbey. As noted above, the application site would extend the built form in a northerly direction towards the open countryside and would visually intrude into the open countryside which would extend the build-up of development in the area and is therefore contrary to DM 27.3.

Overall, it is considered that the proposed development would be contrary DM 27. 3 in that a new building on the application site would result in a suburban style build-up of development when viewed with existing and approved buildings in the vicinity and would not respect the traditional pattern of development exhibited in the surrounding area.

#### **Neighbour Amenity**

Policy DM 28 deals with impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

As noted above the application site bounds the existing dwellings at Nos. 557, 557B and 557C Doagh Road. There appears to be a discrepancy in relation to the rear boundary of No. 557B which extends beyond the curtilage approved under Ref: LA03/2020/0212/F. Nonetheless, the common boundaries with Nos. 557 and 557B Doagh Road are defined mostly with post and wire fencing (No. 557 also has part mature trees and sparse hedging). There are open views towards the rear elevation of No. 557 and its private amenity area when accessing the site off the private laneway. There is an existing post and wire fence along this access route with parts of sparse hedgerow. Views into the rear garden area of No. 557 are also apparent from within the centre of the application site to the rear amenity space associated with No. 557. There are also open views towards the rear elevation and rear private amenity area of No. 557B from the application site.

It is noted that the application is for outline planning permission and as such there are no details provided in relation to the specific siting or design of the proposed dwelling. Given the concern with the principle of development, Officers have not requested further indicative details to be provided.

It is considered that a dwelling on the application site would require mitigating structures such as walls or wooden fencing along the existing boundaries at No. 557 and No. 557B otherwise these existing dwellings would suffer from overlooking and a loss of privacy, particularly to the private amenity spaces of these dwellings. It is also considered that the proposed dwelling would also suffer from overlooking from the existing properties.

Large reams of closed boarded fencing or walls would be considered as suburban style features and would generally be avoided in the rural area in order to protect rural character.

Overall, the proposal is considered contrary to Policy DM 28 in that a dwelling on the application site would result in an unacceptable adverse impact on the amenity of existing occupiers of the adjoining properties at Nos. 557 and No. 557B Doagh Road by way of overlooking and loss of privacy.

### **Access and Parking**

Policy SP 3.10 indicates that the Council will seek to ensure that all new development provides safe access arrangements that will not significantly inhibit the free flow of traffic, and that sufficient car and cycle parking is provided.

The proposed access is via an existing shared laneway which then exits onto the Doagh Road. DfL Roads was consulted in relation to the proposed access arrangements and has raised no objections.

### **Sewerage and Drainage**

Policy SP 10 seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. Policy DM 15 states that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 states that consideration of drainage issues is a requirement for all development proposals.

The proposal indicates that the method of sewage disposal is via a package treatment plant which requires a Discharge Consent to be granted by DAERA Water Management Unit, however, no consent has been granted to date. The site is not known to be located in an area known to be at risk from pollution risk.

The proposed dwelling is not proposed in an area where there is evidence of a history of any significant surface water flooding and does not involve buildings and/or hard surfacing of 1,000sqm or greater in area, and as such a Drainage Assessment (DA) was not required to be submitted.

### **Natural Heritage**

Policy SP 1.4 states that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for designated sites are provided within Policy DM 37, policies relating to protected species are provided under Policy DM 38, whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

An objector highlighted that there is an undesignated watercourse along the application site's northern and western site boundaries and as the proposal is to be served by non mains means, the proposal has potential to impact on local wildlife. It is noted that a Biodiversity Checklist has not been submitted with the application. Although the applicant has been made aware of the concerns associated with impact upon natural heritage, the submission of a Biodiversity Checklist has not been

formally requested from the applicant given the concerns with the principle of development so as not to put the applicant to any undue expense. However, in the absence of a Biodiversity Checklist or Ecological Statement it has not been sufficiently demonstrated that the proposal would not detrimentally impact upon any hydrological links to a designated site or priority habitat. A refusal reason has been appended in relation to this matter as a precautionary approach in accordance with the provisions provided in Policies DM 37 and DM 38.

An objector raised the matter that some native hedging as indicated on the Site Layout Plan, Drawing No. 02 date stamped 11th February 2025 has been removed. A site visit was undertaken, and the existing boundary treatments have been observed and appraised in respect of siting and integration during consideration of the application. Policy DM 42 relates to Trees and Development and Policy DM 42.1 indicates that the Council will support development proposals that:

- (a) Promote additional tree planting of a type, scale, design, composition and species mix that is appropriate to its locality with a preference for native species planting and that seek to incorporate tree-lined streets within new developments;
- (b) Maintain existing trees, woodland and hedgerows where appropriate and incorporate these features into the overall design of their schemes; and
- (c) Show how existing trees will be appropriately protected during the construction phase.

The matter of landscaping is a Reserved Matter, and should the application be approved, appropriate landscaping proposals could be submitted at the Reserved Matters stage to ensure a dwelling would integrate successfully on the application site.

### **Other Matters**

This section of the report will address matters raised via representation that have not already been addressed in the main body of the report.

Firstly, it is noted that the representation refers to the boundaries of the site being adjusted and not being reflected correctly on the Site Location Plan, Drawing No. 01 date stamped 11th February 2025. Following a site visit, it was confirmed that the application site as outlined in red on Drawing No. 01 includes part of the rear garden area for No. 557B Doagh Road, which is not in accordance with the curtilage approved under planning application Ref: LA03/2020/0212/F. There is a section of new post and wire fencing that creates enclosure to the garden at No. 557B along the northern site boundary. Whilst the Council is aware of this matter, it is considered that no parties are prejudiced with regards to this matter as all neighbouring parties are aware of the application. Therefore, the consideration is based on the site boundaries as submitted and outlined on the Site Location Plan (Drawing No. 01) as submitted.

There are concerns that the proposed development could facilitate further development in the area. In relation to this matter, it would be advised that any submitted planning application will be reviewed on its own merits and assessed against prevailing planning policy. The granting of one planning approval does not explicitly warrant the grant of further permissions.

An objector raised concerns that the newly constructed dwellings at Nos. 557B and No. 557C Doagh Road could be included as existing development within a cluster, however, regardless of the length of time a building has been constructed, if a



building physically exists on the ground, it will be recognised as an existing building for the purposes of applying planning policy.

