



14 February 2018

Chairman: Councillor P Brett  
Vice Chairman: Councillor J Bingham  
Committee Members: Aldermen – F Agnew, T Campbell, J Smyth and R Swann  
Councillors - H Cushinan, B Duffin, T Hogg, D Hollis, M Magill and W Webb

Dear Member

**MEETING OF THE PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the **Council Chamber, Mossley Mill on Monday 19 February 2018 at 6.00pm.**

You are requested to attend.

Yours sincerely

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

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

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

Tel: 028 9034 0098 / 028 9448 1301

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

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

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

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

## **PART ONE**

### **Decisions on Enforcement Cases**

- 3.1 Enforcement Case: LA03/2018/0023/CA - In Confidence
- 3.2 Enforcement Case: LA03/2017/0128/CA - In Confidence
- 3.3 Enforcement Case: LA03/2017/0143/CA - In Confidence

### **Decisions on Planning Applications**

- 3.4 Planning Application No: LA03/ 2017/0476/F  
Proposed residential development comprising 41 no. dwellings, car parking, site access, right turn lane, open space and landscaping and all associated site works on lands situated at Nos 868 and 870 and adjoining lands to the rear, Antrim Road, Templepatrick
- 3.5 Planning Application No: LA03/2017/0873/F  
Proposed residential development comprising two storey building containing 6 no. two bed apartments at 21 Carwood Park South, Newtownabbey
- 3.6 Planning Application No: LA03/2017/0537/F  
Amended restoration of Ballyduff (former) Landfill to provide community woodland (amendment to that permitted under U/2006/0700/F) including re-profiling works to create a more graduated slope. Vehicular access to the site to be stopped following completion of re-profiling works at Ballyduff Landfill Site, Ballyduff Road, Newtownabbey
- 3.7 Planning Application No: LA03/2017/1052/F  
Alterations to existing loft apartment to include 1 no. dormer (Retention of) on rear elevation and 2 no. proposed windows to front elevation at Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey
- 3.8 Planning Application No: LA03/2017/0547/F

Housing development consisting of 6 detached dwellings and associated site works at 11 Greystone Road, Antrim

3.9 Planning Application No: LA03/2017/0469/F

Proposed 4no semi-detached (3 bed) general needs housing on lands between no 8 & no 9 Beechview Courtyard, Main Street, Crumlin

3.10 Planning Application No: LA03/2017/0766/O

Proposed Replacement Dwelling at 49 Burnside Road, Antrim

3.11 Planning Application No: LA03/2017/0970/F

Conversion of outbuilding into dwelling including extension at 65 Rathmore Road, Dunadry, Antrim

3.12 Planning Application No: LA03/2017/1019/F

Single storey extension to rear of dwelling. Extension/alteration to existing roof space at 5 Lisnalinchy Road, Ballyclare

## **PART TWO**

### **Other Planning Matters**

3.13 Delegated planning decisions and appeals January 2018

3.14 TPO/2017/0040/LA03 – Glebe Road West Tree Preservation Order Confirmation

3.15 Consultation by Armagh City, Banbridge and Craigavon Borough Council

3.16 Coastal Management Stocktake Meeting – January 2018

3.17 Local Development Plan – Retail Assessment

3.18 Local Development Plan Quarterly Update Oct-Dec 2017

3.19 Local Development Plan Strategy Work Programme 2018

3.20 Metropolitan Area Working Group

3.21 NI Planning Portal Update

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE  
PLANNING COMMITTEE ON 19 FEBRUARY 2018**

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

|                           |                                  |
|---------------------------|----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.4</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0476/F</b>          |
| <b>DEA</b>                | <b>AIRPORT</b>                   |
| <b>COMMITTEE INTEREST</b> | <b>MAJOR DEVELOPMENT</b>         |
| <b>RECOMMENDATION</b>     | <b>GRANT PLANNING PERMISSION</b> |

|                        |   |
|------------------------|---|
| <b>PROPOSAL</b>        | Proposed residential development comprising 41 no. dwellings, car parking, site access, right turn lane, open space and landscaping and all associated site works     |
| <b>SITE/LOCATION</b>   | Lands situated at Nos 868 and 870 and adjoining lands to the rear, Antrim Road, Templepatrick   |
| <b>APPLICANT</b>       | Brayfield Developments Ltd  |
| <b>AGENT</b>           | TSA Planning Ltd  |
| <b>LAST SITE VISIT</b> | 13th June 2017  |
| <b>CASE OFFICER</b>    | Johanne McKendry<br>Tel: 028 903 Ext 40420<br>Email: <a href="mailto:johanne.mckendry@antrimandnewtownabbey.gov.uk">johanne.mckendry@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the development limit of Templepatrick as defined in the Antrim Area Plan 1984 – 2001 and encompasses lands situated at No.868 and No.870 Antrim Road, Templepatrick and the vacant lands to the rear, comprising an area of approximately 1.95 hectares.

The site, which is located approximately 90 metres to the east of the Templeton Hotel, is situated adjacent and west of residential developments at Kiln Park and The Halls and to the east of a number of detached dwellings within large individual plots, which are accessed by an existing laneway off the Antrim Road. There are two detached dwellings to the northwest of the site and a railway track adjacent to the southern site boundary.

The area is characterised mainly by residential development including a mixture of house types and styles. Land within the site is generally flat but rises gradually southwards across the site. Land levels within the site are similar to the ground levels at the adjacent Kiln Park and The Halls residential developments.

The site boundaries consist of a mix of mature trees and 2 metre high wooden fencing. There are mature trees and hedges along the northern roadside boundary, to the rear of the dwellings at No. 1 to No. 3 The Halls, to the rear of No. 18 to No. 28 Kiln Park, along the southern and southwestern site boundary and along the shared boundaries with No. 872 and No. 872a Antrim Road. The remaining boundaries are defined by wooden fencing.

#### **RELEVANT PLANNING HISTORY**

Reference Number: T/1999/0491

Location: Rear of 870 Antrim Road, Templepatrick  
Proposal: Site of Dwelling  
Decision: Permission refused 23.12.1999

Reference Number: T/2002/0047/O  
Location: Adjacent to 878A Antrim Road, Templepatrick  
Proposal: Site of Dwelling to Replace Workshop/Store  
Decision: Permission granted 02.07.2002

Reference Number: T/2005/0232/O  
Location: Lands adjoining 878 Antrim Road, Templepatrick  
Proposal: Site of dwelling (to replace 870 Antrim Road)  
Decision: Application Withdrawn 20.09.05

Reference Number: T/2006/0716/F  
Location: Lands at 870 and 868 Antrim Road, Templepatrick and adjoining lands to the rear  
Proposal: 54No. dwellings, detached, semi-detached, townhouses and apartments with associated site works and detached garage  
Decision: Permission granted 31.07.2008

#### **PLANNING POLICY**

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

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

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

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

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

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

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

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

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

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

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

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

## **CONSULTATION**

**Council Environmental Health Section** – No objection

**NI Water** – No objection

**Transport NI** – No objection subject to conditions

**Northern Ireland Environment Agency: Water Management Unit** – No objection subject to conditions

**Northern Ireland Environment Agency: Natural Environment Division** – No objection

**Historic Environment Division: Historic Buildings** - No objection

**Historic Environment Division: Historic Buildings** – No objection

**Rivers Agency** – No objection

## **REPRESENTATION**

Twenty-eight (28) neighbouring properties were notified and fourteen (14) letters of objection from 10 properties have been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

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

- Impact on flora and fauna;
- Intensification of use onto a Protected Route;
- Road safety concerns;
- Increase in traffic;
- Congestion;
- Parking concerns;
- Proposed moratorium on development until the A6 is upgraded;
- Lack of public services and neighbourhood facilities in the area;
- Impact on privacy;
- Overshadowing;
- Out of character;
- Noise;
- Pollution; and
- Boundary treatments not clear.

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

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

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

#### **Principle of Development**

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

The Antrim Area Plan 1984-2001 is the statutory local development plan for the assessment of the proposed development and there is also a range of regional planning policy which is relevant.

The SPPS indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy. The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged

importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming.

The Regional Development Strategy for Northern Ireland 2035 (RDS) sets out regional strategic objectives for housing in settlements, including: manage housing growth to achieve sustainable patterns of residential development; support urban and rural renaissance; and strengthen community cohesion. The RDS does not provide operational planning policy for development management decisions and in this case the application falls to be considered under PPS7.

The proposed site is within the development limits of Templepatrick. The principle of development has been established on this site by virtue of a previous planning permission granted under planning application T/2006/0716/F for 54 dwelling units at No. 870 and No. 868 Antrim Road, Templepatrick and adjoining lands to the rear. The principle of housing development on this site also stands to be considered on its individual merits against regional planning policy. These matters are addressed below.

### **Density**

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity of the second addendum to PPS7 deals with the issue of density within residential areas. It states that the proposed density should not be significantly higher than that found in the established residential area. The surrounding residential area is a mix of single storey and two-storey detached and semi-detached dwellings. Given the layout and density of the adjacent residential development, it is considered that the density of the proposed development will not result in an adverse impact on the character of this area.

### **Design, Layout and Impact on Character and Appearance of the Area**

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

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

The proposed scheme of 41 No. dwellings, includes 25 detached dwellings and 16 semi-detached dwellings with associated landscaping with the access to the development being taken off the Antrim Road.

Policy OS 2 of PPS 8 states that open space for public use is only required for new residential developments of 25 or more units or on sites of one hectare or more. As the site is approximately 2.19 hectares in area and a total of 41 dwellings are proposed there is a requirement for shared open space within the development and the residents of each property will be responsible for maintenance of their own private amenity areas.

Approximately 2000sqm of public open space has been provided which includes a large area of open space at the eastern portion of the site to the south of The Halls and west of Kiln Park and additional landscaping provided through the inclusion of soft landscaped areas and tree planting at the site frontage on Antrim Road. Further tree and hedgerow planting is proposed throughout the layout and to the site boundaries. Mixed native screen planting is proposed along the shared eastern site boundary with Kiln Park and a 3-4 metre wide area of planting is proposed along the eastern site boundary that abuts The Halls residential development.

Creating Places recommends that each dwelling should have an average of 70sqm of private amenity provision, behind the building line. The provision of rear private amenity space ranges between 70sqm and 306sqm and the average provision of rear private amenity space is approximately 131sqm. It is therefore considered that adequate amenity space has been provided for each dwelling with a variety of garden sizes provided throughout the development.

The policy guidance "Creating Places" suggests that a separation distance of 20 metres is generally acceptable where there are first floor opposing windows. The dwellings at Plot 2 to Plot 7 and Plot 8 to Plot 13 are orientated back to back and have minimum separation distances of 19 metres, which is considered acceptable for this site.

This development provides a mix of 16 different house types and styles which fit in with the character of the area. The finishes include off white painted/self-coloured render or rustic red clay facing brick to external walls, black upvc clad or black painted timber barge boards, fascia and soffits, dark grey reconstituted slate or flat profile roof tiles, mid-grey trocal flat roof finish, self-coloured black aluminium or upvc gutters and down pipes. The windows are to be self-coloured aluminium or painted timber or upvc windows and glazed screens, proposed obscured glazing to windows to all bathrooms and ensuites and painted and sheeted solid core timber external doors.

A number of dwellings have been provided with dual aspects in order to help turn the corners within the development and provide frontages to the internal estate road on Sites 1, 2, 7, 10, 11, 24, 29, 33 and 41, which aim to provide an attractive outlook to the development when viewed from the internal estate roads, pedestrian footpath links and areas of open space.

The proposed access to the development will be taken from Antrim Road with a new right turning lane provided to assist with vehicle movements to and from the site and ensuring there will be minimal impact upon the flow of the existing traffic on the road network. A movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, and provides adequate and convenient access to public transport. Adequate and

appropriate provision is made for parking within the development with each dwelling having in-curtilage parking.

Overall it is considered that the proposal respects the surrounding context design layout and the appearance of the development is sympathetic to the character of the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.

In terms of the design and layout, the proposed development will not create conflict with adjacent land uses and there is no unacceptable adverse impact on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. All dwellings backing onto other properties have upper floor windows restricted to a bedroom and bathroom or a landing. With regard to the impact the proposed development may have on the amenity of adjacent properties, some overlooking may be unavoidable however it is considered that adequate separation distances between the proposed properties and the existing properties should prevent any significant impact in terms of overlooking, dominance, overshadowing and loss of light.

### **Neighbour Amenity**

The layout of the proposed dwellings has been designed and arranged to ensure that the existing properties will be unaffected by the proposed development and that the proposed dwellings will also enjoy a high level of amenity. With regard to the impact the proposed development may have on the amenity of existing adjacent properties, the proposed semi-detached dwellings at Site 35 and Site 36 are sited between 16 and 18 metres from the existing single storey property at No. 28 Kiln Park, which is less than the 20 metre separation distance that Creating Places recommends. The proposed house type for these sites is a two storey design to the front, which keeps in character with the neighbouring dwellings within the development, and at the rear has velux windows at first floor level. The back to back separation distance between the remaining proposed dwellings and the existing properties at Kiln Park are in excess of 22 metres and it is considered that the mitigation measures proposed at Site 35 and Site 36 and the separation distances between existing and proposed dwellings should prevent any significant impact in terms of overlooking, dominance, overshadowing or loss of light.

The majority of the proposed dwellings have a minimum separation distance of 10 metres from the dwelling to the common boundary and a minimum back to back separation distance between dwellings of twenty metres. The rear garden depth of the proposed dwelling at Site 29 is 9 metres but is located over 60 metres from the closest existing dwelling at No. 878a Antrim Road. The rear garden depth of the proposed dwelling at Site 30 is 8.5 metres and this site backs onto agricultural land to the south. The proposed dwellings at Site No. 4 and Site No. 5 abut the existing dwellings at No. 1-No. 3 The Halls. The proposed dwellings are oriented gable end onto the shared boundary. The first floor gable windows on these proposed dwellings serve bathrooms and en-suites and will have opaque glass fitted. All proposed dwellings backing onto other properties have upper floor windows restricted to bedrooms or bathrooms. It is considered that the degree of separation is acceptable in this instance given its urban context where some degree of

overlooking is unavoidable and as such it is unlikely to result in any significant adverse impact upon existing or proposed residential properties.

1.8 metre high boundary screen walls are proposed at the end of the proposed turning heads between Sites 32 & 33 and Sites 16 & 17. The proposed walls at these locations will mitigate against noise and light proliferation and will prevent lights from traffic shining directly into the existing dwellings which abut the site.

In terms of the design and layout, the proposed development will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. It is considered that the proposal respects both the existing and approved development within the area and will not have a detrimental impact in terms of neighbour amenity.

