

COMMITTEE ITEM	3.4 - ADDENDUM
APPLICATION NO	LA03/2020/0480/O
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	2 No. sites for proposed new dwellings and garages.
SITE/LOCATION	50m North of 85 Old Ballyrobin Road, Antrim
APPLICANT	Maurice McBride
AGENT	Arca Design
LAST SITE VISIT	16/07/2021
CASE OFFICER	Kieran O'Connell Tel: 028 9034 0423 Email: Kieran.oconnell@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 publication of the Planning Committee Agenda Report and the accompanied site visit with Members on 16/07/21, Senior Officers have reviewed this case and whilst retaining the overall recommendation, wish to amend the reasons for refusal put forward in the Agenda Report.

It is now proposed to remove the second reason for refusal relating to lack of integration (under Policy CTY 13 of PPS 21). From the site inspection it is acknowledged that, whilst the sites for the proposed dwellings lack long established boundaries, one of the dwellings would effectively be integrated into its surroundings by virtue of the existing buildings and structures at the site, namely the dwelling at No.85 on the road side (south) and by a large shed to the rear (northern side). The second dwelling at present proposed may not benefit from the same level of integration, however given the degree of setback of the site from the Old Ballyrobin Road, the only area where the application site is visible is from the road frontage between No. 85 and No.83a Old Ballyrobin Road. This view will be further reduced once the additional frontage dwelling approved under LA03/2019/1011/F is erected, thereby limiting critical views of the site. On this basis, it is considered appropriate to drop lack of integration as a reason for refusal in this particular case.

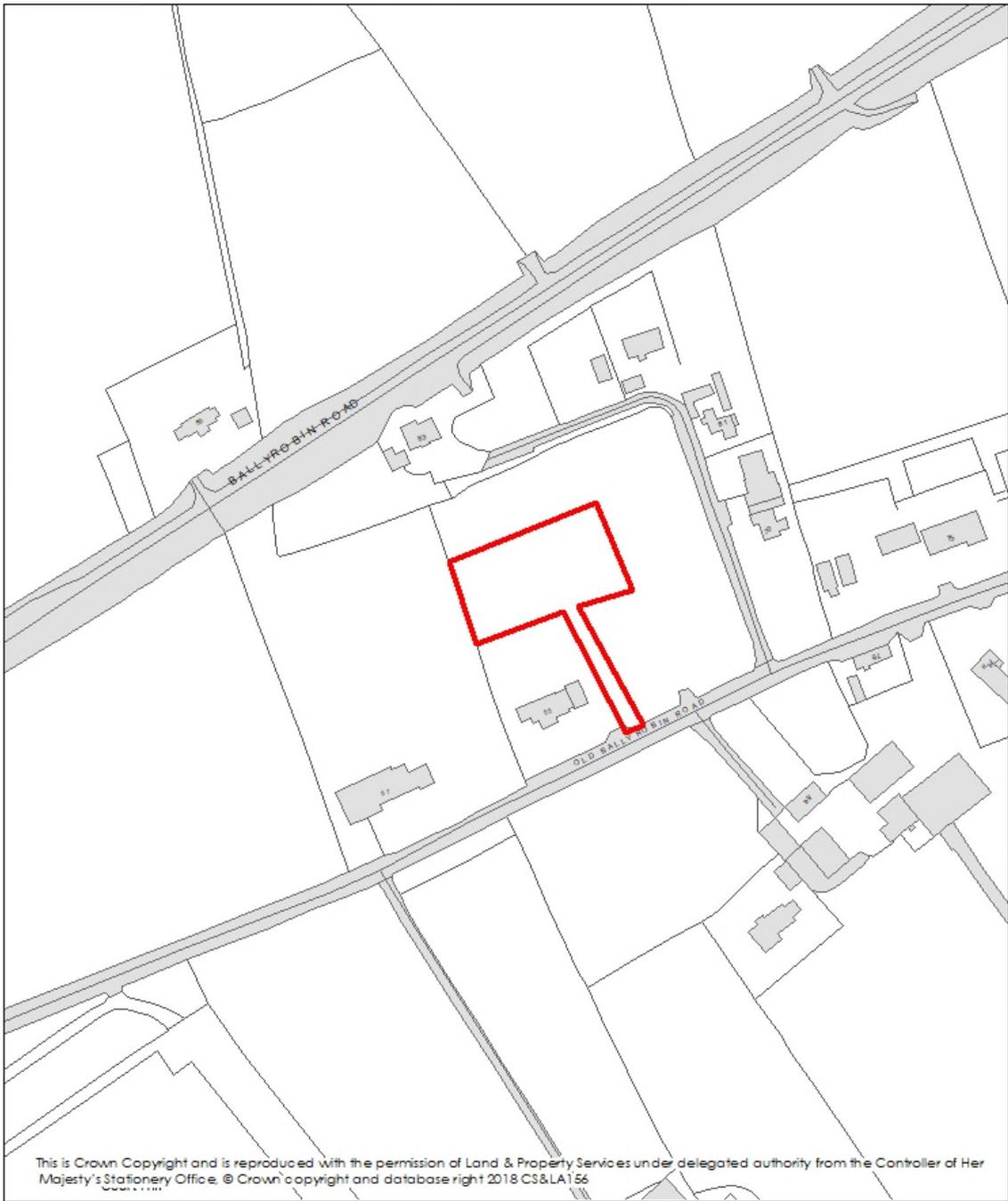
In addition, with regard to the third reason for refusal where refusal is recommended as the development proposed would result in a detrimental change to the rural character of this part of the countryside contrary to Policy CTY 14 of PPS 21, Officers wish to amplify the wording of the original reason of refusal to clarify that this change of character is due to the build-up of development that would arise if the current application is permitted.