## **CONCLUSION**

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

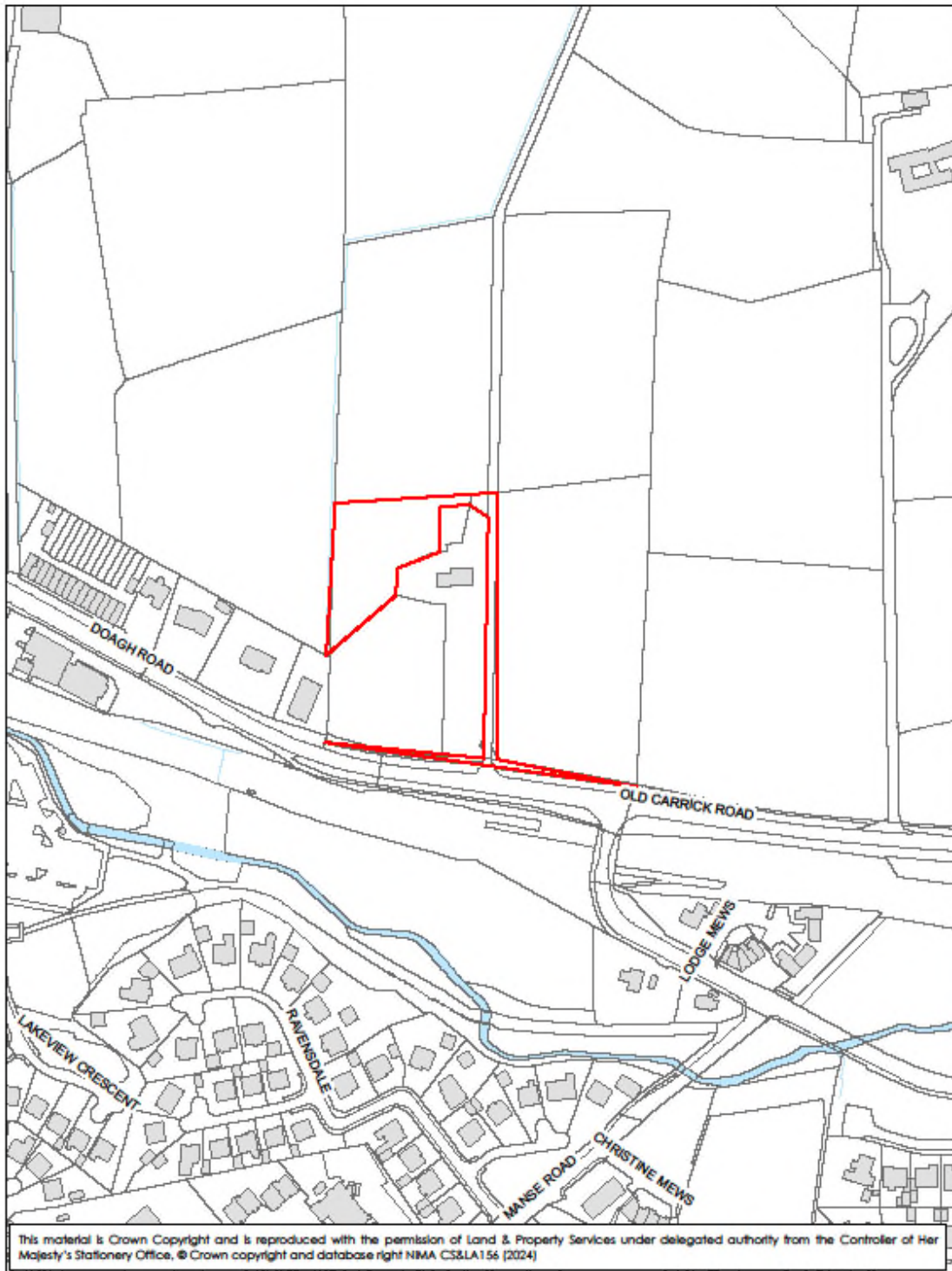
- The principle of the development has not been established in accordance with the policy provisions of Policy DM 18D in that the development would not be considered to round off or consolidate the existing development pattern in the area;
- The proposal would visually intrude into the open countryside and result in a detrimental impact on the character of the area;
- It is considered that a dwelling on the application site could compromise the amenity of neighbouring occupiers; and
- It has not been sufficiently demonstrated that the proposal would not have a detrimental impact on designated sites or on protected species.

## **RECOMMENDATION**

## **REFUSE OUTLINE PLANNING PERMISSION**

## **PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and in Policies SP1.11 and DM 18 of the Councils Plan Strategy in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for a dwelling in an existing cluster in accordance with Policy DM 18D of the Councils Plan Strategy, in that the development would visually intrude into the open countryside.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet the provisions of DM 27.3 of the Councils Plan Strategy in that the proposal if permitted will result in a suburban style build- up of development that extends into the open countryside when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions of Policy DM 28 of the Councils Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of the existing nearby dwellings in terms of overlooking and loss of privacy.
5. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies DM 37 and DM 38 of the Councils Plan Strategy in that it has not been demonstrated that the development would not have a significant adverse impact upon designated sites or result in the loss of a priority habitat.



### Site Location Plan

1:2,500

Reference: LA03/2025/0101/O

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.6</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0187/O</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE OUTLINE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Site for replacement dwelling
<b>SITE/LOCATION</b>	41 Loanends Road, Nutts Corner, Crumlin, BT29 4YW
<b>APPLICANT</b>	Raymond McAuley
<b>AGENT</b>	Architetcutral Design Services
<b>LAST SITE VISIT</b>	21st May 2025
<b>CASE OFFICER</b>	Eleanor McCann Tel: 028 90340422 Email: <a href="mailto:Eleanor.mccann@antrimandnewtownabbey.gov.uk">Eleanor.mccann@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal <a href="https://planningregister.planningsystemni.gov.uk/application/699088">https://planningregister.planningsystemni.gov.uk/application/699088</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 41 Loanends Road which is within the countryside as defined within the Antrim Area Plan 1984-2001.</p> <p>The application site takes an irregular form with the front roadside section of the site containing a dilapidated single storey stone building and encompasses a laneway and a portion of agricultural land approximately 40m to the northeast (rear) of the subject building, where the proposed replacement dwelling is to be located. The topography of the site is relatively flat.</p> <p>The building to be replaced is located immediately adjacent to No. 43 Loanends Road, which comprises a two-storey dwelling and a number of outbuildings within a yard area. A ranch fence approximately 1.5m in height extends along the southwestern roadside boundary and along a portion of the northwestern boundary in front of the subject building. The access laneway to the rear of the building is undefined.</p> <p>The access lane which leads to the proposed site is defined by mature trees and hedgerows with a maximum height of 6m. The southwestern boundary of the proposed site is partially undefined and partially defined by post and wire fencing with trees approximately 3m in height spaced intermittently. The northeastern and northwestern boundaries are undefined.</p> <p>The surrounding area is open countryside with dwellings and agricultural land uses spread intermittently.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
No relevant 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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3<sup>rd</sup> July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the open countryside as identified within the 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 3 – Transportation and Infrastructure (SP 3)**: aims to encourage the continued development and growth of high-quality transportation, communications and utilities infrastructure in a timely and co-ordinated fashion to meet the current and future needs of our Borough and support sustainable development in accordance with the Council's Spatial Growth Strategy. SP3 is supported by Policies:

- Policy DM10 – Access and Parking;
- Policy DM 15 – Development Relying on Non-Mains Sewage.

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Council's aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 18 – Homes in the Countryside; and
- Policy DM 18B – Replacement Dwellings.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery

of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 27 Rural Design and Character;
- Policy DM 28 Amenity Impact.

**Strategic Policy 7 - Historic Environment (SPG7):** Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 30 Archaeology.

**Strategic Policy 8 - Natural Heritage (SPG8):** seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 37 Designated Sites of Nature Conservation Importance;
- Policy DM 38 Protected Species;
- Policy DM 39 Habitats, Species & Features of Natural Heritage Importance;
- and
- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10):** seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems;

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside: sets out design principles for new dwellings in the countryside.

## CONSULTATION

**Historic Environment Division:** No objection

**DfI Roads:** No objection

**Environmental Health:** No objection

**NI Water:** No objection

## REPRESENTATION

Twelve (12) neighbouring properties were notified of the development proposal, 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:

- Preliminary Matters
- Policy Context
- Principle of Development
- Siting, Design and Appearance
- Impact on the Character and Appearance of Area
- Landscaping
- Neighbour Amenity

- Access
- Sewerage & Drainage
- Natural Heritage
- Other Matters

### **Preliminary Matters**

- An email was sent to the agent on 23rd June 2025 raising the concerns the Council had in relation to the building to be replaced not exhibiting the essential characteristics of a dwelling and that all external walls are not substantially intact. The agent was afforded the opportunity to provide further justification by 25th June 2025.
- The agent requested an extension of time to submit any information, which was extended until 30th June 2025.

### **Policy Context**

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations. Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the countryside in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Strategic Policy SP1.11 of the ANPS indicates that development proposals in the countryside will be supported in principle provided that they accord with the relevant policies applicable to the development type otherwise it will not be permitted unless there are overriding reasons why it is essential in a countryside location and cannot be located within a settlement. Policy DM 18.1 of the ANPS indicates that the Council will support the development of new homes in the countryside provided that it meets with the range of development types permitted by policy. One such development type is for a replacement dwelling as provided for by Policy DM 18B which sets criteria for the assessment of replacement dwellings.

### **Principle of Development**

Policy DM 18B states that planning permission will be granted provided that the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all the external structural walls are substantially intact. In this case the existing building is a single storey stone structure approximately 4m in height. It is considered that the building to be replaced does not exhibit the essential characteristics of a dwelling. Whilst it is acknowledged that the building to be replaced has a roof, along with window and door openings, there are no internal

dividing walls, or fireplaces and no external chimneys. Additionally, a portion of the rear wall and the entirety of the northwestern gable wall are missing. Therefore it is considered that the building to be replaced does not fulfil the policy requirement that as a minimum all external structural walls of the building to be replaced are substantially intact. The principle of a replacement dwelling is therefore not considered acceptable.