### **Archaeology**

The village of Templepatrick contained a medieval church and burial ground (ANT 051:071) the exact location of which is unknown. This church is traditionally associated with the Knights Templar and a holy well located in this area is traditionally linked to St Patrick. Historic Environment Division: Historic Monuments (HED) advised that the applicant should conduct an archaeological evaluation of the development site in order to inform the proposed site layout and to allow the developer to best manage the risk of uncovering structures or burials associated with the un-located ecclesiastical site and the potential impacts of development on sub-surface archaeological remains at this location. HED reviewed the submitted archaeological programme of works and archaeological report and as no features or structures of archaeological significance were uncovered at the site, HED has no further archaeological concerns and is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

### **Nature Conservation**

Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided within the submitted Biodiversity Checklist and Bat Survey, Document 03, is content that the proposal is unlikely to significantly impact protected or priority species.

### **Flood Risk**

A Drainage Assessment, Document 04, was submitted and DfI Rivers advised that it has no objection to the proposal from a drainage or flood risk perspective.

### **Access and Parking**

A traffic analysis was undertaken as indicated in the Traffic Assessment Form, DOC 05 stamp dated 12th May 2017, which predicts the impact of the proposed development on the surrounding network. The analysis found that the overall impact on traffic volumes on the surrounding road network arising from the development proposal to be insignificant. In terms of road safety, a right turn lane is proposed on Antrim Road and visibility splays of 4.5 metres x 90 metres in both directions are proposed. There are existing footpaths which abut the site on the Antrim Road which are proposed to link with the proposed internal footpaths. DfI Roads has been consulted with the submitted Transport Assessment Form which details the proposed

access and parking arrangements and has no objections to the proposal. Given that the principle of development is considered acceptable and suitable access arrangements are proposed it is not considered reasonable or necessary to have a moratorium on development until such times that the A6 is upgraded.

### **Other Matters**

Concerns were raised that the proposed boundary treatment was not clear from the submitted plans. A site boundary plan, Drawing No. 56 date stamped 10th January 2018, was submitted setting out distinctly how the proposed boundaries are to be defined. Where the proposed dwellings' rear private amenity space abuts the internal estate roads, the site boundary plan indicates that privacy screen walls will be constructed as a form of enclosure. Screen walls are also proposed at the end of the proposed turning heads between Sites 32 and 33 and Sites 16 and 17. A 1.8 metre high close boarded wooden boundary fence is proposed between rear amenity areas, a 1.2 metre high close boarded wooden fence proposed between the gables of dwellings and a 0.45 metre high boundary rail proposed forward of the building line between dwellings. A 1.2 metre high boundary rail is proposed to enclose communal open space areas. The existing boundary fence along established site boundaries adjacent to Kiln Park and The Halls and to the south of the site are to be retained and augmented with proposed landscaping. The appearance of proposed boundary treatment within the development is considered to be visually acceptable.

### **CONCLUSION**

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

- It is considered that the principle of development of this site is acceptable by virtue of a previous planning permission granted under T/2006/0716/F;
- The density of the proposed development will not result in an adverse impact on the character of this area.
- The design, layout and appearance of the proposed development is considered acceptable and will not result in an adverse impact on the residential amenity of adjacent properties;
- No features or structures of archaeological significance were uncovered at the site, and the proposal is satisfactory to archaeological policy requirements;
- The proposal is unlikely to significantly impact protected or priority species;
- There is no flood risk associated with this development; and
- There are no road safety concerns regarding the proposal.

**RECOMMENDATION :** **GRANT PLANNING PERMISSION**

### **PROPOSED CONDITIONS**

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

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

2. All soft and hard landscaping incorporated in the stamped approved landscape plan, Drawing No. 55/1 date stamped 31st January 2017, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following

commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

3. The open space and amenity areas indicated on the stamped approved Drawing No. 54 date stamped 9th January 2018 shall be managed and maintained in accordance with the Landscape Management Plan, Document 08 received on 9th January 2018 and any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

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

4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 53 bearing the date stamp 22nd December 2017, 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.

6. 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 No. 53 bearing the date stamp 22nd December 2017.

Reason: To ensure there is a safe and convenient road system.

7. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 53 bearing the date stamp 22nd December 2017.

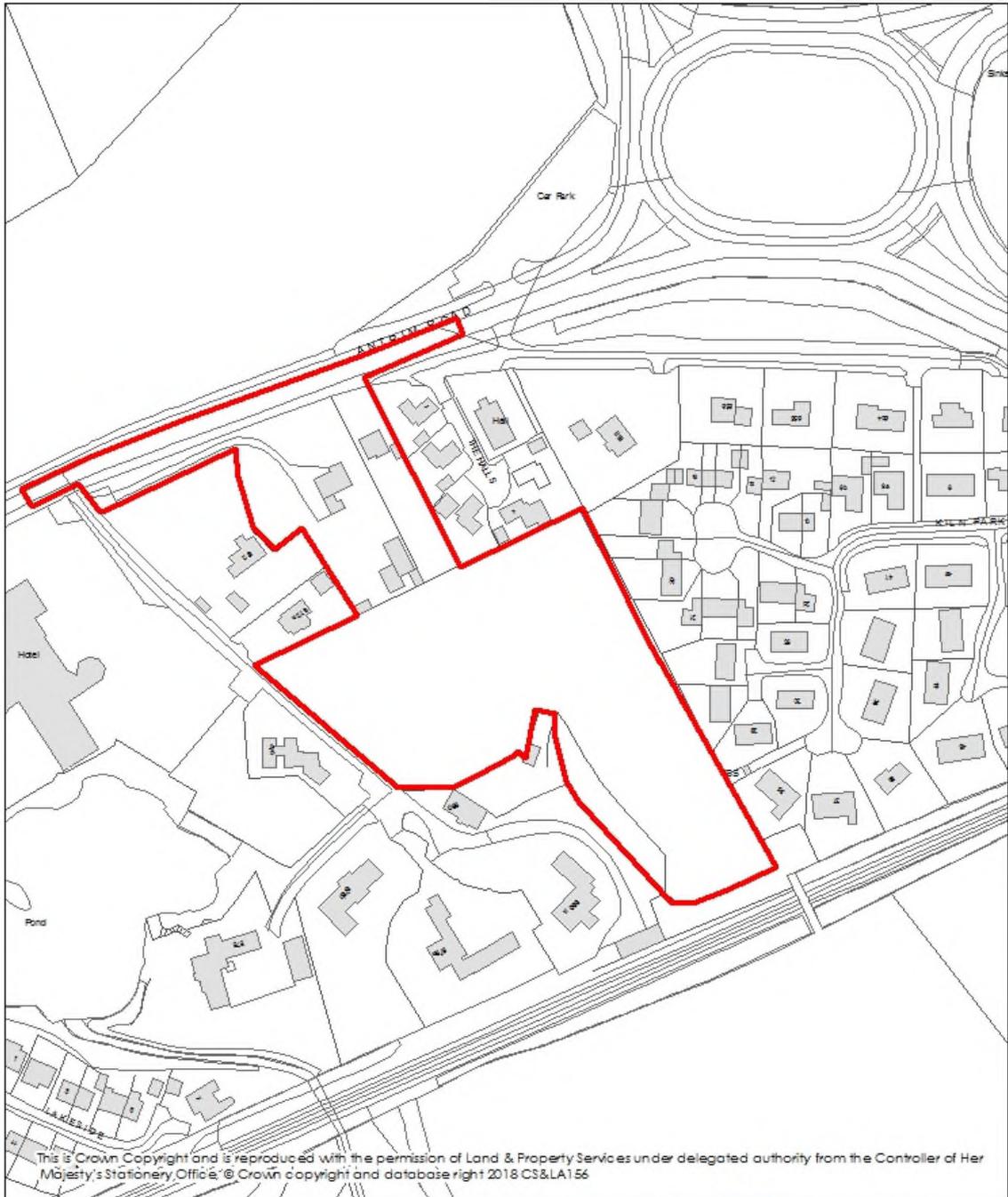
Reason: To ensure there is a safe and convenient road system to accommodate the development.

8. A detailed programme of works and any required / associated traffic management proposals shall be submitted to and agreed by the Council, prior to the commencement of any element of road works.

Reason: To facilitate the convenient movement of all road users and the orderly progress of work in the interests of road safety.

9. No dwellings shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.



**Location Map**

**Application Reference: LA03/2017/0476/F**

 Site Boundary

Proposed residential development comprising 41 no. dwellings, comprising 25no. detached and 16no. semi-detached dwellings, car parking, site access, right turn lane, open space and landscaping and all associated site works



For Information Only

Lands situated at Nos 868 and 870 and adjoining lands to the rear Antrim Road Templepatrick



|                           |                                  |
|---------------------------|----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.5</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0873/F</b>          |
| <b>DEA</b>                | <b>GLENGORMLEY URBAN</b>         |
| <b>COMMITTEE INTEREST</b> | <b>LEVEL OF OBJECTION</b>        |
| <b>RECOMMENDATION</b>     | <b>GRANT PLANNING PERMISSION</b> |

|                        |   |
|------------------------|---|
| <b>PROPOSAL</b>        | Proposed residential development comprising two storey building containing 6 no. two bed apartments   |
| <b>SITE/LOCATION</b>   | 21 Carwood Park South, Newtownabbey, BT36 5HJ   |
| <b>APPLICANT</b>       | Mrs Eileen Morton   |
| <b>AGENT</b>           | T J McDowell  |
| <b>LAST SITE VISIT</b> | 5 <sup>th</sup> October 2017  |
| <b>CASE OFFICER</b>    | Ashleigh Wilson<br>Tel: 028 903 Ext40429<br>Email: <a href="mailto:ashleigh.wilson@antrimandnewtownabbey.gov.uk">ashleigh.wilson@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within Metropolitan Newtownabbey as defined in draft Belfast Metropolitan Area Plan and is located at the northern end of Carwood Park South. There is an existing dwelling on the site which is a two storey, detached, red brick dwelling set alongside a row of semi-detached dwellings. The northern boundary is defined by mature trees and hedging. The eastern (rear) and the southern boundaries are defined by approximately two (2) metre high fencing. The site rises gradually from north to south.

The area is primarily residential in nature with residential properties abutting the site to the north, east and south. To the northwest is an existing Gospel Hall and opposite the site on the Ballyclare Road is Glengormley High School and Youth Centre.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/1983/0472/F  
Location: 21 Carwood Park South, Glengormley  
Proposal: Garage  
Decision: Permission Granted 31.01.1984

Planning Reference: U/1984/0334/F  
Location: 21 Carwood Park South, Glengormley  
Proposal: Change of use from residential to glazing business  
Decision: Permission Granted 20.11.1984

Planning Reference: U/1987/0255/F  
Location: 21 Carwood Park South, Glengormley  
Proposal: Retention of existing glazing use  
Decision: Permission Granted 24.09.1987

## PLANNING POLICY

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

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

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

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

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

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

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

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

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

## CONSULTATION

**Council Environmental Health Section – No objection**

**NI Water** – No objection, subject to informatives

**Transport NI** – No objection, subject to conditions and informatives

**Belfast City Airport** – No objection

**Northern Ireland Environment Agency** – A consultation was issued due to an objection which highlighted the potential impact on bats from the development. A bat roost potential survey was carried out by Corvus Consulting which concluded that the site is free from roosting bats. NIEA have confirmed that they have no concerns with the bat potential of the site.

## REPRESENTATION

Eleven (11) neighbouring properties were notified and initially six (6) letters of objection were received from five (5) properties and one (1) letter of petition was received with twenty one (21) signatures. Following receipt of a revised proposal which was reduced from eight (8) units to six (6) units, further neighbour notification letters were issued and five (5) objections were received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

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

- Loss of property value and the affect of the proposal on future sales of properties
- Proximity to boundary
- Loss of privacy
- Overshadowing
- Loss of view
- Loss of vegetation
- Noise, dust and pollution during construction
- Health and safety risks – hazardous waste and risk of asbestos
- Increased noise and disruption
- Problems with rodents
- Impact on bats and birds
- Planting of hedgerow to rear boundary would create unwanted work in maintenance
- Effects on health and wellbeing
- Increased traffic and road safety
- Inadequate parking
- Additional neighbours in Carwood Park South should have been notified

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Principle of Development
- Density
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area
- Access, Movement and Parking
- Other Matters

The application proposal has been amended during processing. The initial proposal was for eight (8) apartments in two blocks. The revised proposal is for six (6) apartments in one block with a rear return.

### **Principle of Development**

The Strategic Planning Policy Statement (SPPS) indicates that sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. The SPPS also promotes good design and seeks to make more efficient use of urban land without town cramming.

The Belfast Metropolitan Area Plan is the statutory local development plan for the area. The plan identifies that the site lies within the development limits of Newtownabbey, however, it offers no specific policy or guidance in respect of the proposed development at this location. The principle of residential development on this site in the form of apartments therefore stands to be considered on its individual merits against regional planning policy. These matters are addressed below.

### **Density**

Policy LC 1: Protecting Local Character, Environmental Quality and Residential Amenity of the second addendum to PPS7 deals with the issue of density within residential areas. It states that the proposed density should not be significantly higher than that found in the established residential area. A significantly higher density of development can lead to unacceptable forms of development due to the impact that it may have on the character of an area, the streetscene and consequential impacts on nearby development. Although the proposed building contains six apartments and is adjacent to single residential dwellings, the application site is larger than the adjacent sites along Carwood Park South and is located on a corner plot forming a book end to Carwood Park South. It is considered that the density of the proposed development on this site is not significantly greater than the area and will not result in an adverse impact on the character of this area.

### **Design and Appearance**

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

Although imaginative and innovative forms of housing are encouraged, this is qualified that within existing residential areas there is a need for harmony and sensitivity to avoid significant erosion of environmental quality, amenity and privacy. PPS7 reiterates the need for sensitivity and in Policy QD1 the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity.'

The proposed scheme consists of one apartment block which is positioned along the building line of the neighbouring properties, Nos. 17 and 19 Carwood Park South,

continuing the existing linear form along this road. The frontage of the apartment block is fifteen metres in comparison to the thirteen metre frontage of the neighbouring pair of semi-detached dwellings. The height of the proposed building is 8.8 metres which is not significantly higher than the neighbouring dwellings. Overall, the scale and massing of the proposed apartment block from public viewpoints will not be significantly greater than the existing pairs of semi-detached dwellings.

A return is proposed which projects fifteen metres from the main block and is stepped in at both sides by 3.5 metres. This is located to the rear of the building and will not have an unacceptable visual impact. The proposed access is to be located in the same position as the existing access along the northern boundary of the site. Parking is located to the rear of the building adjacent to the neighbouring gospel hall car park. There will be limited public views of the parking area.

The materials to be used are red facing brick walls with soldier courses, dark grey flat profile concrete roof tiles and black uPVC fascias, and rainwater goods with white uPVC windows and doors. The materials are in keeping with the other existing properties along Carwood Park South. Although the entrance is to the side of the property, a dual frontage has been provided to ensure the property presents a frontage onto the main road.

A rectangular plot of lawned area has been left to the rear of the site as communal amenity space which is 182 square metres. 'Creating Places' guidance stipulates that apartments with one or two bedrooms require communal open space in the region of 10-30sqm per apartment and the amount provided is more than sufficient for the number of apartments proposed.

