

COMMITTEE ITEM	3.12
APPLICATION NO	LA03/2019/0552/F
DEA	Ballyclare
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION

PROPOSAL	Proposed ground floor granny flat
SITE/LOCATION	19 Dairyland Road, Ballyclare
APPLICANT	Mr and Mrs Ken Snoddy
AGENT	Architectural Design Services
LAST SITE VISIT	9 th July 2019
CASE OFFICER	Orla Burns Tel: 028 903 40408 Email: orla.burns@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the publication of the Committee Report the agent has submitted amended plans for consideration. These amendments were received after the case officer had informed the agent that the application was being presented to the September Planning Committee with a recommendation to refuse.

The Committee Report states that the visual impact of the elongated proposed extension would have a detrimental impact on the rural character of the area. In addition, there was a lack of evidence to substantiate the claims regarding the specific needs of the occupants and to address whether the proposed development could function as an independent unit.

The amended Drawing No. 03, date stamped 9th September 2019, has changed the design of the proposed extension to measure 4.8 metres by 18.2 metres, therefore reducing the overall frontage of the dwelling to 23.9 metres across the front elevation. In line with the justification and amplification provided in Planning Policy Statement 7: Addendum, ancillary accommodation should be subordinate to the main dwelling. It is considered that the reduction in the overall length of the front elevation is acceptable and in keeping with the existing dwelling and therefore the revised proposal would have a reduced visual impact.

A doctor's letter was also submitted which outlined, in brief, some of the medical circumstances of the proposed occupants and indicates that the applicant would benefit from single level accommodation.

Given the reduction on the overall length of the extension across the front elevation of the dwelling and given the additional supporting information it is considered that the concerns expressed in the original report have now been overcome. As the proposed extension could potentially operate as an independent residential unit, it is

proposed to apply a condition to the grant of any planning permission which stipulates that the approved ancillary accommodation shall only be occupied as ancillary accommodation to the main dwelling unit.

CONCLUSION

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

- The proposal complies with Policy EXT 1 of Addendum to PPS7 in that the design, scale and appearance is sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.
- A condition will be attached to any decision notice to ensure the proposal cannot function as an independent unit.

RECOMMENDATION : **GRANT PLANNING PERMISSION**

PROPOSED CONDITIONS

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

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

2. The extension hereby permitted shall not be occupied at any time other than for the purposes of ancillary accommodation to the residential use of the dwelling known as 19 Dairyland Road, Ballyclare.

Reason: To prevent the creation of an additional planning unit on the site.