A Supporting Statement, Document 01 date stamped 20th March 2025, accompanied the planning application, set out how the building complied with Policy CTY 3 of PPS 21 in that 'the structure exhibits the essential characteristics of a dwelling including external walls, a roof, windows door and some internal domestic features.' However, this policy is no longer a material consideration in the assessment of replacement dwellings.

The Supporting Statement also indicates that the building to be replaced is numbered '41 Loanends Road, which is located on a private laneway off the Loanends Road and is directly adjacent to No. 43'. A LPS Domestic Property Valuation search identified the address 41 Loanends Road on the map, however, it is not listed with the LPS as a dwelling. Whilst the Council acknowledges that the building to be replaced possesses an address and has window and door openings, no internal domestic features were evident on the site visit carried out, and additionally all the external walls are not substantially intact. As discussed above a portion of the rear wall and the northwestern gable wall have been demolished or have collapsed at a point in time.

### **Siting, Design and Appearance**

Paragraph 6.70 of the SPPS states that all development in the countryside must integrate into its setting, respect rural character and be appropriately designed. ANPS includes a number of policies that any proposed development within the countryside must demonstrate in relation to appearance and design. DM 18.7 which supports Policy DM 18B states that the proposed replacement dwelling should be sited within the established curtilage of the existing dwelling, unless either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.

The proposed dwelling is proposed to be sited outside of the established curtilage of the building to be replaced. The Supporting Statement stated that the off-site location 'offers the opportunity to use the same existing access route' and that the location allows for the proposed dwelling to be 'secured without safety risk'. It went on to state that the proposed location is 'more secluded and is visually grouped with existing buildings, therefore will blend with the environment'.

It is noted that the building to be replaced is currently sited immediately adjacent to an existing two storey dwelling at No. 43 Loanends Road on a narrow, restricted site, which would have an impact upon the proposed dwelling's level of amenity if it was to be replaced in situ. It is considered that the siting of the proposed dwelling approximately 40m northeast of the building to be replaced would provide amenity benefits for the proposed future occupants of the dwelling and there would be no adverse impact on the environment by siting the proposed dwelling where it is proposed.

DM 18.7 requires that the design of the dwelling is appropriate to its rural setting and should integrate into the surrounding landscape and would not have a visual impact significantly greater than the existing building. DM 27.4 expands on this requiring that the design of any dwelling is appropriate to the proposed site and context in terms of building form, height, size, scale, massing, architectural detailing and finishes. As this is an outline application no details of the design have been provided at this stage. However, it is considered that an appropriately designed dwelling would integrate successfully into the surrounding landscape and not have a visual impact significantly greater than the existing building, due to the siting of the proposed dwelling to the rear of the existing dwelling and outbuildings at No. 43 Loanends Road, as well as the existing intermittent boundary treatments providing a high degree of screening.

In addition, DM 18.7 states that any dwelling must not have an impact significantly greater than the existing dwelling. Whilst no details of the design have been provided at this stage, it is considered that a suitably designed proposal will have limited visual impact due to its proposed siting, and the limited critical viewpoints due to existing screening to the site. As such the proposal would not have a significantly greater visual impact than the existing building to be replaced and is therefore considered acceptable in this regard.

#### **Impact on the Character and Appearance of Area**

DM 18.2 states that all new residential development will be expected to be sited and designed to integrate sympathetically into the countryside which is reiterated by criteria (c) of DM 18.7. Additionally, DM 27.2 and DM 27.3 add to the policy requirements for integration and the protection of rural character, requiring any new building to have a suitable means of enclosure, must not be a prominent feature in the landscape and must not result in build up or a ribbon of development.

It is considered that the proposed dwelling shall have a limited visual impact due to its proposed siting to the rear of the existing two storey dwelling and existing outbuildings at No. 43 Loanends Road and the existing intermittent boundary treatments to the southeast and northwest of the application site. These boundary treatments should be conditioned to be retained to maintain screening to the site. Given the limited public views, the topography of the land and the adjacent built development, the proposal will not result in a prominent feature in the landscape. As this is a proposed replacement dwelling it will not add to any additional build-up of development and as the site is located to the rear of No. 43 Loanends Road it will not result in ribbon development.

#### **Landscaping**

DM 27.5 indicates that all proposals for development in the countryside will be expected to address bio-diversity impact and be accompanied by a detailed landscaping scheme, which retains or reinstates traditional boundaries and augments existing planting. The Council will only support new landscaping schemes which include native species or locally characteristic trees. In addition, Policy SP 8 and DM 42.1- DM 42.5 also address the protection, retention and enhancement of trees within all development and fundamentally requires a net gain for any tree loss. No landscaping schemes have been submitted at this outline application stage, however, should planning permission be forthcoming, the retention of the existing southwestern boundary should be conditioned to aid the integration of the site.



It is noted that a Biodiversity Checklist, Document 02 date stamped 23rd June 2025 was submitted which stated that the proposal shall not result in the removal of field hedgerows or mature tree-lines more than 30m long. The information regarding landscaping at this stage of the proposal is considered acceptable, however, full landscaping details should be conditioned to be submitted at Reserved Matters stage.

### **Neighbour Amenity**

Policy DM 28 deals with impact on amenity and indicates that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

The application seeks outline planning permission for a proposed replacement dwelling and therefore no details of the proposed design have been submitted, however, given the significant separation distance between proposed siting and the existing nearest neighbouring dwelling at No. 43 Loanends Road of approximately 40m it is considered that the proposal would not negatively impact on the amenity of any neighbouring properties.

### **Access**

Policies SP 3.10 and DM 18.7 state that any access for a dwelling must not prejudice road safety or significantly inconvenience the flow of traffic. In this case the proposed replacement dwelling would be served by an existing farm laneway. DfI Roads was consulted in relation to the proposal and responded stating it has no objections to the proposal. Therefore, the access to the site is considered acceptable.

### **Sewerage & Drainage**

Policy DM 15 indicates that the Council will only support development proposals for non-mains sewerage where it is demonstrated that this will not create or add to a pollution problem. In addition, Policy DM 47 indicates that consideration of drainage issues is a requirement for all development proposals.

The Site Block Plan, Drawing 01 date stamped 20th March 2025 indicates that the wastewater treatment system shall be provided within the site boundary, however, no other details have been provided at this stage of the application.

The site is not located within an area known to be at risk from pollution risk, nor is the proposed replacement dwelling proposed in an area where there is evidence of a history of surface water flooding and does not involve buildings and/or hard surfacing of 1,000sqm or greater in area. As such a Drainage Assessment (DA) was not required to be submitted.

### **Natural Heritage**

Policy SP 1.4 indicates that the Council will adopt a precautionary approach where there are significant risks of damage to the environment while Policy SP 8.3 requires that appropriate weight in the decision-making process is given to the protection of designated sites, priority habitats, protected species and other features of biodiversity interest. Specific policies for protected species are also provided under Policy DM 38

whilst Policy DM 39 addresses other Habitats, Species and Features of Natural Heritage Importance.

An NI Biodiversity Checklist and Bat Roost Potential Survey, Document 02 date stamped 23rd June 2025, was submitted. The NI Biodiversity Checklist indicated that the building to be replaced has moderate bat roost potential and that hedges within the application site have bird nesting potential and that a search for hedgehog day nests is recommended, and should a nest be found, that area of the site will need to be carefully cleared by hand in advance of any proposed works and provision made for a suitable alternative day nest site.

The Bat Roost Potential Survey concluded that the building to be replaced has roof crevices with moderate bat access and roosting potential, and there is nearby moderate potential bat foraging habitat. The Bat Roost Potential Survey went on to state that any proposed demolition may result in potential loss of bats and bat roosts and the removal of hedgerow may reduce bat foraging and community potential and also bird nesting. The survey concluded that there must be no changes on the site until an active season bat detector survey has been completed by a suitably qualified ecologist. This information was not requested from the agent to avoid undue cost to the applicant as the proposal is not considered to meet the policy requirements of DM 18B.

The proposal is not considered to provide sufficient information to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest and is therefore not considered acceptable under Policy SP 1.4, Policies SP 8.3, DM 38 and DM 39.

Policy DM 37 provides additional policy criteria for assessing developments which could impact upon designated sites. The site is located approximately 1km west of Lough Neagh SAC, SPA, ASSI and Ramsar, and is approximately 523m north of Clady Water which is a hydrological connection to Lough Neagh. However, the separation distance for the proposed dwelling from the designated site is considered to present a suitable buffer that would avoid any potential adverse effect on the designated site.