Policy LC 1 of Addendum to Planning Policy Statement 7 'Safeguarding the Character of Established Residential Areas' requires that all apartments are built to a certain size. The proposed apartments are 3 person – 2 bed apartments and are just over 60 square metres in size which meets the standards.

The overall layout arrangement also ensures that there are no isolated areas of communal space within the site which are not overlooked and that could give rise to anti-social behaviour.

### **Neighbour Amenity**

No. 19 Carwood Park South is located to the south of the application site. No. 19 is a two storey, semi-detached dwelling with a garage located to the rear. The proposed apartment block is to be positioned three metres from the boundary with this property with the four windows in this southern elevation serving bathrooms and landings. Given these are not habitable rooms, it is considered that there will not be an unacceptable impact by way of overlooking and in addition, given the path of the sun it is considered there will be no significant adverse impact on the dwelling by way of overshadowing. The existing wall and timber fence between the two sites is to be retained. The parking spaces proposed are nine metres from the boundary with this property. Although there will be some increased noise and disturbance resulting from the additional cars to the rear, it is considered that the separation distance is acceptable.

The property to the north of the application site is a one and a half storey dwelling (No.62). A separation distance of 5.5 metres is proposed between the apartment block and the common boundary. The access road to the proposed apartment building abuts No. 62 and although this mirrors the existing access position, there will be an intensification of the use of that access which is likely to cause some additional noise and disturbance. However, the existing trees along the common boundary which are to be retained will help to alleviate potential disturbance from the proposed development.

The front door to the property is to be located on the northern elevation facing towards No. 62 Carwood Park. Additionally there will be two large glazed landing area windows and two bedroom windows located in the rear return of the proposed apartment block. The separation distance between the window and the common boundary is eleven metres and this separation distance should ensure that the proposed development will not have an adverse impact on the adjacent properties by way of overshadowing, loss of light or overlooking. While some overlooking may be unavoidable given the additional windows in this northern elevation, it is considered this is not to an unreasonable extent given the separation distance, the retention of the existing planting along the boundary, as well as its urban location. Given these are not habitable rooms it is considered that there will be limited potential for overlooking.

To the east of the application site there are a number of existing two storey dwellings along Richmond Road which have a back to back relationship with the existing dwelling on the site. Although this back-to-back relationship will be maintained, the two storey rear return of the proposed apartment block will allow for two apartment units with living/kitchen and bedroom windows on the rear elevation. A separation distance of seventeen metres exists between the rear elevation of the proposed building and the common boundary with Nos. 35 – 41 Richmond Road. In addition there will be back to back separation distance of some forty (40) metres between the proposed building and Nos. 35 – 41 Richmond Road. Creating Places states that great care will be needed when designing new apartments which include living rooms on upper floors to ensure there is no significant loss of amenity. It states that where development abuts the private garden area of existing properties, good practice indicates that a separation distance of around thirty (30) metres should be observed and a minimum distance of around fifteen (15) metres should be provided between the rear of the apartments and the common boundary. The proposal exceeds the guidance set within Creating Places with regards to separation distances ensuring that while some overlooking is unavoidable in this urban context, it is not to an unreasonable degree. An objection has been received that planting of a hedge along this boundary would create unwanted work in maintenance. The agent has sought to address this by removing the reference to the hedgerow initially proposed along this boundary and amending the proposal to show a timber fence with five sorbus aucupis sheerwater seedlings to be planted on the inside which will help to soften the visual impact.

A bin storage area is proposed abutting the boundary with the Gospel Hall car park and is some eleven metres from the neighbouring dwelling, No. 62 Carwood Park. The location of the bin store is considered acceptable and will not give rise to significant impacts.

While there is likely to be some increased noise and disruption associated with an increase in density in terms of traffic and coming and going from the site and also during construction, it is considered that the increase will be minimal and the parking area has been kept to the boundary of the neighbouring gospel hall car park where impact will be minimal. The retention of the existing boundary treatments and new planting proposed will mitigate some of the impact from the additional traffic ensuring that the resulting impacts are not significant. Construction impacts are temporary in nature and are not considered likely to be so significant to warrant refusal of the application.

Neighbours had raised concern regarding the loss of view from their property however, it should be noted that the impact of a development on private interests such as the view from an existing property is not generally considered a material planning consideration.

In terms of the design and layout, the proposed development will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. It is considered that the proposal respects both the existing and approved development within the area and will not have a detrimental impact in terms of neighbour amenity and therefore complies with Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments'.

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

The proposed apartments will appear as two storey dwellings and although there are no apartments within the immediate area, it is considered that the design and appearance will not appear out of keeping with the character of this area. To the front of the site is a grassed area and planted area, which will improve the appearance to the front of the site, which is at present used for car parking. The vegetation along the northern boundary is to be retained.

#### **Access, Movement and Parking**

Nine (9) parking spaces have been provided for the proposed six (6) apartments. Access is to be taken from the existing access point to the rear of the site. Traffic generation and road safety matters have been raised as concerns by third parties, however, DfI Roads has not raised any objections to the proposed means of access to service the development nor the parking provision proposed. It is considered that the proposal complies with the requirements of Planning Policy Statement 3.

#### **Other Matters**

Concerns have been raised that the proposed apartments will undermine property values and potentially affect house sales. It should be noted that the impact of a development on the value of property is not generally considered to be a material planning consideration. In any case no evidence has been adduced to support this concern and given the lack of evidence it would be difficult to attribute any significant weight to the issue.

Concerns have been raised regarding the potential for rodent problems, health and safety risks and impacts of the health and wellbeing residents in the area as a result of the proposal. The Environmental Health Section has been consulted and notified of objections. They have raised no issue with regards to the above concerns.

Accordingly, it is considered that this issue should not be afforded determining weight in the consideration of the application.

NIEA Natural Environment Division (NED) was consulted with regards to the objections that bats and birds would potentially be impacted upon as a result of the development. NIEA carried out a desktop assessment and noted that the proposal involves the demolition of existing buildings. NED have records of bat roosts adjacent to the proposed development and consider that the demolition of this building may impact the local bat population. Bats are a European protected species under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and are subject to a strict level of protection. A Bat Roosting Potential Survey Report was submitted (Document 02) which concludes that on the basis of research and inspections carried out that the site is free from roosting bats. Natural Environment Division were reconsulted with this information and have raised no concerns with the proposed development.

A further point of objection stated that more extensive neighbour notification should have been carried out. The properties notified comply with the Councils standard procedures for neighbour notification and although discretionary, it is considered adequate notification for the application.

#### **CONCLUSION**

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

- The principle of development is acceptable as the application site is within an existing residential area within the development limits of Metropolitan Newtownabbey.
- The density, design and layout of the proposed development is consistent with policy and guidance on such matters and would contribute to the provision of a quality residential environment;
- There is no significant adverse effect on existing or proposed properties in terms of residential amenity, loss of light, overshadowing, noise or other disturbance;
- The landscaping proposals are considered acceptable; and
- The proposal is acceptable from a road safety perspective and it is considered that sufficient car parking provision is proposed.

**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 open space and amenity areas indicated on the stamped approved Drawing No. 06 date stamped 8<sup>th</sup> December 2017 shall be managed and maintained in accordance with the Landscape Management Plan, DOC 01 received on 8<sup>th</sup> December 2017 and any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

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

3. The existing natural screenings of the site, as indicated on approved drawing no. 06, date stamped received 8<sup>th</sup> December 2017 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council .

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details on Drawing No. 06 date stamped 8<sup>th</sup> December 2017 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out in the first available planting season after the occupation of any part of the development.

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

5. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted at the same place, unless the Council gives written consent to any variation.

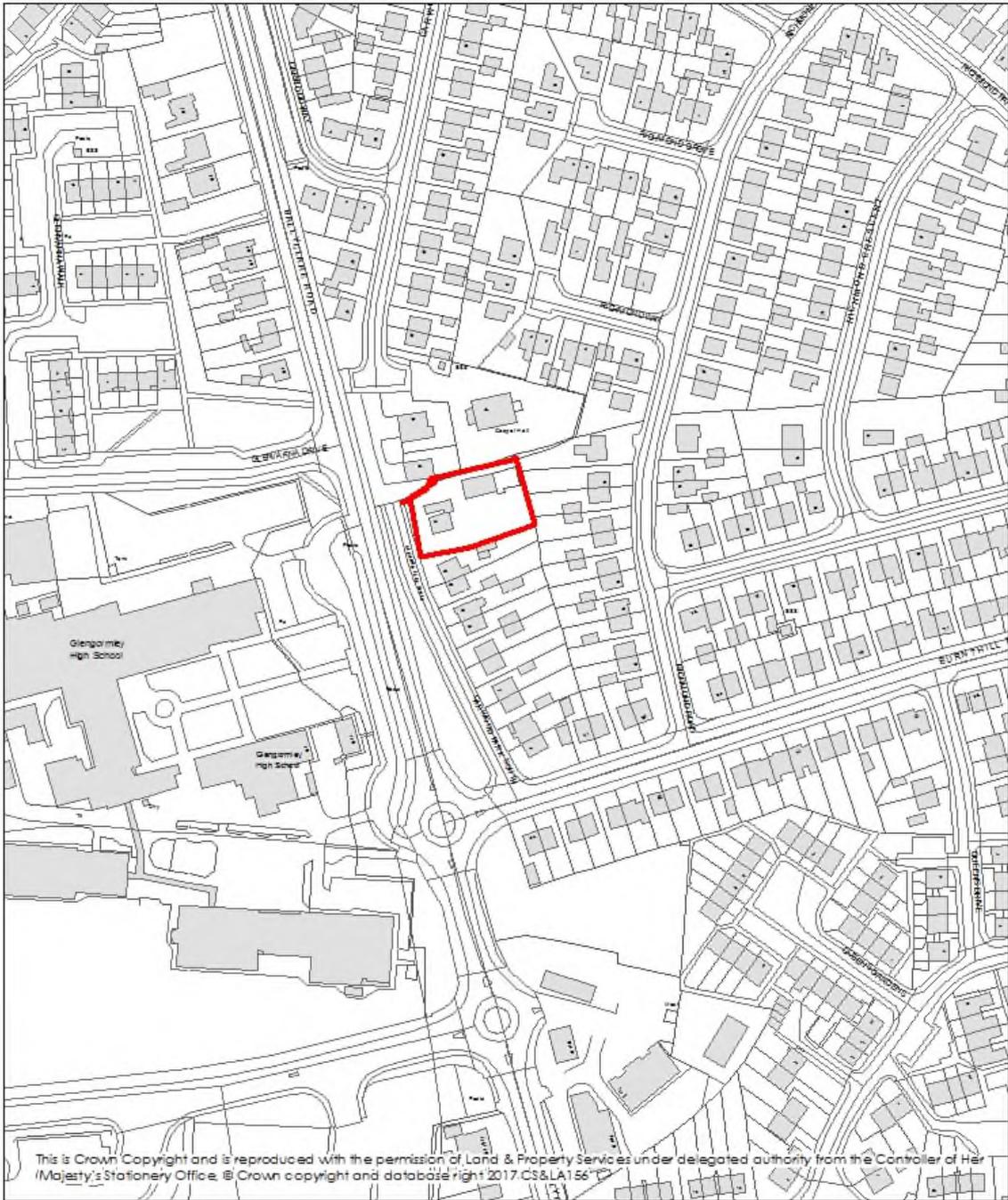
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

6. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/2 bearing the date stamp 8<sup>th</sup> December 2017 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.

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

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



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**Location Map**

**Application Reference: LA03/2017/0873/F**

Proposed residential development comprising two storey building containing 6no. two bed apartments

21 Carwood Park South, Newtownabbey, BT36 5HJ

 Site Boundary



For Information Only



|                           |                                  |
|---------------------------|----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.6</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0537/F</b>          |
| <b>DEA</b>                | <b>MACEDON</b>                   |
| <b>COMMITTEE INTEREST</b> | <b>MAJOR DEVELOPMENT</b>         |
| <b>RECOMMENDATION</b>     | <b>GRANT PLANNING PERMISSION</b> |

|                        |  |
|------------------------|--|
| <b>PROPOSAL</b>        | Amended restoration of Ballyduff (former) Landfill to provide community woodland (amendment to that permitted under U/2006/0700/F) including re-profiling works to create a more graduated slope. Vehicular access to the site to be stopped following completion of re-profiling works. |
| <b>SITE/LOCATION</b>   | Ballyduff Landfill Site, Ballyduff Road, Newtownabbey  |
| <b>APPLICANT</b>       | Anderson Haulage Limited   |
| <b>AGENT</b>           | MCL Consulting   |
| <b>LAST SITE VISIT</b> | 6 <sup>th</sup> February 2018  |
| <b>CASE OFFICER</b>    | Johanne McKendry<br>Tel: 028 903 Ext 40420<br>Email: <a href="mailto:johanne.mckendry@antrimandnewtownabbey.gov.uk">johanne.mckendry@antrimandnewtownabbey.gov.uk</a>  |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within the development limits of Metropolitan Newtownabbey. The former Ballyduff landfill site is approximately 10.5 hectares and is located on the northern flank of Carnmoney Hill, Newtownabbey. The site is set back from the Ballyduff Road by an area of dense vegetation, thereafter land within the site rises steeply in a southerly direction, to a small plateau in the middle of the site, before the land rises in a northerly direction towards the upper reaches of Carnmoney Hill. The site is bounded by post and wire fencing with partial hedging and is surrounded on the east, south and west by agricultural grassland.

The Forthill residential development is located opposite and to the north of the site and The Brackens residential development is located to the northwest of the site. The wider topography rises generally in a southerly direction towards the summit of Carnmoney Hill.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/1981/0242  
Location: Ballyduff Quarry, Ballyduff Road, Newtownabbey, Belfast.  
Proposal: Disposal of Surplus Material  
Decision: Permission granted 08.01.1982

Planning Reference: U/2006/0299  
Location: Ballyduff Landfill Site, Ballyduff Road, Newtownabbey, Belfast.  
Proposal: The site is operating as a landfill for construction and demolition (inert) wastes of Anderson Haulage Ltd construction activities. Any waste disposed off does not require any pre-treatment. Any wastes which are contaminated or require pre-

treatment are refused from the landfill unless proof of chemical treatment is available.

Decision: Application Withdrawn 09.08.2006

Planning Reference: U/2006/0700/F

Location: Ballyduff Landfill Site, Ballyduff Road, Newtownabbey, Belfast

Proposal: Alteration of existing footprint of the site. Original area was 4.2 ha, extended area is 3 ha. Extension to continue filling of inert materials for the purposes of re-contouring for restoration.