In consequence of these amendments, only two reasons for refusal are now being recommended by Officers for Members consideration and these are now set out below.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL	
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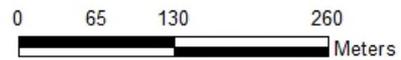
1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet the provisions for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that the proposed development, if permitted, would result in a detrimental change to the rural character of the countryside by way of build-up.



Location Map

Application Ref: LA03/2020/0480/O

Location: 50m N of 85 Old Ballyrobin Road
Antrim



COMMITTEE ITEM	3.6 - ADDENDUM
APPLICATION NO	LA03/2021/0360/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Two no. dwellings & garages
SITE/LOCATION	Lands 30m North West of 2 Derryhollagh Lane, Randalstown BT41 3HT
APPLICANT	Mr T McKeever
AGENT	McCartan Muldoon Architects
LAST SITE VISIT	11 th May 2021
CASE OFFICER	Simon Russell Tel: 028 903 40427 Email: simon.russell@antrimandnewtownabbey.gov.uk
<p>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</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Agenda report, the applicant's planning consultant has submitted supporting information on the application in the form of a document entitled 'Supporting Statement 3' (date stamped received 14 July 2021) in an attempt to demonstrate that the proposed development meets the policy tests under Policies CTY2a and CTY 8 of Planning Policy Statement 21. In accordance with normal practice this information has been placed on the Planning Portal for members to review prior to the Committee Meeting. It is noted that this supporting statement has been submitted in response to a telephone conversation between the Case Officer and the agent before the full agenda report had been published on the Council's website (page one of Document No.02 refers).</p> <p>The agent contends in their latest supporting statement that the structure referred to in this document as "Building C" should be considered as one of three buildings for the purposes of the second element of the policy assessment under CTY 8. Given that the supporting statement has only made reference to a "Building C", with no details of what the 'building' is or used for, the Case Officer undertook a further site visit.</p> <p>A recent inspection of "Building C" has revealed that it comprises an irregular-shaped single storey timber structure situated in the southwestern corner of an agricultural field, located to the north of the application site, adjacent to the entrance serving No.8 Derryhollagh Lane. It comprises a timber framed structure with a corrugated iron lean-to roof. Its northern and western elevations were enclosed with vertical timber panels, with its eastern elevation partially open-sided and constructed with horizontal timber panels. The floor of the structure comprised the terrain of the agricultural field.</p>	

The owner of the said structure (resident of No.8 Derryhollagh Lane) has confirmed during a telephone conversation with the Case Officer that the structure was only recently erected on site in October 2020 as a temporary agricultural shelter for their sheep during the winter months. A planning search has revealed that the structure does not have the benefit of planning permission or a Certificate of Lawfulness and therefore cannot be included as part of the assessment. As such, it remains that the gap between the garage of No.2 Derryhollagh Lane and the nearest authorised building, that being the dwelling at No.8 Derryhollagh Lane (measuring some 117 metres) constitutes the gap for the purposes of this policy assessment. The 117 metre gap remains significant and is not considered to be a small gap sufficient to accommodate a maximum of two (2) dwellings as per the policy requirements of CTY 8.

In terms of integration, the latest Supporting Statement (Document No.02) contends that the only critical views of the application site are whilst travelling along the Derryhollagh Lane in both directions, which extend for approximately 60 metres. The Supporting Statement contends that any views while approaching from the north and south will be minimal owing to roadside vegetation, topography and road alignment, with the existing vegetation along the Moneynick Road providing a backdrop to absorb the proposed development. However, having considered the contents of the Statement, the Planning Section remains of the opinion that the reasons put forward under '*Design, Layout, Integration and Impact on Character and Appearance of the Area*' section of the planning report are reasonable and appropriate, as it is considered the existing roadside vegetation will need to be removed to facilitate sightline requirements and in addition the proposed infill dwellings would be prominent and represent skyline development detrimental to visual amenity at this rural location viewed from both Derryhollagh Lane and the Moneynick Road and therefore contrary to the SPPS and policies CTY 13 and 14 of PPS 21.