### **Other Matters**

The Council's Environmental Health Section (EH) was consulted regarding the proposal and responded stating that the proposed site is within 75m of farm buildings, to which the applicant has no association. EH went on to state that farms have the potential to cause public health nuisances from odour, noise, dust and pests and in their experience adverse impacts arising from odour, dust, noise and pests from agricultural premises are more likely to be experienced where separation distances are small, i.e. less than 75m.

DfC Historic Environment Division (HED) was consulted regarding the development proposal and responded stating that Historic Environment Division (Historic Monuments) has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to the archaeological policy requirements of the SPPS and the Council determines the proposal to be acceptable under Policy SP 7 and Policy DM 30 of the ANPS.

NI Water was consulted regarding the proposal and responded stating it had no objections subject to informatives being attached to any forthcoming planning approval.

## **CONCLUSION**

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

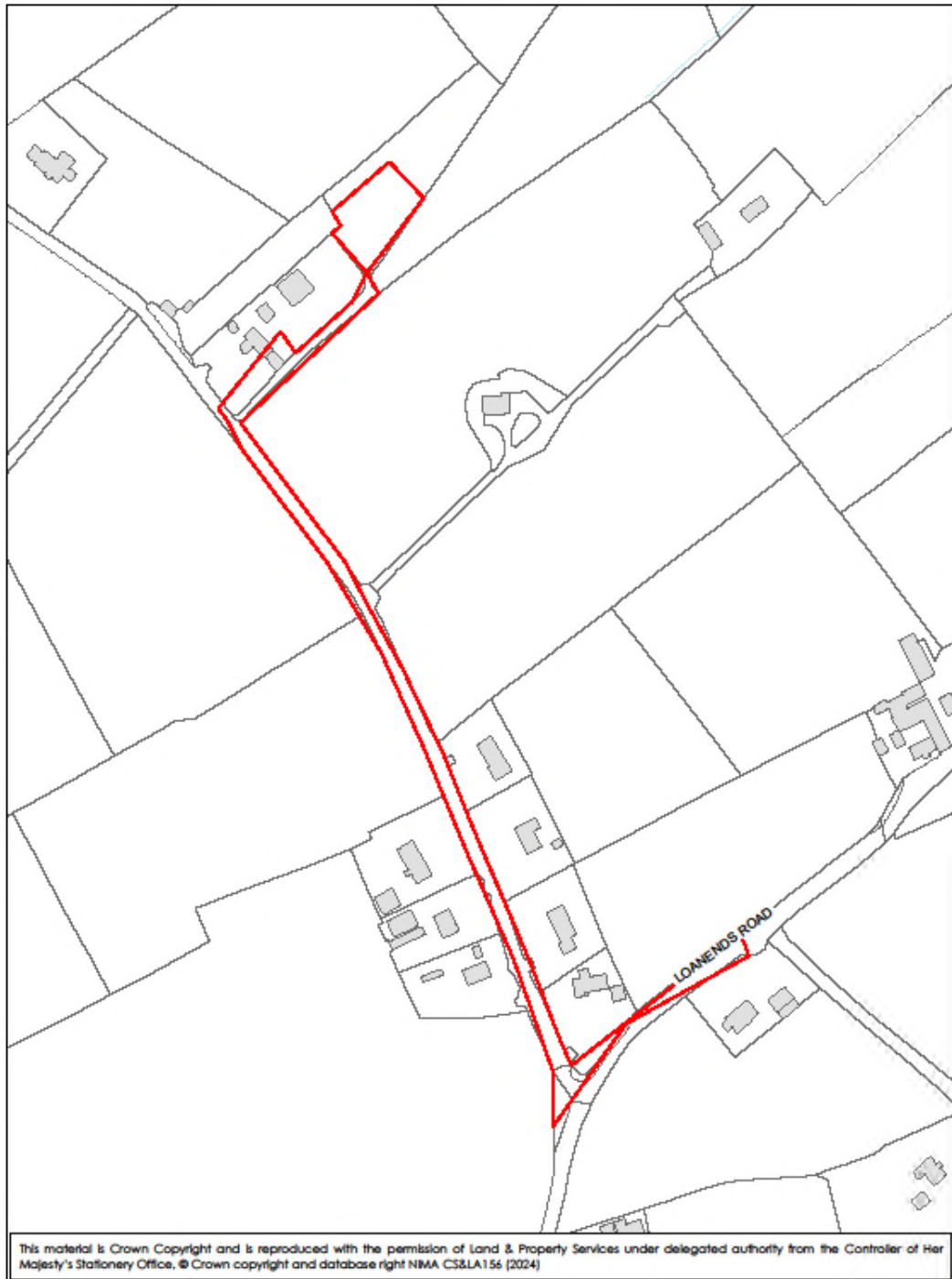
- The principle of the development is unacceptable as the proposal fails to meet the policy requirements within Policy DM 18 in that the proposal does not exhibit the essential characteristics of a dwelling and does not as a minimum have all external walls substantially intact;
- A dwelling of a suitable siting, design and layout could integrate on the site and respect the rural character;
- The proposal will not appear as a prominent feature in the landscape and would not result in a build-up or ribbon of development;
- The proposal would not impact on the amenity of any existing properties in the area;
- The proposed access is not considered to prejudice road safety or significantly inconvenience the flow of traffic;
- The proposal is not considered to create or add to a pollution problem and no drainage issues are considered to occur as a result of the proposal;
- The proposal is not considered to have any negative impact on any designated site; and
- The proposal is not considered to provide sufficient information to demonstrate that the proposal would not negatively impact priority habitats, protected species and other features of biodiversity interest.

## **RECOMMENDATION**

**REFUSE OUTLINE PLANNING PERMISSION**

## **PROPOSED REASONS FOR REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1 and DM 18 of the Councils Plan Strategy, in that there are no overriding reasons why the proposal is essential in a countryside location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1 and DM 18b of the Councils Plan Strategy, in that the building to be replaced does not exhibit the essential characteristics of a dwelling and as a minimum not all the external structural walls are substantially intact.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies SP 1, SP 8, DM 38 and DM 39 of the Councils Plan Strategy, in that insufficient information has been provided to demonstrate that the proposal would not negatively impact upon designated sites, priority habitats, protected species and other features of biodiversity interest.



### Site Location Plan

1:2,500

Reference: LA03/2025/0187/O

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.7</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0088/F</b>
<b>DEA</b>	<b>DUNSILLY</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Proposed front façade cladding to existing building
<b>SITE/LOCATION</b>	30 Fountain Street, Antrim, BT41 4BB
<b>APPLICANT</b>	Leslie Harte
<b>AGENT</b>	Alistair Scott Design
<b>LAST SITE VISIT</b>	06/06/2025
<b>CASE OFFICER</b>	Dan Savage Tel: 028 90340438 Email: <a href="mailto:daniel.savage@antrimandnewtownabbey.gov.uk">daniel.savage@antrimandnewtownabbey.gov.uk</a>
<b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</b> <a href="https://planningregister.planningsystemni.gov.uk/application/695425">https://planningregister.planningsystemni.gov.uk/application/695425</a>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 30 Fountain Street, Antrim which is within Antrim Town Centre, the Conservation Area and the development limits of Antrim Town as defined by the Antrim Area Plan 1984 – 2001.</p> <p>The application building is a two-storey, end terraced building which is in use as a newsagent. The building is finished in cream render with black corner stones. A shop advertisement is located below the first-floor windows however is not subject to this application.</p> <p>The site is located in a predominantly mixed-use area characterised by residential and retail uses.</p>	
<b>RELEVANT PLANNING HISTORY</b>	
<p>Planning reference: LA03/2020/0089/F  Location: Simpsons Newsagents, 30 Fountain Street, Antrim, BT41 4BB  Proposal: Shop front alterations  Decision: Permission Granted (10/03/2020)</p> <p>Planning reference: T/2005/0881/F  Location: 30 Fountain Street, Antrim, BT41 4BB  Proposal: Change of use into 3 no. apartments  Decision: Permission Granted (29/11/2005)</p> <p>Planning reference: T/1993/0513  Location: 30 Fountain Street, Antrim, BT41 4BB  Proposal: Extension to shop and stores  Decision: Permission Granted (08/04/1994)</p>	

## PLANNING POLICY AND GUIDANCE

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.