Decision: Permission granted 23.02.2009

## **PLANNING POLICY**

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

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

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

Belfast Urban Area Plan: The application site is located within the settlement of Metropolitan Newtownabbey. The site is within a designated 'Landscape Wedge' under Policy L5 'Carnmoney Wedge-Carnmoney Hill'. The Plan states that landscape wedges within the suburban areas will be protected from development and that these open areas help to separate and prevent the merging of the different city communities and provide valuable open space for the people of the urban area. They will be protected from development to the greatest possible extent and, where appropriate, used positively for amenity and recreation purposes. The application site is also located within an area of 'Proposed Recreational Open Space' and has been identified within the Plan as an 'Area of Major Recreation and Tourism Potential'. Policy R1 'Protection of Existing Open Spaces' of the Recreation Strategy states that public and private open spaces within the built-up area will be retained. Carnmoney Hill has been included as an area of land zoned for new recreational open space under Policy R2 'Proposed Recreational Open Space', which seeks to protect it from building development. Policy R2 also states that additional facilities will be provided by the recreation developments proposed in Policy R7 'Carnmoney Hill', which encourages the development of Carnmoney Hill as a Country Park.

Draft Belfast Metropolitan Area Plan (2004): The application site is located within the settlement of Metropolitan Newtownabbey as defined in the draft Belfast

Metropolitan Area Plan. The land is zoned as a Local Landscape Policy Area (LLPA) under designation MNY 44, an Area of High Scenic Value and a Site of Local Nature Conservation Importance and Area of Constraint on Mineral Development in the draft Belfast Metropolitan Area Plan. A Community Greenway and Belfast Hills Access Point abuts the northern site boundary.

Belfast Metropolitan Area Plan 2015 (published Sept 2014): The application site is located within the settlement of Metropolitan Newtownabbey within this version of BMAP. The land is also zoned as Carnmoney Hill Local Landscape Policy Area (LLPA) under designation MNY 31/02, an Area of High Scenic Value and a Site of Local Nature Conservation Importance and Area of Constraint on Mineral Development in the Belfast Metropolitan Area Plan. A Community Greenway and Belfast Hills Access Point abuts the northern site 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.

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

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

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

PPS 11: Planning & Waste Management (and the November 2013 update on Best Practicable Environmental Option): sets out planning policies for the development of waste management facilities.

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

## **CONSULTATION**

**Council Environmental Health Section** – No objection

**NI Water** – No objection

**DfI Roads** – No objection subject to conditions

**Northern Ireland Environment Agency Water Management Unit** – No objection

**Northern Ireland Environment Agency Regulation Unit Land and Groundwater Team** – No objection subject to conditions

**DAERA: Natural Environment Division** – No objection

**Shared Environmental Service** – No objection subject to conditions

**DfI Rivers** – No objection

**Belfast City Airport** – No objection

#### **REPRESENTATION**

No neighbours were notified of the application as no occupied properties abut the site. The application meets the threshold for a Major planning application and has been the subject of a pre-application community consultation. In addition, the application was accompanied by a pre-application community consultation report which outlined the extent of the consultation with local residents and other groups undertaken by the developer prior to the submission of the application.

No letters of representation have been received during the course of the application.

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

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

- Principle of Development
- Design and Impact on Character and Appearance of the Area
- Neighbour Amenity
- Protection of Open Space
- Environmental Impact
- Flood Risk
- Road Safety

#### **Principle of Development**

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

The Belfast Urban Area Plan 2001 (BUAP) and the draft Belfast Metropolitan Area Plan (BMAP) are the relevant plans for the application site. The aforementioned plans offer policy and guidance in respect of the proposed development and there is also a range of regional planning policy which is relevant. Whilst it is acknowledged, following recent litigation, that BMAP remains in draft form it is the Council's policy that significant weight should be afforded to the 2014 version of the document in assessing proposals.

The Strategic Planning Policy Statement (SPPS) indicates that where any conflict between the SPPS and any policy retained exists, under the transitional arrangements it must be resolved in the favour of the provisions of the SPPS. For example, where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be accorded greater weight in the assessment of individual planning applications. However, where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies this should not be judged to lessen the weight to be afforded to the retained policy. The Strategic Planning Policy Statement (SPPS) indicates that

sustainable development should be permitted, having regard to material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

The SPPS states that the regional strategic objectives for waste management are to: promote development of waste management and recycling facilities in appropriate locations; ensure that detrimental effects on people, the environment, and local amenity associated with waste management facilities (e.g. pollution) are avoided and minimised; and secure appropriate restoration of proposed waste management sites for agreed after-uses.

As stated above, the proposed site is included within the Carnmoney Hill LLPA and the Plan includes a proposal to develop Carnmoney Hill as a parkland area with wooded areas and meadowlands creating paths and trails and protecting flora and fauna. The applicant has confirmed his intention is to bestow the land to Antrim and Newtownabbey Borough Council once restoration is complete, so that the area can be developed into a local open space for the local community.

The principle of site restoration has been established through the extant planning permission to actively restore the site under U/2006/0700/F. The current development proposal for the final restoration of the site to an accessible woodland area that will benefit the local community accords with and adheres to the overall strategy for the area within BMAP, but it remains to be considered on its individual merits against regional planning policy.

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

The restoration of the former Ballyduff Landfill site as a Community Woodland includes the re-profiling of areas of the site in order to create more graduated slopes that rise gently from the north of the site where it abuts Ballyduff Road, in a southerly direction. The raised area towards the northern section of the site, east of The Brackens, is proposed to be lowered to a more undulating profile, with the excess soils and clays to be re-spread on the upper section of the site to the south, where there is a slight plateau. This flatter area will be re-profiled to create a graduated rising slope. No new material is proposed to be imported onto the site; rather all earthworks will utilise the existing inert capping materials already in situ.

The proposed land levels within the site largely remain unchanged until approximately 120 metres south of Ballyduff Road. The land level at this point is approximately 135 metres above sea level. Proposed land levels from this point gradually increase towards the southern site boundary to approximately 192 metres above sea level over a distance of approximately 500 metres. Proposed cross section profiles have been submitted under Drawing Number 10 date stamped 30 November 2017 to indicate the existing and proposed land levels and the extent of the re-profiling of the land.

The restoration of the site will promote a much greater focus on community woodland planting, rather than agricultural use, which was proposed under U/2006/0700/F. The final re-profiled site will be planted out with native woodlands and wild meadow planting as indicated in the Detailed Planting Plan, Drawing Number 08/1 date stamped 15th August 2017 and the Landscape Management Plan, Document 03 date stamped 30th May 2017 will consider the ground

maintenance and long term management of the planting. The agent has indicated that the planting proposals have been developed in consultation with the Woodland Trust, to ensure the proposed species to be planted will complement the existing wild landscape.

The proposal also includes a hard-cored stoned pathway from Ballyduff Road for the full length of the site, extending through the re-profiled planted area in a gentle manner traversing the site and linking with existing pathways to the summit of the hill. This path will be open and accessible to the general public to access the community woodland. Access to the site will be restricted to pedestrian access only and the existing gate into the site will be permanently closed. A new 'kissing gate' is proposed to be erected further west from the existing site entrance, opposite the existing pedestrian path which navigates the opposing open space. The use of this style of gate will limit the access to pedestrians only and will prohibit access for scrambler users.

It is considered that the development proposal will enhance the local environment, ensuring its visual integration into the wider landscape setting, with an on-going management programme to ensure a high quality sustainable environment for the future.

### **Neighbour Amenity**

The proposed application site is located approximately 30 metres from the nearest neighbouring property at 12 Brackens Dale. It is considered that the development proposal will not unduly affect the privacy or amenity of neighbouring residents. Noise will be generated through the construction and re-profiling phase of the development, however, it is not considered that there will be any long term adverse effect on existing or proposed properties in terms of residential amenity, noise or other disturbance.

### **Protection of Open Space**

The overarching policy objective of Planning Policy Statement 8 'Open Space, Sport and Outdoor Recreation' (PPS8) seeks to protect existing areas of open space and where applicable to encourage the development of new open space, which is reflected in Policy OS 1 'Protection of Open Space'. Policy OS 1 of PPS 8 states that development will not be permitted which would result in the loss of existing open space or land zoned for the provision of open space. The policy states that an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space and where it is demonstrated that the loss of open space will have no significant detrimental impact on the amenity, character or biodiversity of an area. The proposal fully accords with Policy OS 1 insofar as it involves creating new open space used both for amenity and recreation purposes and will contribute positively to the character of the surrounding Carnmoney Hill area.

### **Environmental Impact**

Policy WM 1 'Environmental Impact of a Waste Management Facility' of PPS 11 'Planning and Waste Management' seeks to ensure that the former landfill site does not cause demonstrable harm to the environment, including air, water, soil, water resources, nature conservation, built heritage interests or human health. It also seeks to protect the character of the existing area.

All infilling at Ballyduff Landfill has ceased since 2012 and the landfill site has been in closure phase since 2014 following NIEA's acceptance of the Site Closure Plan in November 2013. A Monitoring Review for the 3 year aftercare phase of environmental monitoring (November 2013-November 2016) confirmed that the site is environmentally stable and would not be expected to cause unacceptable contaminant releases.

NIEA Water Management Unit has considered the impacts of the proposal on the water environment and has stated that the perceived risks to any waterway during the construction phase would mainly be from suspended solids, concrete, cement/grout and oil or fuel. They have advised that the applicant should ensure that measures are in place to prevent pollution of surface or groundwater both during construction and thereafter.

A 'Surface Water Management Plan', Document 13 date stamped 19th October 2017, was considered by NIEA Regulation Unit Land and Groundwater Team and it has stated that it has no objection to the drainage and surface water management plans for the development. In order to consider the potential for contamination to be present at the site that could impact on environmentally sensitive receptors, including groundwater and surface water, they have requested that a detailed materials management plan is submitted to the Council prior to the commencement of development.

Having considered the nature, scale, timing, duration and location of the project, Shared Environmental Services concluded that, a suitable buffer of at least 10 metres is maintained between the location of refuelling of machinery/vehicles, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc., and any watercourses within the site. This will minimise any potential for the proposal to impact upon the integrity of any European designated site.

Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and on the basis of the information provided, has no concerns.

#### **Flood Risk**

The application site is affected by a number of undesignated watercourses. The development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain and DfI Rivers has confirmed that the proposed re-profiling works will provide a more graduated slope along with tree planting which should not impact adversely on the drainage or flood risk from the site.

#### **Road Safety**

DFI Roads has been consulted in relation to the development and has no objections to the proposed access arrangements.

### **CONCLUSION**

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

- The principle of restoration and re-profiling works to provide a community woodland on this site is considered to be acceptable;

- The design, layout and appearance of the proposed development will enhance the local environment and is considered acceptable;
- There will be no long term adverse effect on existing or proposed properties in terms of residential amenity, noise or other disturbance;
- The community woodland will contribute positively to the character of the surrounding Carnmoney Hill area;
- The proposal will not have an adverse effect on site integrity of any European site or other natural heritage interests;
- The proposed development will not have an adverse impact on drainage or flood risk from the site; and
- There are no road safety concerns regarding the proposal.

**RECOMMENDATION :** GRANT PLANNING PERMISSION

**PROPOSED CONDITIONS**

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

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

2. The development hereby permitted shall not commence until a detailed materials management plan has been provided in writing and agreed with the Council. This plan must include details of excavation depths and material management and reinstatement of capping/cover soils for the landfill suitable for the proposed planting. The plan should include details of how the reinstatement of capping and cover soils will be evidenced through Condition 3.

Reason: For the protection of environmental receptors to ensure the site is suitable for use.

3. After completing the re-profiling works and prior to planting, verification evidence needs to be submitted in writing and agreed with the Council that appropriate capping and cover soils have been provided to the re-profiled former landfill.

Reason: For the protection of environmental receptors to ensure the site is suitable for use.

4. A suitable buffer of at least 10 metres shall be maintained between the location of refuelling of machinery/vehicles, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc., and any watercourses within the site of the proposal.

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

5. The re-profiling works associated with this approval shall not become operational until effective vehicle wheel washing facilities have been installed and brought into operation for the lifetime of the re-profiling works.

Reason: To prevent the carry-over of mud or debris onto the public road in the interests of road safety and convenience.

6. The proposed landscaping works as indicated on Drawing Number 08/1 date stamped 15th August 2017 shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice during the first planting season after the commencement of development.

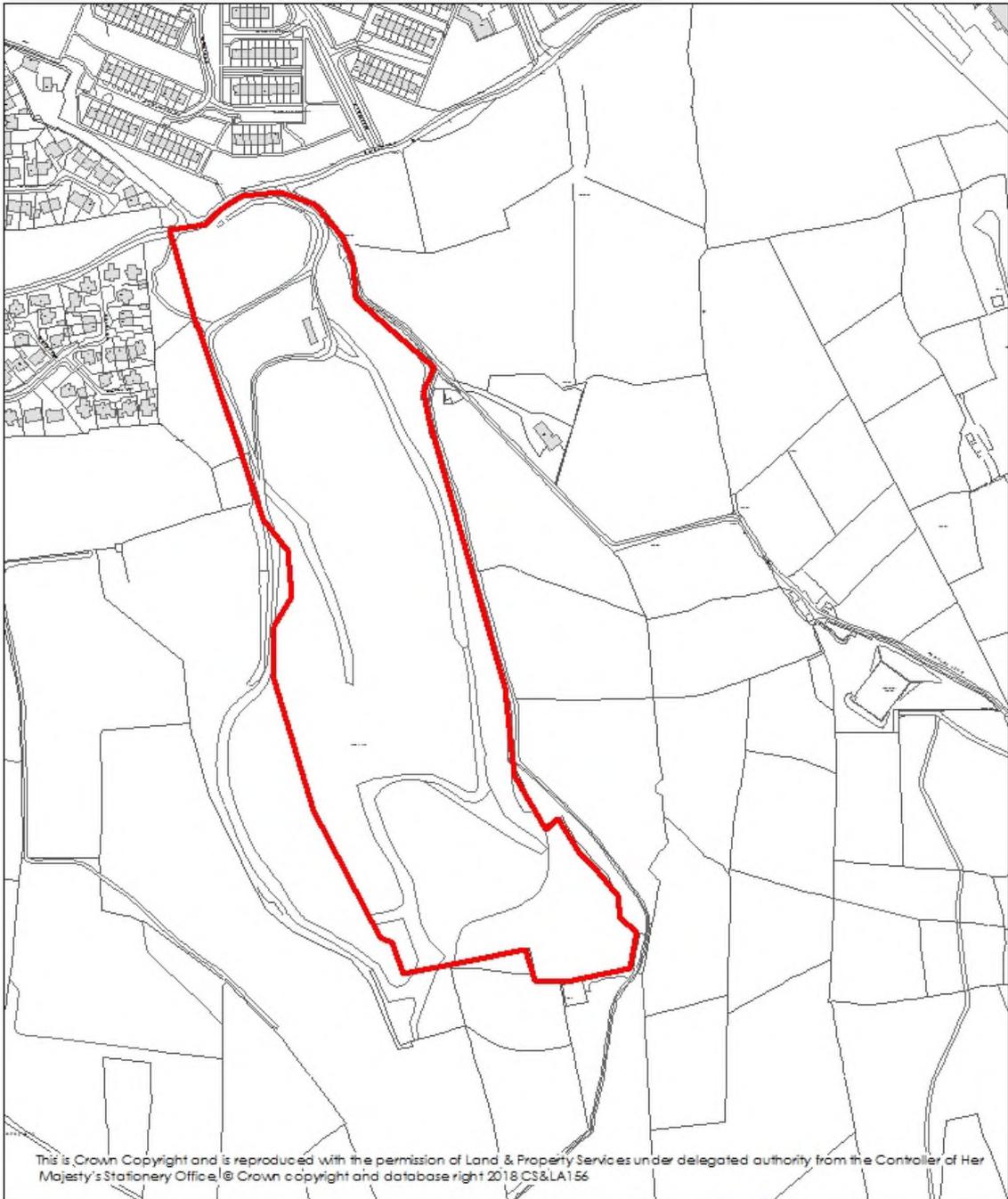
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

8. The woodland planting areas, grassland and paths as indicated on the stamped approved Drawing Number 08/1 date stamped 15th August 2017 shall be managed and maintained in accordance with the Landscape Management Plan, DOC 03 received on 30th May 2017 any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

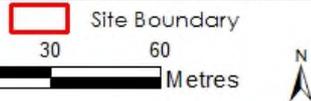
Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space and amenity areas in the interests of visual amenity.