It is therefore considered that no determining weight should be afforded to the latest supporting information as the proposal remains unacceptable and contrary to policy. As a consequence, there is no change to the Officer recommendation to refuse permission.

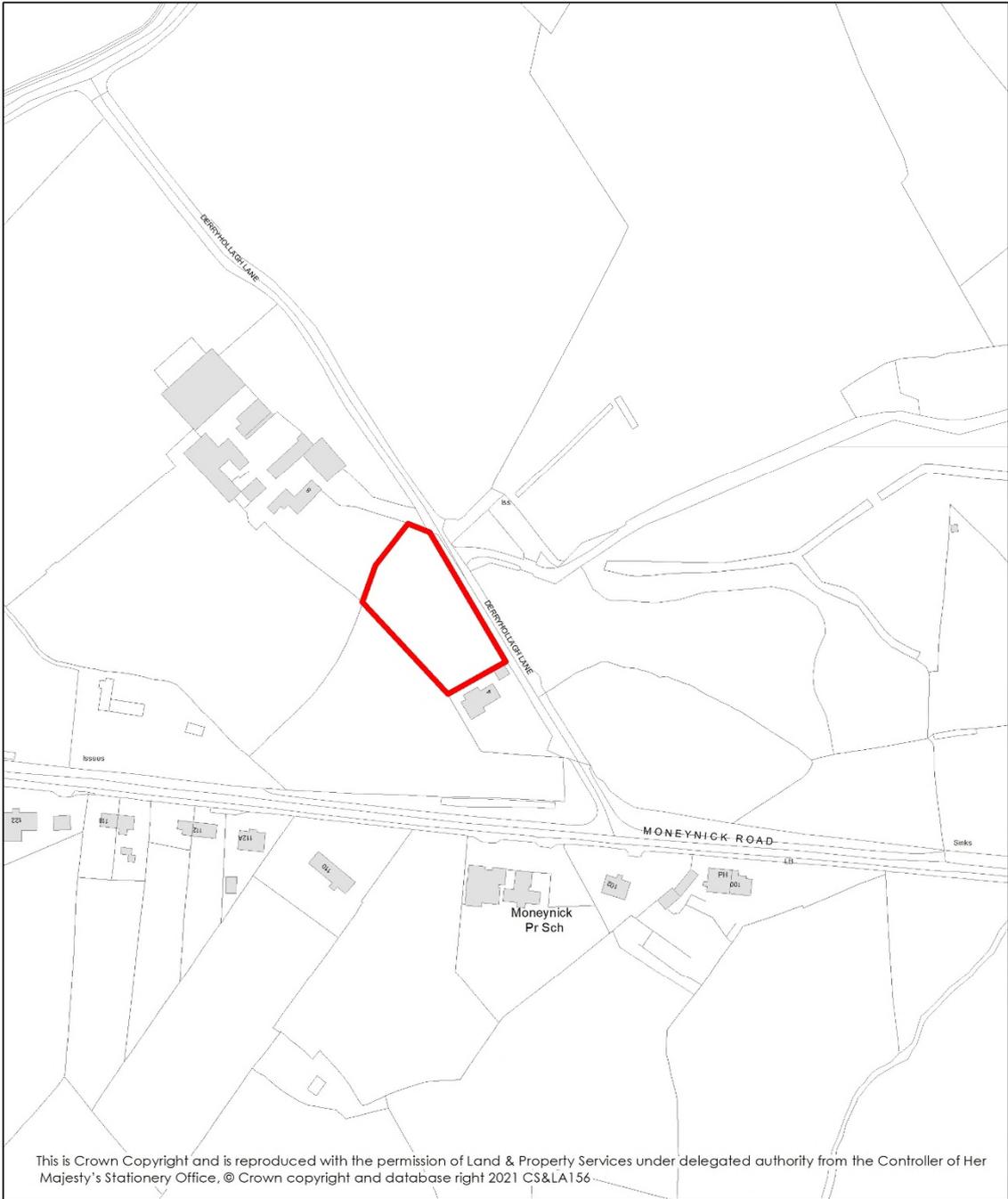
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
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PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet with the provisions for a new dwelling in an existing cluster.
3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling

in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that two dwellings and their associated garages on this site, if permitted, would be prominent, represent skyline development and fail to integrate into the countryside.
5. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along Derryhollagh Lane.



Location Map

Reference: LA03/2021/0360/O

Proposal: Two no. infill dwellings & garages

Location: Lands 30m North West of 2 Derryhollagh Lane, Randalstown, BT41 3HT



 Site Boundary