The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3<sup>rd</sup> July 2025. Part 2 is the Local Policies Plan which will identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984 – 2001: The application site is located within the settlement limits of Antrim Town. The application site lies within the Conservation Area and Town Centre boundary.

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.

Antrim and Newtownabbey Plan Strategy 2015-2030 (ANPS): sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

Antrim Town Centre Conservation Area Design Guide: provides information on the planning context, historical development, description or character appraisal of the area, the designation and guidelines for development proposals

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 26 Shopfront Design;
- Policy DM 28 Amenity Impact.

**Strategic Policy 7 - Historic Environment (SPG7)**: Indicates that careful management and ongoing investment in our historic environment will help to create unique, attractive and welcoming places to live, work and relax in and contribute significantly to our Borough's sense of place. SP 7 is supported by Policies:

- Policy DM 33 Conservation Areas.

Antrim Town Centre Conservation Area Design Guide: provides information on the planning context, historical development, description or character appraisal of the area, the designation and guidelines for development proposals.

## **CONSULTATION**

**Council Conservation Section:** Refusal

**Historic Environment Division (HED):** No objection

## **REPRESENTATION**

Eight (8) neighbouring properties were notified of the proposal and no letters of representation were received.

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

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

- Preliminary Matters
- Policy Context and Principle of Development
- Design, Appearance and Impact on the Character and Appearance of the Conservation Area
- Neighbour Amenity

### **Preliminary Matters**

#### Engagement with Agent/Applicant

- The applicant was initially advised of Council's concerns with the design of the proposal over a telephone conversation.
- The agent was advised of the Council's concerns regarding the design of the development on 27<sup>th</sup> May 2025 and information was formally requested to be submitted prior to 17<sup>th</sup> June 2025.
- No further information was received.

### **Policy Context and Principle of Development**

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the Antrim Town Centre and Antrim conservation area as designated in the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

The application seeks full planning permission for the upgrade of cladding to the front façade of an existing newsagents. A previous approval on the site for shop front alterations was approved under Ref: LA03/2020/0089/F. The site is located within both the Town Centre and the Antrim Conservation Area, as designated within the AAP.

Policy SP 7 states that the Council will work in partnership to protect, conserve and promote the enhancement of Conservation Areas and their settings. DM 33.1 goes on to state that the Council will only support development within or adjacent to a Conservation Area that enhances the character or appearance of the area where an opportunity to do so arises, or otherwise to preserve its character or appearance and that is consistent with any relevant Conservation Area guidance. Policy DM 26 of the ANPS indicates that the Council will only support proposals for alterations to existing shopfronts where they demonstrate a high quality of design and meet a number of criteria in terms of its visual amenity including where it respects the character of the area.

In principle, the proposed alteration of a shop front with an approved use would be considered acceptable at this location within the town centre subject to all other policy and environmental considerations being met.

#### **Design, Appearance and Impact on Conservation area**

The proposal is set within Antrim Conservation Area and consists of alterations to a shopfront of an existing newsagents. Policy SP6 seeks to promote good placemaking, high quality design practices and the importance of the development responding positively to the local context by enhancing historical context.

DM 25.1 provides the policy for urban design and requires proposals to make a positive contribution and relate well to the character, appearance and use of materials of the surrounding area. DM 26.1 provides the specific policy for shopfront design and states that the Council will support proposals for alterations to existing shopfronts where they relate to the architectural character of the host building, utilise complementary materials, colours and textures and respect the scale, plot width and proportions of the streetscape. DM 26.1 further stipulates that shopfront alterations must relate to the architectural character of the host building, utilise complementary materials, colours and textures and respect the scale, plot width and proportions of the streetscape.

The application site is located within the Conservation Area and therefore additional legislative and policy criteria apply in this case.

Section 104 (11) of the Planning Act (Northern Ireland) 2011 states:

Where any area is, for the time being, designated as a Conservation Area, special regard must be had, in the exercise, with respect to any buildings or other land in that area, of any powers under this Act, to the desirability of-

- (a) Preserving the character or appearance of that area in cases where an opportunity for enhancing its character and appearance does not arise;
- (b) Enhancing the character or appearance of that area in cases where an opportunity to do so does arise.



This approach is reiterated within Policy SP 7 which states that the Council will seek to protect, conserve and promote the enhancement of Conservation Areas. In addition, DM 33.1 states that the Council will only support development within or adjacent to a Conservation Area that enhances the character or appearance of the area where an opportunity to do so arises, or otherwise preserves its character or appearance and that is consistent with any relevant Conservation Area guidance.

Policy DM 33 provides policy for development in conservation areas with DM 33.3 providing specific policy for alterations in Conservation Areas. It requires that any alterations to an existing building must demonstrate how the proposal accords with the Guiding Principles of DM 33.2 through the appropriate design, use of materials, detailing, etc. It also must be demonstrated that the quality views within, from and into the Conservation Area will be maintained or enhanced.

The application seeks to alter the front (northern) elevation of the subject property through the addition of 'tier wall cladding', comprising either 'Nordic' stone or black slate finish. The adjoining property No. 30C which is within the red line of the application site is not shown on the proposed elevational changes and therefore it is determined that this section of the building is not proposed to be cladded.

Buildings in the Antrim Town Conservation Area, particularly, Fountain Street, are characterised by painted smooth render or red facing brick. It is acknowledged that the use of natural stone exists on a limited number of standalone and terraced properties. However, where this is the case, black basalt is visible as a structural component of the vernacular building and is not merely an aesthetic feature.

The proposal does not comply with the provisions set out in both DM 26.1 and DM 33.3 in that the proposal comprises of materials, finishes and detailing would appear incongruous with adjoining buildings and the wider Antrim Town Conservation Area. The proposal does not respond positively to the local context and character and goes against the supplementary guidance outlined within the Antrim Town Conservation Guide. The Councils Conservation Section was consulted and responded recommending refusal as it would have a detrimental impact on the Conservation Area.

Given the above, it is considered that approval would be contrary to the provisions of Policies SP 6, SP 7, DM 26 and DM 33 in that the development would not relate to the architectural character of the host building or utilise complementary materials, colours and textures.

### **Neighbour Amenity**

Policy DM 28 deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of disturbance.

There are residential dwellings located adjacent to the proposal site, namely 21 Fountain Street. The proposal seeks to upgrade an existing shopfront. No additional windows or illumination are proposed as part of the proposal and therefore will not have an unacceptable adverse impact on residential amenity.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
<p>1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policies SP 6, SP 7, DM 25, DM 26 and DM 33 of the Councils Plan Strategy in that in that the proposal comprises of materials, finishes and detailing that would appear incongruous when viewed with adjoining buildings and the wider Antrim Town Conservation Area, and would therefore result in a detrimental impact upon its character.</p>	



### Site Location Plan

1:1,250

Reference: LA03/2025/0088/F

 Site Location



<b>COMMITTEE ITEM</b>	<b>3.8</b>
<b>APPLICATION NO</b>	<b>LA03/2025/0238/F</b>
<b>DEA</b>	<b>AIRPORT</b>
<b>COMMITTEE INTEREST</b>	<b>REFUSAL RECOMMENDED</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
<b>PROPOSAL</b>	Extensions and alterations to dwelling
<b>SITE/LOCATION</b>	89 Temple Hall, Templepatrick, BT39 0FE
<b>APPLICANT</b>	Laura Lismore
<b>AGENT</b>	Galvin Architecture
<b>LAST SITE VISIT</b>	08/05/2025
<b>CASE OFFICER</b>	Micheal Glynn Tel: 028 9034 0411 Email: <a href="mailto:michael.glynn@antrimandnewtownabbey.gov.uk">michael.glynn@antrimandnewtownabbey.gov.uk</a>
<p><b>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal</b></p> <p><b><a href="https://planningregister.planningsystemni.gov.uk/application/698472">https://planningregister.planningsystemni.gov.uk/application/698472</a></b></p>	
<b>SITE DESCRIPTION</b>	
<p>The application site is located at No. 89 Temple Hall, which is within the development limits of Templepatrick as defined by the Antrim Area Plan 1984-2001.</p> <p>The application site comprises a two-storey detached dwelling finished in red brick, slate roof tiles and PVC windows. The application site abuts four neighbouring properties, No. 87 Temple Hall to the north, No. 91 Temple Hall to the south and Nos. 79 and 85 Temple Hall to the west. Amenity space is provided at the rear (west), and parking provision is located at the southern side of the dwelling. The topography of the application site is relatively flat.</p> <p>The northern boundary of the application site is undefined at the front of the dwelling and defined by a 1.8m high close boarded timber fence at the rear. The eastern boundary is undefined and fronts onto Temple Hall. The southern boundary to the rear of the building line is defined by a 1.8m high close boarded timber fence while the remainder of the boundary is undefined. The western boundary is defined by a close boarded timber fence approximately 1.8m in height.</p> <p>The application site is located within a predominantly residential area, comprising of similar house types, designs and sizes.</p>	
<b>PLANNING HISTORY</b>	
No relevant planning history.	
<b>PLANNING POLICY AND GUIDANCE</b>	
<p>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.</p> <p>The Antrim and Newtownabbey Local Development Plan (ANLDP) will comprise of two parts, Part 1 is the Plan Strategy which contains strategic and operational policies and was adopted on 3rd July 2025. Part 2 is the Local Policies Plan which will</p>	