**Location Map**

**Application Reference: LA03/2017/0537/F**

Amended restoration of Ballyduff (former) Landfill to provide community woodland (amendment to that permitted under U2/1006/0700/F) including re-profiling works to create a more graduated slope. Vehicular access to the site to be stopped following completion of re-profiling works



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Ballyduff Landfill Site Ballyduff Road Newtownabbey BT36 6QXk

|                           |                                    |
|---------------------------|------------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.7</b>                         |
| <b>APPLICATION NO</b>     | <b>LA03/2017/1052/F</b>            |
| <b>DEA</b>                | <b>GLENGORMLEY URBAN</b>           |
| <b>COMMITTEE INTEREST</b> | <b>PREVIOUS COMMITTEE DECISION</b> |
| <b>RECOMMENDATION</b>     | <b>GRANT PLANNING PERMISSION</b>   |

|                        |  |
|------------------------|--|
| <b>PROPOSAL</b>        | Alterations to existing loft apartment to include 1 no. dormer (Retention of) on rear elevation and 2 no. proposed windows to front elevation.                 |
| <b>SITE/LOCATION</b>   | Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey, BT36 5HW   |
| <b>APPLICANT</b>       | Mr J Briers  |
| <b>AGENT</b>           | Tony McCoe   |
| <b>LAST SITE VISIT</b> | 10 <sup>th</sup> January 2018  |
| <b>CASE OFFICER</b>    | Wayne Donaldson<br>Tel: 028 903 40431<br>Email: <a href="mailto:wayne.donaldson@antrimandnewtownabbey.gov.uk">wayne.donaldson@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located within Metropolitan Newtownabbey as defined within the Belfast Metropolitan Area Plan and comprises an apartment block containing 5 apartments, located within the Hillview Park area. The apartment block is two storey in appearance although windows to the roof show that the roof area is also being utilised for residential purposes. The building has roof lights to the front and roof lights and one existing dormer to the rear. Parking is to the front of the building with a bin store and amenity area to the rear. The site has residential properties on both sides and also to the rear. A few mature trees are located between the site and some of the residential properties to the rear.

The area is made up of single and two storey properties with a mix of detached and semi-detached residential properties.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: LA03/2017/0156/F  
Location: Apartment 5 Hillview Mews, 17a Hillview Park, Newtownabbey, BT36 5HW  
Proposal: Alterations to existing loft apartment to include 2 no. dormers to rear elevation and 1 dormer and 2 no. windows to front elevation  
Decision: Permission Refused (20.04.2017)  
Planning Appeals Commission : Appeal Dismissed (07.11.2017)

#### **PLANNING POLICY**

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

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

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

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

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

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

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

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

## **CONSULTATION**

No consultations were carried out on this application.

## **REPRESENTATION**

Nineteen (19) neighbouring properties were notified and one (1) letter of objection has been received. The full representations made regarding this proposal are available for Members to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

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

- Loss of privacy.

This point of objection will be considered in detail within the main body of this report.

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

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

- Principle of Development
- Design and Appearance
- Neighbour Amenity
- Impact on Character and Appearance of the Area

### **Principle of Development**

The site is located within Metropolitan Newtownabbey and the principle of carrying out alterations to the internal and external appearance of the building is considered to be acceptable although all requirements set out in the Addendum to PPS7 must be considered.

### **Design and Appearance**

The application proposes alterations to the existing loft apartment to include the retention of 1 no. dormer to the rear elevation and 2 no. windows to the front elevation.

The dormer to the rear elevation is small in size and scale and given the size of the existing building it is considered that the size and scale of the dormer is in keeping with the built form of the existing building. In addition the design and materials of the existing dormer window does not detract from the appearance of the existing property nor does the dormer have an overly dominant appearance on the building when viewed from the surrounding area.

The two proposed windows to the front of the property are considered to be of a size and scale which are reflective of the existing windows on the front elevation of the building at present. It is considered that the dormer and window openings will not impact on the overall appearance of the existing building and are acceptable in terms of design and appearance.

A similar development proposal was previously decided by the Planning Committee at its meeting in April 2017. The previous scheme mirrored the current proposal, however, it included an additional dormer window to the rear of the apartment building. The previous application was refused by Committee and this decision was subsequently appealed to the Planning Appeals Commission (PAC). Although the appeal against the refusal of planning permission was dismissed, the PAC decision stated that the proposed alterations would appear entirely sympathetic to the building design and the character of the area. In addition the PAC also stated that overlooking would not occur to any significant degree, however, they did conclude that one of the proposed dormer windows would offer clear and uninterrupted views of the rear gardens of Nos. 4, 6 & 8 Hillview Drive and it was on that basis that the appeal was dismissed. The current scheme does not include the dormer window referred to in the PAC decision.

### **Neighbour Amenity**

An objection from a neighbouring property was received stating that the proposal would result in a loss of privacy due to overlooking. The objection makes reference to the dormer to the rear of the property.

It would appear that the dormer window to the rear of the building provides additional natural light to the upper apartment and the kitchen area in particular. The dormer is located at a high level and it is considered that as shown on submitted drawings there would be some potential to overlook surrounding properties, however this would be limited by the position of the kitchen sink and worktop and also the existing boundary vegetation which would provide some screening to the residential properties to the rear of the apartment building. (Nos 2& 4 Hillview Drive). As the rear dormer is to provide additional light to the upper apartment it is considered that a way to remove the potential of overlooking is to place a condition on any approval that the dormer window to the rear of the property is to be opaque/frosted glass as this will protect the privacy and amenity of the neighbouring properties but will still allow additional light to enter the apartment.

The recent PAC decision stated that the rear dormer has the potential for overlooking but that this is reduced given its location adjacent to the sink area and also the presence of intervening mature vegetation and that if this window was fitted with obscure glazing the additional impact in terms of overlooking would not in these circumstances cause neighbours to endure an unacceptable loss of privacy.

It is considered that the inclusion of a condition that obscure glazing is provided within a conditioned timeframe will ensure the proposal does not have an unacceptable impact on the privacy or amenity of any neighbouring properties.

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

The application site is located within a residential area that includes a number of different styles and designs of properties with the result being that the area does not have a defined character or appearance. Given the small size and scale of the development works proposed it is considered that the proposal will not result in an unacceptable impact on the character or appearance of this residential area.

Comments from the PAC also stated that it was considered that the then proposal would not prove detrimental to the character and appearance of the surrounding area.

**CONCLUSION**

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

- The principle of the development is considered acceptable.
- The design and appearance of the proposal is considered acceptable.
- The inclusion of a condition requiring obscure glazing to the rear dormer window will ensure the proposal does not unduly impact upon the amenity of any neighbouring properties to the rear.
- The proposal will not result in an unacceptable impact on the character or appearance of the area.

**RECOMMENDATION :** GRANT PLANNING PERMISSION

**PROPOSED CONDITIONS**

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. The dormer window to the rear of the building hereby approved shall be fitted with obscure glazing within 6 weeks from the date of this approval.

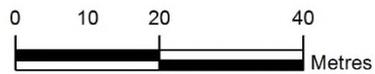
Reason: To protect the privacy of neighbouring residential properties.



**Location Map**

**Application Reference: LA03/2017/1052/F**

Alterations to existing loft apartment  
 Apartment 5 Hillview Mews  
 17a Hillview Park  
 Newtownabbey  
 BT36 5HW



For Information Only

Site Boundary 



|                           |                                  |
|---------------------------|----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.8</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0547/F</b>          |
| <b>DEA</b>                | <b>ANTRIM</b>                    |
| <b>COMMITTEE INTEREST</b> | <b>LEVEL OF OBJECTION</b>        |
| <b>RECOMMENDATION</b>     | <b>GRANT PLANNING PERMISSION</b> |

|                        |  |
|------------------------|--|
| <b>PROPOSAL</b>        | Housing development consisting of 6 detached dwellings and associated site works   |
| <b>SITE/LOCATION</b>   | 11 Greystone Road, Antrim  |
| <b>APPLICANT</b>       | Creeve Construction  |
| <b>AGENT</b>           | Doherty Architectural Services   |
| <b>LAST SITE VISIT</b> | 4 <sup>th</sup> July 2017  |
| <b>CASE OFFICER</b>    | Alicia Leathem<br>Tel: 028 90340416<br>Email: <a href="mailto:alicia.leathem@antrimandnewtownabbey.gov.uk">alicia.leathem@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located at 9 Greystone Road, within the development limits of Antrim as defined in the Antrim Area Plan (AAP) 1984-2001. The site is a rectangular shaped site and comprises a detached dwelling and domestic garden to the rear.

The existing dwelling is a large detached two storey dwelling with a pitched roof and a red brick finish which accesses onto the Greystone Road. The dwelling has a large residential curtilage to the dwelling which is mainly flat. Boundaries to the site are defined by a small brick wall approximately 1 metre in height along the northern (roadside) boundary with mature trees and hedgerow defining the eastern, western and southern boundaries.

The application site is located in a predominately residential area with a mixture of dwelling types and styles.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: T/2014/0510/F  
Location: 11 Greystone Road, Antrim,  
Proposal: 5 detached two-storey dwellings (Renewal of previously approved application T/2009/0014/F)  
Decision: Permission Granted 26.06.2015

Planning Reference: T/2009/0014/F  
Location: 11 Greystone Road, Antrim,  
Proposal: 5 Detached two storey dwellings (including integral garage to House type 1, detached garage/garden store to House type 5 and garden storage in the rear gardens of Houses 2,3,4 &5) accessed off the Greystone Road.  
Decision: Permission Granted 03.02.2010

## PLANNING POLICY

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

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 - 2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

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

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

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

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

PPS 6: Planning, Archaeology and the Built Heritage: sets out planning policies for the protection and conservation of archaeological remains and features of the built heritage.

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

## CONSULTATION

**Council Environmental Health Section** - No objections

**NI Water** – No objections

**DfI Roads** – No objections

**Historic Environment Division** – No objections

## REPRESENTATION

Eleven (11) neighbouring properties were notified and six (6) letters of objection have been received from 4 properties and one via email. The full representations made

regarding this proposal are available to view online at the Planning Portal ([www.planningni.gov.uk](http://www.planningni.gov.uk)).

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

- Access and road safety
- Impact on character and appearance of area
- Density

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

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

- Principle of Development
- Design, Layout and Appearance
- Impact on Character and Appearance of the Area
- Neighbour Amenity and Impact on Adjacent Land Uses.
- Archaeology and Built Heritage

##### **Principle of Development**

Section 6 (4) of the Planning Act (Northern Ireland) 2011 states that any determination under this Act must be made in accordance with the Local Development Plan (LDP), unless material considerations indicate otherwise.

Paragraph 1.10 of the SPPS sets out that a transitional period will operate until such times as a Plan Strategy for the whole of the Council area has been adopted. During the transitional period planning authorities will apply existing policy contained within retained planning policy documents together with the SPPS.

In respect of the proposed development, there is no conflict or change in policy direction between the provisions of the SPPS and those contained with Planning Policy Statement 7 – Quality Residential Environments. PPS7 and Planning Policy Statement 3, Access, Movement and Parking (PPS 3) remain the applicable policies to consider the proposed development under.

Antrim Area Plan operates as the local development plan for the development proposal with the site being located on unzoned land within the development limits of Antrim. There is a current planning approval on the application site under T/2014/0510/F which granted permission for the erection of 5 detached dwellings.

The principle of housing on this site is considered to be acceptable subject to the development creating a quality residential environment in accordance with the Planning Policy Statements stated above and the Creating Places design Guide.

##### **Design, Layout and Appearance**

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 QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a

quality and sustainable residential environment. It goes on to state that all such proposals will be expected to conform to a number of criteria.

The first criterion (a) requires that the proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. The development proposal is for six detached dwellings which is an increase of one from the previously approved residential development on the site. The arrangement and layout consists of one detached dwelling fronting onto the Greystone Road and five detached dwellings set back towards the rear of the site. Four of the proposed dwellings are located along the eastern boundary and one dwelling is positioned opposite. The five dwellings to the rear of the site are served using a single access point from the Greystone Road with a separate access serving the dwelling to the front of the site.

As outlined above the proposal is for 6 detached dwellings, the design of these dwellings is broadly similar. The design and finishes of the proposed dwellings are large two storey detached dwellings finished in red brick with pitched roofs. There is a mix of house types and styles in the immediate vicinity with low to medium density, it is considered that the height, detailed design and plot sizes are reflective of the dwellings in the surrounding area.

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

#### **Private Amenity**

Criterion (c) of Policy QD1 requires adequate provision for private open space as an integral part of the development. Supplementary planning guidance on amenity space is provided in 'Creating Places: Achieving Quality in Residential Developments'. It 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 40sqm for any individual house. Creating Places further indicates that properties with 3 or more bedrooms require an average of 70sqm. In this case each of the proposed dwellings has in excess of 70sqm. It is considered that adequate provision has been made for private rear garden space within the individual dwellings.

#### **Parking**

Criterion (f) of Policy QD 1 requires that adequate and appropriate provision is made for parking. Section 20 of Creating Places sets out the requirements for the total number of parking spaces to be provided for residents, visitors and other callers. The layout of the proposal makes provision for 10 in-curtilage and 5 communal parking spaces along the proposed internal estate road. DFI Roads have no objection to the proposal in terms of parking or road safety matters that the development may create in this instance. It is considered that adequate and appropriate provision is made for parking within the development.

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

Policy QD1 states that proposals for residential development should draw upon the positive aspects of the character and appearance of the surrounding area. The area surrounding the application site is characterised by low to medium density detached dwellings in individual plots with gardens to the rear. Although the proposal involves intensification of development on the site, its layout is in keeping with the pattern of development in the area. When viewed from Greystone Road, the proposal would not result in a cramped appearance as the proposed detached dwelling along Greystone Road would reflect the scale and massing of the two storey dwellings along this stretch of road. In addition, the wall along the site frontage is to be retained maintaining the character of the streetscape.

### **Neighbour Amenity and Impact on Adjacent Land Uses.**

Criterion (h) of Policy QD 1 requires that there is no unacceptable adverse effects on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. In this case the layout shows four of the dwellings located in the rear section of the site. These dwellings are orientated to the west backing onto Knockmoyle Drive, no dwellings are located in close proximity to the rear of these dwellings. The proposed windows on the rear elevations would not give rise to any overlooking of the neighbouring properties due to the proposed separation distance.

The land to the west of the application site has a number of planning histories with a committed planning approval LA03/2017/0686/F. This approval granted permission for one dwelling to the front of the site and three dwellings to the rear which were orientated to face north. Site 6 within the application site lies closest to the dwellings which were previously approved on the lands immediately adjacent. The dwelling on site 6 is orientated to face east, meaning it backs onto the gable of the proposed dwelling on the adjacent site. In this case the separation distance between the rear wall of the proposed dwelling and the gable wall of the dwelling on the committed site measures 6 metres. The proposed dwelling which is the subject of this application has one door and one window on the rear elevation, the window is on the upper floor and serves an ensuite. Although there is a limited separation distance between the dwellings the one window on the elevation which serves an ensuite would limit any potential for overlooking, consequently the neighbouring residents would not suffer a significant loss of privacy as a result of the proposed development. Additionally a condition ensuring the retention of the mature boundary vegetation will also mitigate any overlooking.

In relation to overshadowing there are no concerns in relation to plots 1-5. The proposed dwelling located on plot 6 as outlined above is located in close proximity to the committed site, however, it is thought that there will be no significant impact in relation to overshadowing due to the orientation of the dwellings and the path of the sun. The rooms located on the gable of the committed dwelling are to serve a family room and living room on the ground floor and are secondary windows and as such do not provide the principal light into the subject rooms.

For these reasons it is considered that the proposal meets criterion (h) of policy QD 1 in that the design and layout will not create conflict with neighbouring properties both existing and approved and will not give rise to any negative impacts in relation to overlooking or overshadowing.

### **Archaeology and Built Heritage**

Historic Environment Division were consulted on the proposal and have raised no objections subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works in order to identify and record any archaeological remains on the site. These conditions are thought to be necessary and reasonable and should be imposed on any planning approval.

### **CONCLUSION**

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

- The principle of development is acceptable.
- The design, layout and appearance of the proposed development is considered to be acceptable.
- It is considered that there is no significant impact on the amenity of adjacent residential properties.
- It is considered that the proposed development will not have an adverse impact on the character and quality of this area.
- There are no built heritage concerns with this proposal subject to conditions.

**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 existing natural screenings of the site, as indicated in green, on approved drawing ref 02/2, date stamped received 23<sup>rd</sup> November 2017 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council.

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

3. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

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

4. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion 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.

5. All proposed soft and hard landscaping incorporated in the stamped approved landscape plan, drawing No. 02/2 bearing date stamp 23<sup>rd</sup> November 2017, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice in the first available planting season following commencement of the development or before occupation of the first residential unit in the development, whichever is the later.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with PPS 7 'Quality Residential Environments'

6. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

7. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Council. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

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

8. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council to observe the operations and to monitor the implementation of archaeological requirements.

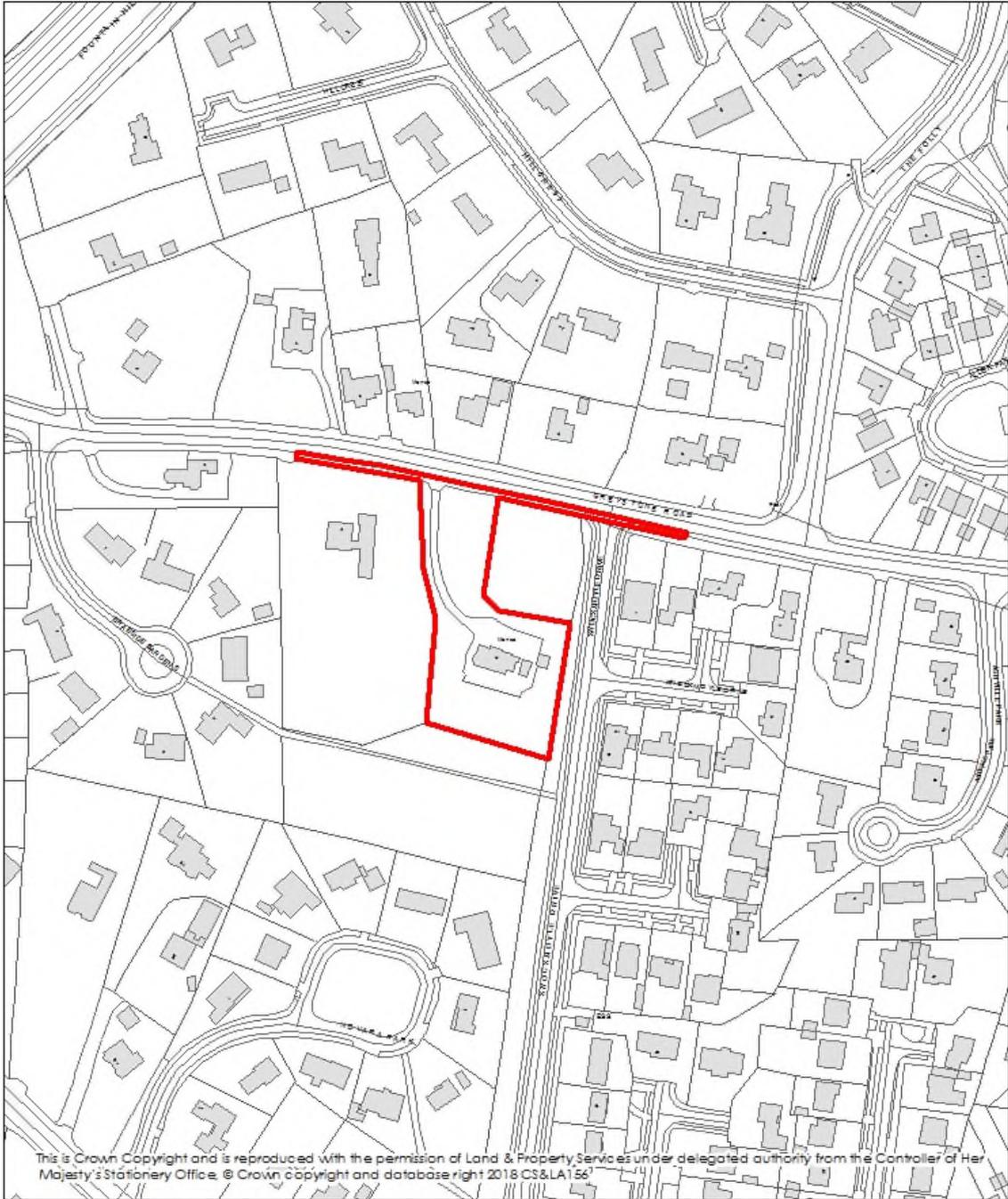
Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition is satisfactorily completed.

9. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/2 bearing the date stamp 23<sup>rd</sup> November 2017 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.

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

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



**Location Map**

**Application Reference: LA03/2017/0547/F**

Housing development consisting of  
6 detached dwelling and  
associated site works



For Information Only

 Site Boundary



|                           |                                   |
|---------------------------|-----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.9</b>                        |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0469/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>        | Proposed 4no semi-detached (3 bed) general needs housing.  |
| <b>SITE/LOCATION</b>   | Lands between no 8 & no 9 Beechview Courtyard, Main Street, Crumlin.   |
| <b>APPLICANT</b>       | LCC Group Ltd.   |
| <b>AGENT</b>           | Taggart Design   |
| <b>LAST SITE VISIT</b> | 6 <sup>th</sup> June 2017  |
| <b>CASE OFFICER</b>    | Barry Diamond<br>Tel: 028 9034 0407<br>Email: <a href="mailto:barry.diamond@antrimandnewtownabbey.gov.uk">barry.diamond@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located between Nos. 8 and 9 Beechview Courtyard and is located within the development limits of Crumlin as defined in the Antrim Area Plan. The site comprises two plots of land, the first of which is immediately adjacent to No. 9 Beechview Courtyard which backs onto Glenview Terrace and a Go Petrol filling station to the east. The second plot is adjacent to No. 8, which backs onto Mill Road and has the same Go Petrol filling station located to the north of it. The application site has been fenced off from the surrounding development by a 1.8m high close boarded fence and is a relatively flat piece of vacant land.

To the east of the site is a newly developed Go Petrol filling station, to the south is Beechview Courtyard and to the north is Glenview Terrace which are existing residential developments in the area.

#### **RELEVANT PLANNING HISTORY**

T/2011/0324/F; Construction of 24 general needs dwellings; 8 x 3 Bed Houses, 10 x 2 Bed Houses and 6 x 3P2B Apartments and associated site works. Permission Granted 17 July 2012.

T/2014/0016/F; Construction of 24 general needs dwelling, 8 x 3 bed houses and 10 x 2 bed houses and 6 x 3P2B apartments and associated site works (Variation of Condition 03, regarding amendment to landscaping plan) approved under planning ref T/2011/0324/F. Permission Granted 02 April 2014.

T/2014/0416/F; 24 general needs dwellings (non-compliance with condition 02 regarding Legal Agreement for communal amenity space to the rear of apartments at sites 21,22,23,24 and front and rear of apartments at sites 2 & 3) approved under planning ref T/2011/0324/F. Permission Granted 10 March 2015.

## PLANNING POLICY

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

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

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

Antrim Area Plan 1984 – 2001: identifies the application site as being within the development limits of Crumlin. The Plan states that the Settlement Limit has been drawn to identify the extent to which the settlement will be allowed to expand and the limits within which growth will be contained.

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

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

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

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

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

## CONSULTATION

**Council Environmental Health Section** – Requires additional information in the form of a contaminated land assessment to be submitted. This information was requested from the agent but was not submitted.

**NI Water** – No objections

**DfI Roads** – No objections subject to conditions

**Northern Ireland Environment Agency: Water Management Unit** – No objections

**Historic Environment Division** – No objections

**Belfast International Airport** – No objections

## 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:

- Preliminary Matter
- Principle of Development
- Design, Layout and Appearance
- Neighbour Amenity
- Contaminated Land
- Other Matters

### **Preliminary Matter**

An examination of the submitted information identifies that there is a conflict between the site location plan and the block plan. The block plan for the development identifies that the front garden area for the proposed residential units extends beyond the red line of the application site which is not acceptable. In addition, the same block plan shows necessary road works to the adopted estate road which again are outside the red line of the application site, are outside the control of the applicant and DfI Roads have not been served notice by the applicant. These errors may be capable of correction, however, given the other concerns with the application it is considered that further amendments and additional information would result in nugatory work.

### **Principle of Development**

Section 6 (4) of the Planning Act (Northern Ireland) 2011 states that any determination under this Act must be made in accordance with the Local Development Plan (LDP), unless material considerations indicate otherwise.

Paragraph 1.10 of the SPPS sets out that a transitional period will operate until such times as a Plan Strategy for the whole of the Council area has been adopted. During the transitional period planning authorities will apply existing policy contained within retained planning policy documents together with the SPPS.

In respect of the proposed development, there is no conflict or change in policy direction between the provisions of the SPPS and those policies contained in Planning Policy Statement 7 – Quality Residential Environments. PPS7 and Planning Policy Statement 3, Access, Movement and Parking (PPS 3). These policies remain relevant to the consideration of this application.

The site is located within the development limits for Crumlin and has not been zoned for any specific land use. The principle of housing is considered acceptable on the site provided it meets with planning policy and guidance. Both Planning Policy Statement 7: Quality Residential Environments and the Regional Development Strategy encourage the reuse of urban land however, this is caveated by stating that overdeveloped and unsympathetic schemes will not be acceptable in established residential areas and that schemes should be sensitive in design terms to people living in the area and to local character. PPS7 reiterates the need for sensitivity and in Policy QD1 the test is expressed as 'unacceptable damage to local character, environmental quality or residential amenity'.

### **Design, Layout and Appearance**

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 QD1 of PPS7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. It goes on to state that all such proposals will be expected to conform to a number of criteria listed in the policy.

The proposed scheme is accessed through Beechview Courtyard and provides an extension of that development. The proposed development comprises four semi-detached dwellings, one pair of the semi-detached dwellings is to be located on the plot of land adjacent to No. 9 Beechview Courtyard and the other pair of semi-detached dwellings is to be located on the plot of land between No. 8 Beechview Courtyard and the GO Service station.

The proposed dwellings are two storey with a second floor roof space conversion, and measure 8.8m from finished floor level. Their size, massing and design respect the surrounding residential units in Beechview Courtyard as does the proposed external materials to the dwellings. The external appearance of the proposed dwellings is considered acceptable in the context of the surrounding area.

Policy LC1 of Addendum to PPS7 requires that the proposed density is not significantly higher than that found in the established residential area and that the pattern of development is in keeping with the overall character and environmental quality of the established residential area. Generally, density is considered to be a calculation of dwellings per hectare. Based on this calculation, the density of the proposed site is fifty-eight (58) dwellings per hectare, compared to fifty-one (51) dwellings per hectare in the existing Beechview Courtyard development. In this regard, it is not

considered that the density is significantly higher than the established residential area.

The 'Creating Places' guidance document makes provision for the level of private open space in a new development and advises that for each house, an area of around 70sqm or greater is required. This is calculated as an average space standard for the development as a whole, and in this particular development, the average area of private open space is approximately 85sqm. However, two of the proposed units, those adjacent to No. 8 Beechview Courtyard, have an area of private amenity space which just meets the minimum private amenity space of 40sqm. In addition, it has been noted earlier that the curtilage of these units extends beyond the red line of the application, which in reality would mean that the level of open space provided is actually inflated and could not in fact be provided within the red line of the application site. Creating Places also suggests that in order to secure privacy for the proposed dwelling unit, there should be a minimum of 10metres between the rear of the dwelling and the common boundary, in this case there is approximately 2.5 metres from the pair of semi-detached dwellings adjacent to No. 8. There is less than 10 metres to the boundary with Mill Road which increases the potential for a loss of privacy to occur for the future occupants of the dwelling units.

The proposed residential units have very poor access to other forms of public open space and the Beechview Courtyard development does not have any open space areas. The planning history of Beechview Courtyard demonstrates that permission was granted for 24 residential units, which fell just below the 25 unit threshold for the provision of 10% communal open space. The addition of 4 residential units, as proposed in this application would trigger the requirement for the communal open space, especially given the low levels of private amenity space provided in this application. In the circumstances it is considered that the low levels of private and public open space would lead to an unacceptable form of development contrary to Policy QD1 of PPS7.