identify the boundaries of settlement limits, local designations and zonings which has not yet been published. As such the settlement limits, local designations and zonings of the extant adopted Development Plans for the Borough (the Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim Area Plan) remain applicable. Account will also be taken of the draft Newtownabbey Area Plan and its associated Interim Statement and the provisions of the draft Belfast Metropolitan Area Plan.

Antrim Area Plan 1984-2001: The application site is located inside the settlement limits of Antrim. 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.

Antrim and Newtownabbey Plan Strategy 2015-2030: sets out the relevant planning policies for assessing planning applications and other planning consents. The relevant strategic and operational policies for the assessment of the current proposal are listed below.

**Strategic Policy 1 – Sustainable Development (SP 1)**: sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Strategic Planning Policy Statement (SPPS).

**Strategic Policy 4 - Homes (SP 4)**: sets out that the Councils aims of achieving quality in new residential development both within urban settlements and the countryside. SP4 is supported by Policies:

- Policy DM 22 – Residential Extensions and Alterations.

**Strategic Policy 6 - Placemaking and Good Design (SP6)**: sets out that positive placemaking and good design are key components in the delivery of high quality, attractive and sustainable places within our Borough. SP6 is supported by Policies:

- Policy DM 28 - Amenity Impact.

**Strategic Policy 8 - Natural Heritage (SPG8)**: seeks to protect, conserve and promote the enhancement and restoration of the diversity of our Borough's natural heritage comprised of its habitats, species, landscapes and earth science features.

- Policy DM 42 Trees and Development.

**Strategic Policy 10 - Environmental Resilience and Protection (SPG10)**: seeks to promote environmental resilience by mitigating and adapting to the harmful effects of climate change on our built and natural environment. SPG10 is supported by Policies:

- Policy DM 47 Surface Water Drainage & Sustainable Drainage Systems.

## CONSULTATION

None required.

## REPRESENTATION

Seven (7) neighbouring properties were 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:

- Policy Context and Principle of Development
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Impact on Trees and Environmental Quality of this Area.
- Amenity Space, Parking and Manoeuvring
- Surface Water Drainage

### Policy Context and Principle of Development

Section 45 (1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application for planning permission, to have regard to the Local Development Plan, so far as material to the application, and to any other material considerations.

Section 6 (4) of the Act then states that, where, in making any determination under the Act, regard is to be had to the Local Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The Antrim & Newtownabbey Plan Strategy (ANPS) sets out the relevant planning policies for the determination of planning applications in the Borough. However, until such times as the Local Policies Plan (LPP) identifies the boundaries of settlement limits, local designations and zonings, the provisions of the current legacy plans, both adopted and in draft form will continue to apply. The site is defined as being within the urban area within the Antrim Area Plan 1984-2001 (AAP). In line with the transitional arrangements set out in the SPPS, the AAP and the ANPS must be read together. Any conflict between the policies in with the Plans must be resolved in favour of the ANPS.

Policy DM 22: Residential Extensions and Alterations of the Plan Strategy sets out the planning policy context and guidance for achieving quality in relation to development proposals for residential extensions and alterations.

Policy DM 22 indicates that planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

- a) The scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area;
- b) The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- c) The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features; and
- d) Sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that the principle of a residential extension is acceptable subject to the listed criteria being met. In addition, Policy DM 22 also advises that the guidance set out in Appendix B of the Plan Strategy will be taken into account when assessing proposals against the above criteria.

### **Scale, Massing, Design and Appearance**

This application seeks full planning permission for a roofspace conversion including a side dormer window on the northern roof elevation. Policy DM 22 indicates that the scale, massing, design and external materials of the proposal are sympathetic to the existing property and do not detract from the appearance or character of the surrounding area.

The proposed side dormer has an approximate length of 9.9m, a width of 2.7m and a height of 2.7m. The proposal will be finished in vertical composite cladding, PVC windows and a flat trolcal roof. The proposal does not exceed the ridge height of the host dwelling. The fenestration of the proposal includes three windows on the northern elevation and six high-level skylights proposed in the roof. The proposal will serve two bedrooms, an en-suite and a landing.

DM 22.2 indicates that the Council will take account of the guidance set out in Appendix B of the Plan Strategy. B14 –17 of Annex B refers to roof extensions and B16 indicates a dormer roof extension should be designed in a manner that complements the period and style of the original property. In this case the proposed dormer is finished in vertical composite cladding which is not a feature on the existing dwelling and not a common theme throughout Temple Hall.

Furthermore, B17 indicates when a dormer is open to public view, dormer windows to the front or side of a property will be resisted in areas where they are uncharacteristic, particularly large box dormers that are over-dominant often extending the full width of the roof. The size and number of dormers should therefore be kept to a minimum to avoid dominating the appearance of the roof and should be located below the ridge line of the existing roof.

In this case a side dormer is proposed which is approximately 9.9m in length, which is considered overly dominant to the appearance of the host dwelling and will negatively interfere with the streetscene in Temple Hall. As the proposal is a large box dormer to the side of the host dwelling and visible when travelling in both directions when traveling along the internal estate road of Temple Hall, it is considered unacceptable as it has an unbalanced appearance and will be out of character with the host dwelling and the general character of the area.

### **Neighbour Amenity**

Criteria (b) of Policy DM 22 and Policy DM 28 deals with the impact on amenity and states that the Council will only support development proposals where they will not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of overlooking, loss of privacy, dominance, overshadowing, or other form of disturbance.

Due to the positioning of the proposed dormer on the northern elevation of the host dwelling, the western-most window would achieve direct views into the first 4m of the rear amenity space at No. 87 Temple Hall, located to the north giving rise to overlooking which would be detrimental to this neighbouring property.

No. 85 Temple Hall is located to the northwest of the host dwelling, however, any views from the proposed dormer would be oblique and as such it is considered that there will be no significant detrimental impact from the proposal at this neighbouring property.

The six new skylights proposed in the roof are not considered to have a significant impact of overlooking on any neighbouring properties as no views can be achieved from them.

In summary, the proposal is considered to unduly affect the privacy and residential amenity of the neighbouring residents at No. 87 Temple Hall.

#### **Impact on Trees and Environmental Quality of this Area**

Criteria (c) of Policy DM 22 and Policy DM 42 requires that the proposal will not cause an unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality.

It is considered that the proposal will not cause any unacceptable loss of, or damage to trees or other landscape features which contribute significantly to local environmental quality because there are no trees or other landscape features present where the proposal will be located.

#### **Amenity Space, Parking and Manoeuvring**

Criteria (d) of Policy DM 22 and Policy DM10 requires that sufficient space is retained within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

It is considered that sufficient space remains within the curtilage of the property for recreational and domestic purposes. The proposal adds an additional two bedrooms onto the property; however, it is considered adequate provision remains within the curtilage to facilitate sufficient car parking and private amenity space.

#### **Surface Water Drainage**

Policy DM 47: Surface Water Drainage and Sustainable Drainage Systems (SuDS) aims to reduce flood risk for new developments from surface water (pluvial) sources. DM 47.1 states that consideration of drainage issues is a requirement for all development proposals and that this consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop.