The existing residential units in Beechview Courtyard (Nos.1-8) front onto the estate Road and back onto the existing buildings in West Terrace. This back to back relationship is normal in the urban area with the front façade of the building presenting an attractive outlook onto the public road. In return the buildings on West Terrace present a front façade onto Mill Road and this character is reflected at Brae Terrace, Lough Neagh Terrace and other developments along Mill Road. The pair of proposed semi-detached dwellings adjacent to No. 8, present a front façade onto the Beechview Courtyard estate road however they back onto Mill Road. Although there is a small slither of land between the rear of the proposed units and Mill Road, this does little to diminish the view of the rear of the proposed dwellings. It is considered that the layout of these particular two units adjacent to No. 8, would result in an unattractive layout of development contrary to Policy QD1 of PPS7. There are, however no issues with the layout of the proposed pair of semi-detached dwellings adjacent to No. 9 Beechview Courtyard.

### **Neighbour Amenity**

Policy QD1 of PPS7 states that new development should not create conflict with adjacent land uses and that there should be no adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

The application site is bounded on two sides by existing, two storey high residential properties; No.8 Beechview Courtyard to the south of the site and No.9 Beechview Courtyard to the west. There is sufficient space between the buildings so as not to cause an issue of dominance or loss of daylight/sunlight to either existing or proposed residents, while the internal floorspace arrangements and positioning of window voids in the proposed dwellings will prevent overlooking of existing properties.

**Contaminated Land**

The Environmental Health Section of the Council requested that a contaminated land study be carried out as the land was previously developed for industrial purposes. The contaminated land study would identify any possible sources of contamination and provide a suitable remediation strategy. Despite the agent being asked for this information and despite assurances that the study had been commissioned, no information has been forthcoming. In the absence of a detailed study a precautionary approach needs to be adopted and it is recommended that the application be refused as contrary to Policy.

**Other Matters**

DfI Roads have been consulted on the application and have offered no objections to the proposed development subject to conditions. It is however, not clear as to whether DfI Roads have picked up on the conflict between the site location plan and the block plan. It is however, accepted that the concerns of DfI Roads could be met by setting the dwelling back within the site, however, this raises issues with private amenity space as discussed earlier. The remaining consultees have raised no significant issues with the proposed development.

**CONCLUSION**

- The following is a summary of the main reason(s) for the recommendation:
- The proposed development extends beyond the red line of the application site.
  - The level of private and public amenity space provided is unacceptable.
  - The layout of the proposed development presents an unattractive outlook onto Mill Road.
  - The applicant has failed to identify and examine possible sources of contamination.

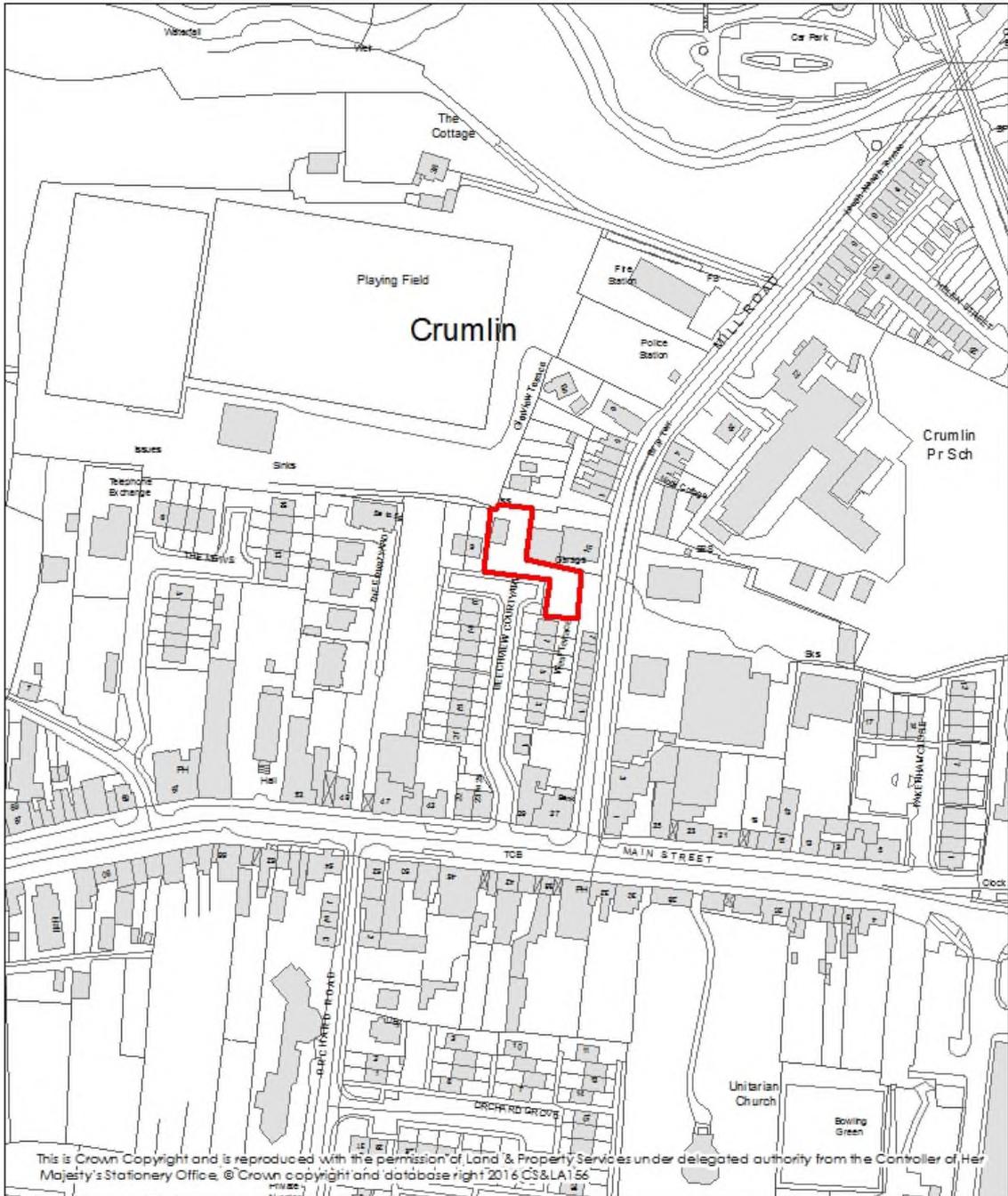
**RECOMMENDATION :** REFUSE PLANNING PERMISSION

**PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policies QD1 of Planning Policy Statement 7 'Quality Residential Environments' in that, the proposed development fails to provide sufficient private amenity space for two of the proposed units and fails to incorporate a design and layout which draws upon the positive aspects of the surrounding area and would likely result in a poor level of privacy to the proposed dwellings.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement (SPPS) and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments' and Policy OS 2 of PPS8 Open Space, Sport and

Outdoor Recreation in that the proposed development would introduce more than 24 residential units into the Beechview Courtyard development and there is insufficient communal open space provided.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Planning Policy Statement 7, Quality Residential Environments, in that it has not been demonstrated that there will be no unacceptable adverse effects on the proposed or adjoining properties in terms of potential contamination sources and will impact adversely on the streetscape of Mill Road.



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**Location Map**

**Application Reference: LA03/2017/0469/F**

Scale: 1:1250



**Location: Lands between no 8 & no 9 Beechview Court**

For Information Only

**Proposed 4no semi detached (3 bed) general needs housing**



|                           |   |
|---------------------------|---|
| <b>COMMITTEE ITEM</b>     | <b>3.10</b>                               |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0766/O</b>                   |
| <b>DEA</b>                | <b>DUNSILLY</b>                           |
| <b>COMMITTEE INTEREST</b> | <b>REFUSAL RECOMMENDED</b>                |
| <b>RECOMMENDATION</b>     | <b>REFUSE OUTLINE PLANNING PERMISSION</b> |

|                        |   |
|------------------------|---|
| <b>PROPOSAL</b>        | Proposed Replacement Dwelling.  |
| <b>SITE/LOCATION</b>   | 49 Burnside Road, Antrim.   |
| <b>APPLICANT</b>       | Mr Hubert Graham  |
| <b>AGENT</b>           | FMK Architecture  |
| <b>LAST SITE VISIT</b> | 10 January 2018   |
| <b>CASE OFFICER</b>    | James Cairns<br>Tel: 028 903 40403<br>Email: <a href="mailto:james.cairns@antrimandnewtownabbey.gov.uk">james.cairns@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located off the Burnside Road within the countryside, beyond any settlement limit as defined in the Antrim Area Plan 1984 – 2001. The site is located approximately 1.6km to the east of Antrim Town and 2.4km to the north of Dunadry. The surrounding area is typically rural in character, with a dispersed settlement pattern.

The northern boundary of the site is formed by a watercourse (identified as the Rathmore Burn). The southern, western and eastern boundaries of the site comprise wire and post fencing and numerous large trees. Access to the site is via an undulating dirt track, which follows the banks of the watercourse prior to sweeping south towards the subject building. The site is covered primarily in grass, within which there are a number of large trees and two small stone buildings.

The subject building is approximately 1.5 storeys in height and is sited approximately 90 metres southeast of the public road. It is constructed primarily from stone, and has a pitched roof comprised of metal sheeting, which appears to be a relatively modern addition. A roller shutter door has been installed on its western gable elevation. A red brick chimney has been constructed on the northern elevation, whilst a glass house extension has been added to the southern elevation (from where access is taken) and a small wooden structure adjoins the eastern gable. Stonework on the southern elevation indicates that this building may have, at one time, been part of a larger structure.

Views into the application site from the Burnside Road are screened by the existing vegetation along the public road and along the boundary of the site.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: T/2005/0711/O  
Location: Burnside Road, Muckamore, Antrim.

Proposal: Estate workers retirement dwelling.  
Decision: Permission Refused (29.03.2006)

Planning Reference: T/1988/0214  
Location: 49 Burnside Road, Antrim.  
Proposal: Site of Dwelling.  
Decision: Application Withdrawn (06.07.1988)

### **PLANNING POLICY**

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

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

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

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

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

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

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

### **CONSULTATION**

**Council Environmental Health Section** – No objections.

**NI Water** – No objections subject to informatives.

**DFI Roads** – No objections subject to conditions.

## REPRESENTATION

Two (2) neighbouring properties were notified and no letters of representation have been received.

## ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

The main issue to consider in the determination of this application is:

- Principle of Development

### Principle of Development

Planning Policy Statement 21: Sustainable Development in the Countryside sets out the policy context for this proposal. Policy CTY 1 sets out the types of development that are considered to be acceptable in principle in the countryside. One such type of development is a replacement dwelling in accordance with Policy CTY 3.

Policy CTY 3 states that planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.

The Design Concept Statement (Document 01), submitted on behalf of the applicant, advises that the subject building is the last remaining farm workers cottage on the site, which once also comprised a large 'manor house' and several farm buildings. Furthermore, the statement acknowledges that the building has been altered over the course of its history, and that the original stone walls are intact, however, some of the openings have been closed or modified.

The building has been modified significantly over the years, with the installation of a roller shutter door, numerous additions to the side elevations and the construction of a red-brick chimney stack. Internally, a wood burning stove has been installed by the applicant.

It is considered that the existing stone building does not exhibit the essential characteristics of a dwelling. There is no evidence to suggest that the subject building was ever a dwelling and it has had a number of structural changes carried out to it which have assisted in masking its original size and use. Furthermore, following an inspection of numerous historic maps of the site, whilst a grouping of buildings is visible on the site, there is no indication that these were dwellings.

It is therefore considered that the principle of development on this site has not been established as the building does not exhibit the essential characteristics of a dwelling.

### Integration

The building is set well back off the public road and has a number of mature trees along the boundaries of the site. Given the mature setting and the limited visibility, it is considered that integration would not be an issue.

### Other Matters

DfI Roads were consulted on the access arrangement to the proposed development and have raised no objection subject to conditions being attached to the grant of any planning permission. The site abuts the Rathmore Burn, however, due to the rising topography of the land, most of the site lies outside the Q100 floodplain.

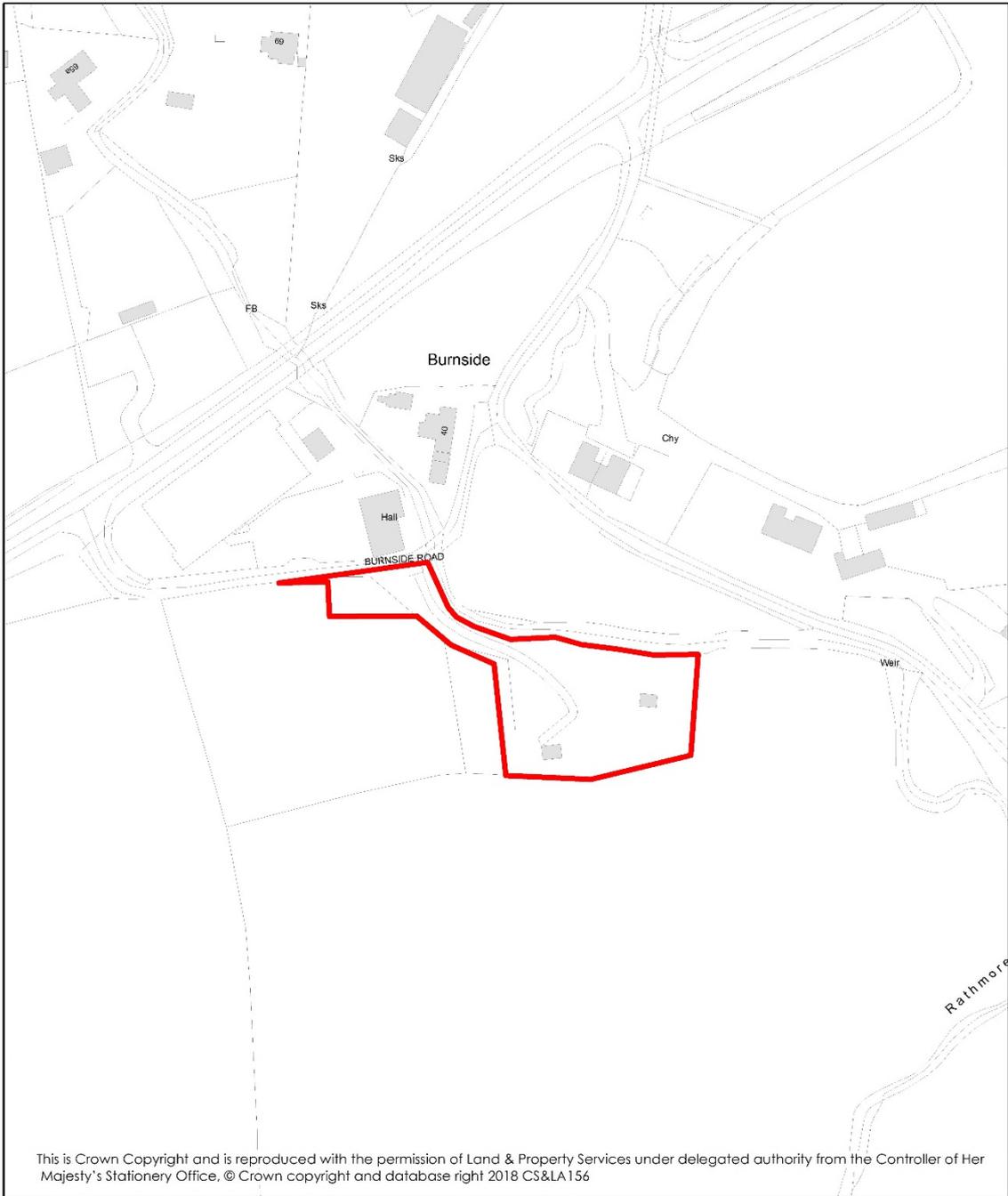
**CONCLUSION**

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

- It is considered that the principle of development is not established as the existing building on the site does not exhibit the essential characteristics of a dwelling.
- A dwelling would integrate on the site.
- The site is not subject to flooding.