With regards to the proposed development, the application site is not located in an area of 'present day surface water' and 'climate change surface water', as indicated by the Flood Maps (NI) and by the nature of the proposed box dormer window situated on the roof of the host dwelling, the proposal does not increase the existing footprint of the building and consequently there is no increase in surface water runoff.

#### **CONCLUSION**

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

- The principle of development is considered acceptable;

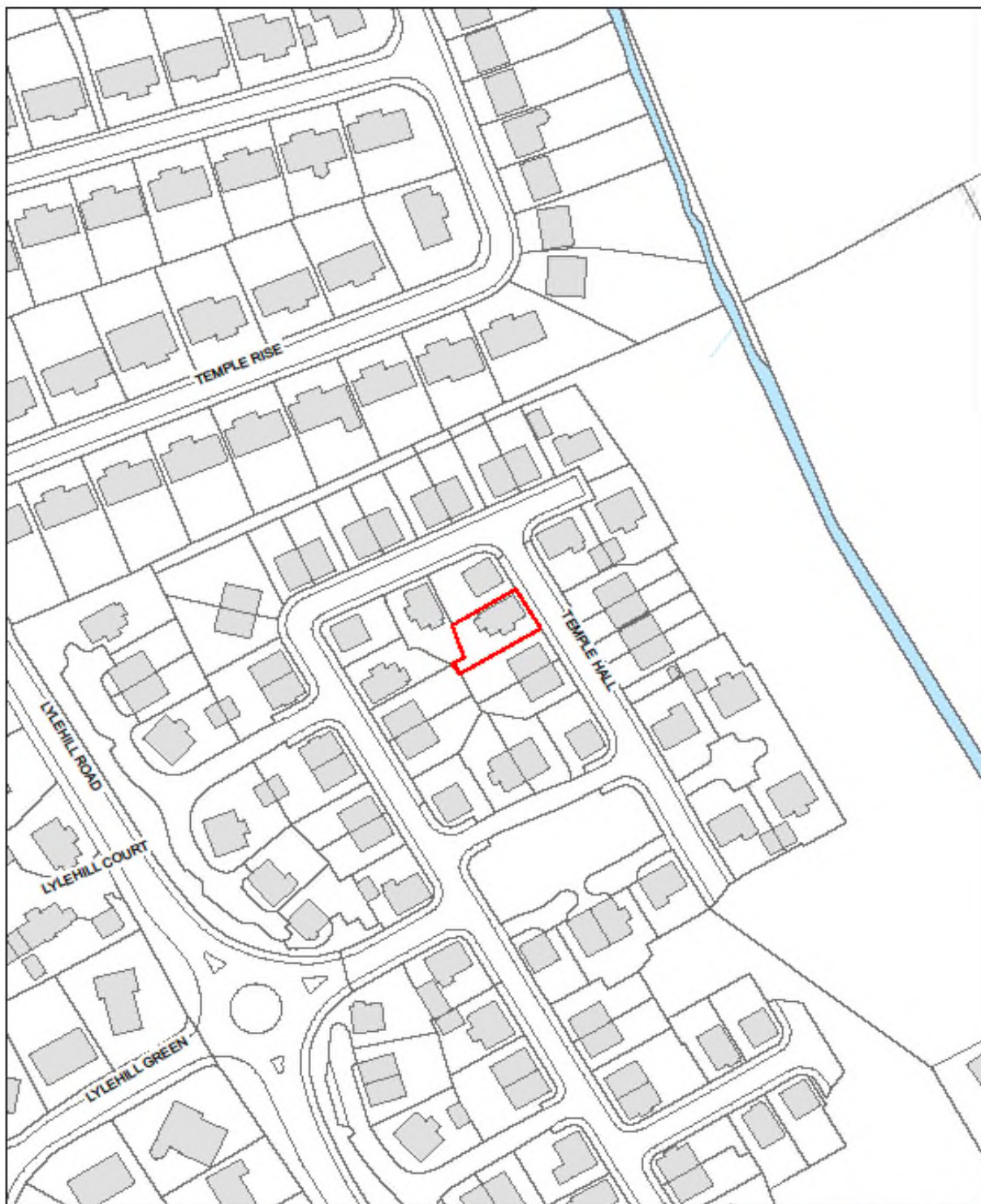


- The proposal is considered unacceptable in terms of scale, massing, design and appearance;
- The proposal is considered unacceptable in terms of neighbour amenity;
- The proposal is not considered to result in adverse impacts on trees and environmental quality of this area;
- The proposal is not considered to negatively impact amenity space, parking and manoeuvring; and
- The proposal will not increase the level of surface water runoff.

<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>
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<b>PROPOSED REASON FOR REFUSAL</b>
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- |   |
|---|
| <p>1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy SP 4 and Policy DM 22 of the Councils Plan Strategy, in that;</p> <p>a) the scale, massing, design and external materials of the proposal are not sympathetic to the existing property and will detract from the appearance and character of the surrounding area; and</p> <p>b) the proposal unduly impacts the amenity of No. 87 Temple Hall.</p> |
|---|



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### Site Location Plan

1:1,250

Reference: LA03/2025/0238/F

 Site Location



## **PART TWO**

### **OTHER PLANNING MATTERS**

## ITEM 3.9

### P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS JUNE 2025

#### 1. Purpose

The purpose of this report is to update Members on the planning applications decided under delegated powers and decisions issued by the Planning Appeals Commission (PAC) in June 2025.

#### 2. Delegated Decisions of Council

A list of planning decisions issued by Officers during June 2025 under delegated powers together with information relating to planning appeals are enclosed for Members' information.

#### 3. Planning Appeal Commission Decisions

Four (4) appeals were dismissed during June 2025 by the PAC.

<b>Planning application:</b>	<b>LA03/2024/0327/F</b>
PAC reference:	2024/A0107
Proposed Development:	Replacement of two sub-standard entrance gates with new single entrance and agricultural laneway to service existing fields and existing store (Retrospective)
Location:	Lands approximately 160m north west of 33 Tully Road, Crumlin, BT29 4SW
Date of Appeal Submission:	17/01/2025
Date of Appeal Decision:	17/06/2025
<b>Decision:</b>	<b>Appeal Dismissed – Council Decision Upheld</b>

<b>Planning application:</b>	<b>LA03/2024/0637/O</b>
PAC reference:	2024/A0116
Proposed Development:	Dwelling and garage on a farm
Location:	80m SW of 55 Church Road, Randalstown, BT41 3JW
Date of Appeal Submission:	04/02/2025
Date of Appeal Decision:	23/06/2025
<b>Decision:</b>	<b>Appeal Dismissed – Council Decision Upheld</b>

<b>Planning application:</b>	<b>LA03/2024/0476/O</b>
PAC reference:	2024/A0122
Proposed Development:	Dwelling and garage on a farm
Location:	110 metres east of 34 Tardree Road, Kells, Ballymena, BT42 3PE
Date of Appeal Submission:	21/02/2025
Date of Appeal Decision:	25/06/2025
<b>Decision:</b>	<b>Appeal Dismissed – Council Decision Upheld</b>

<b>Enforcement Notice:</b>	<b>LA03/2023/0181/CA</b>
PAC reference:	2024/E0046

Location: Lands approx. 25m south-west of 47 Knockagh Road,  
Newtownabbey,  
Date of Appeal Submission: 10/03/2025  
Date of Appeal Decision: 27/06/2025  
**Decision:** **The appeal on Ground (a) fails - Council Decision Upheld**  
**The period for compliance is varied to 19 weeks and the**  
**appeal on Ground (g) succeeds to that extent. – Council**  
**Decision varied**  
**The notice as so varied is upheld - Council Decision Upheld**

Copies of the decisions are enclosed.

#### **4. Recommendation**

**It is recommended that the report be noted.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.10

### P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT JUNE 2025

#### 1. Purpose

**The purpose of this report is to update Members on the Proposal of Application Notices received during June 2025.**

#### 2. Background

Under Section 27 of the 2011 Planning Act prospective applicants for all development proposals which fall into the Major development category are required to;

- give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted.
- consult the community in advance of submitting a Major development planning application.

Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

#### 3. Proposal of Application Notice

<b>PAN Reference:</b>	LA03/2025/0393/PAN
<b>Proposal:</b>	Proposed reconfiguration and subdivision of Unit 6 to provide 3 no. units, comprised of a ground floor bulky goods retail (6a) and leisure swim facility (6b) and a first-floor gym (6c), including alterations to external elevations.
<b>Location:</b>	Unit 6 Longwood Retail Park, Newtownabbey, BT37 9UF
<b>Applicant:</b>	Longwood Park Limited
<b>Date Received:</b>	4 June 2025
<b>12 week expiry:</b>	27 August 2025

#### 4. Recommendation

**It is recommended that the report be noted.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

### ITEM 3.11

#### P/PLAN/1 NISRA PLANNING STATISTICS 2024/2025 – ANNUAL STATISTICAL BULLETIN 2024/2025 – APRIL 2024 to MARCH 2025

##### 1. Purpose

The purpose of this report is to update Members on the performance of the Councils Planning Section as reported in NISRA's Annual Planning Statistical Bulletin for the period April 2024 to March 2025.

##### 2. Background

The 2024/25 Annual Planning Statistical Bulletin, produced by the Analysis, Statistics and Research Branch of the Department for Infrastructure (DfI), a copy of which is **enclosed**, was released on 26 June 2025.

The figures show that the total number of planning applications received in Northern Ireland by Councils and the Department in 2024/2025 was 9,716, a decrease of 3.1% from the previous financial year (10,025). Eight (8) Councils reported a decrease in the number of planning applications received in 2024/2025 with the greatest percentage decreases reported in Lisburn and Castlereagh (-12.0%), Ards and North Down and Derry City and Strabane both with a decrease of -11.8%. Three (3) Councils reported an increase over the financial year with Fermanagh and Omagh (14.4%) reporting the largest increase.

The publication indicates a decrease in the total number of planning applications decided in Northern Ireland during the financial year. The total number of planning applications decided during this financial year was 9,284, a decrease of 4.6% from the previous year (9,734) and the lowest annual figure on record.

In relation to performance against statutory targets the Department for Infrastructure (DfI) figures show that the Council was one (1) of only five (5) Councils within the 30-week target time for **Major** planning applications. **Antrim and Newtownabbey** processed **12 major applications** during the year with an average processing time of **21.8 weeks**. This performance **ranks second** amongst the 11 Councils. It also reflects well against the average processing time of **39.6** weeks across all Councils.

Three (3) of the eleven (11) Councils were within the 15-week target for Local planning applications with **Antrim and Newtownabbey (12.8 weeks) ranked third**, this performance maintains the progress achieved in last year's local performance. It also reflects well against the average processing time of **19.0** weeks across all Councils.

Enforcement is subject to a statutory target that 70% of all enforcement cases are progressed to target conclusion **within 39 weeks** of receipt of complaint. Across all Councils, 70.7% of enforcement cases were concluded within 39 weeks during 2024/25 meeting the statutory target of 70%. This represents a decrease from the rate reported for the same period last year (76.4%). **Antrim and Newtownabbey** recorded the **highest percentage** of cases processed **within 39 weeks**, with **97.3%** processed within target during 2024/25, up from **96.0%** recorded in 2023/24. This performance **ranks first** amongst the 11 Councils.



### **3. Recommendation**

**It is recommended that the report be noted.**

Prepared by: Stephanie Boyd, Planning and Economic Development Business Support Supervisor

Agreed by: Sharon Mossman, Deputy Director of Planning and Building Control

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.12

### P/PLAN/1 ENFORCEMENT: ANNUAL PERFORMANCE REPORTING, Q2 2024/2025

#### 1. Purpose

The purpose of this report is to update Members on the annual performance of the Council's Planning Enforcement Section from Q1-Q4 of the 2024-2025 reporting period.

#### 2. Introduction/Background

The performance reporting and statistics for the Council's Planning Enforcement Section for the periods Q1-Q4 of 2024/2025 is enclosed for Members' information.

#### 3. Recommendation

**It is recommended that the report be noted.**

Prepared by: Steven McQuillan, Senior Planning Enforcement Officer

Agreed by: Simon Thompson, Local Development Plan & Enforcement Manager

Approved by: Majella McAlister, Deputy Chief Executive, Director of Economic Development, Planning

### ITEM 3.13

**P/PLAN/1, LA03/2024/0925/F NON-DETERMINATION APPEAL – APPLICATION LA03/2024/0925/F - SOCIAL HOUSING DEVELOPMENT COMPRISING 45 NO. RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, CAR PARKING LANDSCAPING AND ANCILLARY WORKS AT LANDS WITHIN THE SOUTHWEST PORTION OF THE FORMER CRAIGHILL QUARRY, EAST OF BALLYEASTON ROAD AND SOUTH OF CRAIGHILL PARK, BALLYCLARE**

#### 1. Purpose

The purpose of this report is to enable the Planning Committee to formally consider and agree the Council's position on Planning Application LA03/2024/0925/F, which is now subject to a Non-Determination Appeal lodged with the Planning Appeals Commission (PAC). Although the Council no longer holds decision-making authority over the application, the PAC will seek the Council's view as part of the appeal process.

#### 2. Background

The applicant for the above application has lodged an appeal with the Planning Appeals Commission (PAC) in default of a decision being made by the Council. This is what is commonly referred to as a Non-Determination Appeal. This means that jurisdiction for determination of this application has now passed to the PAC, rather than the Council.

<b>APPLICATION NO:</b>	LA03/2024/0925/F
<b>APPEAL REF:</b>	2025/A0033
<b>PROPOSAL IN BRIEF:</b>	Social housing development comprising 45 no. residential units with associated access, car parking landscaping and ancillary works
<b>SITE/LOCATION:</b>	Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare
<b>APPLICANT:</b>	Craighill Developments Limited

In line with normal practice for such appeals the PAC will in due course seek a view from the Council as to whether it wishes to provide draft reasons of refusal or conditions for the proposed development.

The Planning Section report (**enclosed**) considers that the proposed development should be refused.

#### 3. Recommendation

**It is recommended that the Officer recommendation of draft reasons for refusal be agreed and that Officers be authorised to submit a Statement of Case to the Planning Appeals Commission (PAC) on this basis, and to defend this position at appeal.**

Prepared and Agreed by: Barry Diamond, Head of Planning Development  
Management

Approved by: Majella McAlister, Director of Economic Development and Planning

## ITEM 3.14

### **P/PLAN/1 NON-DETERMINATION APPEAL – APPLICATION LA03/2025/0294/F - RETENTION OF A SUBSTANTIALLY COMPLETED DWELLING AT LANDS APPROX. 65M NORTH OF 21 GLEBE ROAD, NEWTOWN ABBEY**

#### **1. Purpose**

**The purpose of this report is to enable the Planning Committee to formally consider and agree the Council's position on Planning Application LA03/2025/0294/F, which is now subject to a Non-Determination Appeal lodged with the Planning Appeals Commission (PAC). Although the Council no longer holds decision-making authority over the application, the PAC will seek the Council's view as part of the appeal process.**

#### **2. Background**

The applicant for the above application has lodged an appeal with the Planning Appeals Commission (PAC) in default of a decision being made by the Council. This is what is commonly referred to as a Non-Determination Appeal. This means that jurisdiction for determination of this application has now passed to the PAC, rather than the Council.

<b>APPLICATION NO:</b>	LA03/2025/0294/F
<b>APPEAL REF:</b>	2025/A0036
<b>PROPOSAL IN BRIEF:</b>	Retention of a substantially completed dwelling
<b>SITE/LOCATION:</b>	Lands approx. 65m north of 21 Glebe Road, Newtownabbey
<b>APPLICANT:</b>	Mr S Flynn

In line with normal practice for such appeals the PAC will in due course seek a view from the Council as to whether it wishes to provide draft reasons of refusal or conditions for the proposed development.

The Planning Section report (**enclosed**) considers that the proposed development should be refused.

#### **3. Recommendation**

**It is recommended that the Officer recommendation of draft reasons for refusal be agreed and that Officers be authorised to submit a Statement of Case to the Planning Appeals Commission (PAC) on this basis, and to defend this position at appeal.**

Prepared and Agreed by: Barry Diamond, Head of Planning Development Management

Approved by: Majella McAlister, Director of Economic Development and Planning

### **3.15 ANY OTHER RELEVANT BUSINESS**

Any Other Relevant Business (AORB) may be taken at this point.