**RECOMMENDATION :** **REFUSE OUTLINE PLANNING PERMISSION****PROPOSED REASON OF REFUSAL**

1. The Proposal is contrary to the provisions contained in the Strategic Planning Policy Statement (SPPS) and Policies CTY 1 and CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling.



**Location Map**

**Application Reference: LA03/2017/0677/O**

Proposed Replacement Dwelling.

49 Burnside Road, Antrim.

 Site Boundary



For Information Only



|                           |                                   |
|---------------------------|-----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.11</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/0970/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>        | Conversion of outbuilding into dwelling including extension   |
| <b>SITE/LOCATION</b>   | 65 Rathmore Road, Dunadry, Antrim   |
| <b>APPLICANT</b>       | Phillip Logan   |
| <b>AGENT</b>           | Park Design Associates  |
| <b>LAST SITE VISIT</b> | 19 <sup>th</sup> December 2017  |
| <b>CASE OFFICER</b>    | Alexandra Cooney<br>Tel: 028 903 40216<br>Email: <a href="mailto:alexandra.cooney@antrimandnewtownabbey.gov.uk">alexandra.cooney@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located at 65 Rathmore Road, Antrim, and is outside of any settlement limits as defined within the Antrim Area Plan 1984-2001.

The site currently houses an existing two storey dwelling and an attached outbuilding together with a number of other outbuildings. This existing dwelling has been the subject of a recent planning approval for a replacement dwelling under LA03/2016/0627/O.

The site is accessed off the Rathmore Road through a pillared gateway. There is a concreted yard area forward of the dwelling house and the outbuilding which is the subject of this application and there is a grassed garden area to the rear. The subject outbuilding is two storey in height and has a number of doors and a small window present on its front elevation.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: LA03/2016/0627/O  
Location: 40m West of 65 Rathmore Road, Antrim  
Proposal: Site for Replacement Dwelling  
Decision: Permission Granted (23/11/2016)

Planning Reference: T/2014/0493/RM  
Location: Directly North of No.65 Rathmore Road  
Proposal: Dwelling within existing cluster  
Decision: Permission Granted (18/05/2015)

Planning Reference: T/2011/0314/O  
Location: Directly North of 65 Rathmore Road Rathbeg  
Proposal: Dwelling House Infill Site within Existing Cluster  
Decision: Permission Granted (07/10/2013)

## PLANNING POLICY

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

Until the Council adopts its new Local Development Plan, most planning applications will continue to be assessed against the provisions of the extant adopted Development Plans for the Borough, which in this case is the Antrim Area Plan 1984 - 2001. Account will also be taken of the relevant provisions of Planning Policy Statements (PPSs) which contain the main operational planning policies for the consideration of development proposals.

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

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

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

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

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

## CONSULTATION

**Council Environmental Health Section** – No objection

**NI Water** – No objection subject to conditions

**DfI Roads** – No objections, subject to conditions

**Historic Environment Division** – No objection

## REPRESENTATION

Three (3) 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:

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

- Neighbour amenity

### **Principle of Development**

It is proposed to convert the existing two-storey barn building which it is stated was erected before 1832. It is finished in a grey rough render and attached to the dwelling at No. 65 Rathmore Road. This dwelling was recently the subject of another approved application for a replacement dwelling under the planning application reference LA03/2016/0627/O. The barn has three entrance doors at ground level leading into three separate rooms. A ramp leads up to the second floor where another doorway and small window exist on the front elevation. There are four small windows present on the rear elevation together with one on the side. A small lean-to shed is attached to the southern gable end.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) sets out the transitional arrangements that will operate until a local authority has adopted a Plan Strategy for the whole of its council area. The SPPS retains some existing Planning Policy Statements (PPS) one of which is 'Sustainable Development in the Countryside' (PPS21).

Policy CTY 1 of PPS 21 states that there are a range of types of developments which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. It goes on to say that other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement.

One of the accepted types of development is a dwelling constructed in accordance with Policy CTY 4 'The Conversion and Reuse of Existing Buildings'. This policy states that 'planning permission will be granted to proposals for the sympathetic conversion of, with adaptation, if necessary, a suitable building for a variety of alternative uses, including use as a single dwelling, where this would secure its upkeep and retention.' Paragraph 6.73 of the SPPS states that provision should be made for the sympathetic conversion and re-use, with adaptation if necessary, of a locally important building as a single dwelling which is a different test to that detailed in CTY4.

Paragraph 1.12 of the SPPS states that where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be afforded greater weight in the assessments of individual planning applications. Therefore the term 'locally important building' must take precedence over the term "suitable building" in Policy CTY4 of PPS21.

The SPPS does not define "locally important" but rather gives a list of examples such as former school houses, churches and older traditional barns and outbuildings. Recent PAC decisions indicate that these cited examples typically relate to buildings that generally have some design, architectural or historic merit.

Following a request from the case officer the agent has supplied a written justification with attached historical maps in order to demonstrate how the subject outbuilding can be defined as 'locally important'. The justification highlights that the building is almost 200 years old and is a good example of vernacular building, and states that the building is locally important because it is one of the few remaining buildings from its time period.

It is accepted that the outbuilding is of a notable age and that it has a linear form however it is not evident how the building is of a local importance. The SPPS together with recent PAC decisions indicates that such buildings are not 'locally important ones'. There are limited views of the building on approach from both directions along the Rathmore Road, and although this is not a test for local importance it suggests that the building is not a significant visual local feature. The building is also not considered to be of high quality design value or demonstrates any significant architectural or historic merit.

It is considered that the principle of development is unacceptable as the outbuilding does not demonstrate local importance to meet the policy criteria set out in the SPPS and there are no overriding reasons why this development is essential at this rural location to meet criteria set out in Policy CTY 1 of PPS 21.

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

The proposal seeks to retain the majority of the existing barn structure, with only a small section of the barn and the lean-to structure being removed. The newly extended area will project from the current rear elevation and see a second linear block joining the existing block via an open plan glass panel walkway. Both the original barn and the proposed extended area have a pitched roof, with only the original barn section providing first floor accommodation. The single storey glass panelled walkway has a flat roof.

The two storey dwelling that is currently adjoining this barn has been the subject of a recent approval under LA03/2016/0627/O and will be removed upon construction of the replacement dwelling meaning that the northern gable of the existing structure together with the northern part of the new build linear block will form the road fronting principle elevation. There is presently a large farm outbuilding to the south of the subject barn building which is also to be removed as part of the proposal as noted on Drawing No. 06 bearing the date stamp 2<sup>nd</sup> November 2017.

The access will remain at the same location and will only be altered slightly. This access will also provide access to the existing farmyard buildings and to the site for the replacement dwelling. The dwelling is set approximately 15 metres back from the Rathmore Road with new hedging being planted along this front boundary.

The windows proposed on the extended area are mostly of a vertical emphasis and noted as acceptable at the rural location. The proposal seeks to retain most of the original window and door openings indicating that the proposal is sensitive to the architectural style of the existing building.

The proposed external finishes include natural stone (existing render will be removed and existing stonework repointed on the barn), smooth painted render, natural slate roof tiles with dark grey coloured trocal to flat roof, grey aluminium doors with black aluminium rainwater goods. It is considered that this is an acceptable palette of materials for this rural site with the repointing of the existing stonework complementing stonework on the small bridge close to the site.

It is considered that the extended area of the conversion is sympathetic and subordinate to the existing building and could be regarded as an integral part of the

property both visually and functionally. The proposal is considered well proportioned and in balance with the existing subject barn structure. A garage is proposed on site south of the dwelling house, it is however noted that to date no elevations for this garage structure have been submitted.

There is a strong hedge line running along the sites western boundary and along the northern boundary fronting the road. The existing hedging, fence and gateway are to be removed and replaced behind the line of the visibility splay. There are approximately 4 no. mature trees along the eastern boundary of the site, however, the remainder of this boundary has open views of the other buildings within the site. It is considered that the new building would not be a prominent feature considering the existing buildings on site together with the existing and proposed vegetation.

It is considered that the proposal can be visually integrated into its surrounding landscape and that the design is appropriate for the site and its locality. It is also considered that policy criteria set out in Policy CTY14 of PPS 21 can be met as the building if granted would not cause a detrimental change to or further erode the rural character of the area.

**Neighbour Amenity**

Given the orientation and separation distances from the existing properties, together with the existing and proposed planting and boundary treatment, there would be no concerns regarding any adverse impact on neighbour amenity. The proposal includes first floor windows on the existing barn building which are already in place. These windows will look onto the existing farmyard and associated buildings and will not cause any detrimental impact on residential amenity.

**CONCLUSION**

- The following is a summary of the main reason(s) for the recommendation:
- The principle of conversion and extension of the building in question to a residential use cannot be established as it is not considered that the building to be converted is a locally important building;
  - The design, scale and massing of the proposal is considered acceptable;
  - No perceived harm will result to neighbouring amenity as a result of this development; and
  - It is considered that the proposal will not have an adverse impact on the character and appearance of the immediate area.

**RECOMMENDATION :** REFUSE PLANNING PERMISSION

**PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement relating to the conversion and re-use of existing buildings in the countryside for residential use, in that the building to be converted is not considered to be a locally important building.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 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.



**Location Map**

**Application Reference: LA03/2017/0970/F**

Conversion of outbuilding into dwelling including extension

65 Rathmore Road, Dunadry

 Site Boundary



For Information Only



|                           |                                   |
|---------------------------|-----------------------------------|
| <b>COMMITTEE ITEM</b>     | <b>3.12</b>                       |
| <b>APPLICATION NO</b>     | <b>LA03/2017/1019/F</b>           |
| <b>DEA</b>                | <b>BALLYCLARE</b>                 |
| <b>COMMITTEE INTEREST</b> | <b>REFUSAL RECOMMENDED</b>        |
| <b>RECOMMENDATION</b>     | <b>REFUSE PLANNING PERMISSION</b> |

|                        |   |
|------------------------|---|
| <b>PROPOSAL</b>        | Single storey extension to rear of dwelling. Extension/alteration to existing roof space  |
| <b>SITE/LOCATION</b>   | 5 Lisnalinchy Road, Ballyclare  |
| <b>APPLICANT</b>       | Mr Jamie McMullan   |
| <b>AGENT</b>           | Mr Eddie Weir   |
| <b>LAST SITE VISIT</b> | 3 <sup>rd</sup> January 2018  |
| <b>CASE OFFICER</b>    | Orla Burns<br>Tel: 028 903 40408<br>Email: <a href="mailto:orla.burns@antrimandnewtownabbey.gov.uk">orla.burns@antrimandnewtownabbey.gov.uk</a> |

**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](http://www.planningni.gov.uk)**

#### **SITE DESCRIPTION**

The application site is located at 5 Lisnalinchey Road, Ballyclare. It is located in the rural area of Ballyclare as defined by the Draft Belfast Metropolitan Plan. The site comprises a one and a half storey detached dwelling, finished in white dash render and smooth render plinth. Windows and doors are finished in brown wooden windows and the roof is brown Quinn western slate.

The northern and eastern boundaries are roadside boundaries and define the application site with mature hedging and trees of approx. 5 metres. There is an agricultural gate that defines the western section of the northern boundary. The southern boundary is defined by a 1 metre high mature hedge that separates the application site from an agricultural field. The southern section of the western boundary is defined by mature hedging and trees of approx. 5 metres in height, and the remaining northern section of the western boundary is defined by a 1 metre high close board wooden fence that defines the common boundary between No. 5 Lisnalinchey Road and No. 28 Ballylinney Road.

#### **RELEVANT PLANNING HISTORY**

Planning Reference: U/1993/0235  
Location: 5 Lisnalinchy Road, Ballylinney, Ballyclare  
Proposal: Extension to Dwelling.  
Decision: Permission Granted

#### **PLANNING POLICY**

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

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

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

Draft Newtownabbey Area Plan and Belfast Metropolitan Area Plan: These Plans offer no specific guidance on this proposal.

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

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

#### **CONSULTATION**

No Consultations

#### **REPRESENTATION**

Two (2) neighbouring properties were notified, however no representations have been received.

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

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

- Preliminary Matters
- Scale, Massing, Design and Appearance
- Neighbour Amenity
- Other Matters

##### **Preliminary Matters**

Article 45 of the Planning Act (NI) 2011 requires the planning authority, in dealing with an application, to have regard to the local development plan (LDP), so far as material to the application, and to any other material considerations. The Belfast Metropolitan Area Plan 2015 (BMAP) was supposed to operate as the relevant LDP but its adoption was declared unlawful by the High Court. Both the Newtownabbey Area Plan 2005 (NAP) and the Draft Belfast Metropolitan Area Plan 2015 (dBMAP) were never adopted and remain in draft form. Consequently, there is no statutory LDP covering the application site although the provisions of both the NAP and the

dBMAP constitute relevant material considerations. The application site lies within the rural area of Ballyclare as defined in Draft Belfast Metropolitan Plan. Neither plan contains any material provisions relevant to alterations to residential property.

No conflict arises between the provisions of the Strategic Planning Policy Statement for Northern Ireland - Planning for Sustainable Development - September 2015 (SPPS) and those of retained policies regarding issues relevant to this application. Consequently, the relevant policy context is provided by the Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations (The Addendum). Policy EXT1 of APPS7 indicates that planning permission will be granted for a proposal to extend or alter a residential property where four specific criteria are met.

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

The proposed development is for a single storey rear extension approx. 88 square metres to provide a utility room, and a side extension to provide a lounge, dining area, and a music/games room. The first floor roof space conversion and extension is to provide bedrooms, a study, en-suite and walk in wardrobe. Finishes of the proposed extension are to be dashed render painted cream and smooth rendered plinth to match the existing dwelling. Roof tiles to be western slate finish. The materials, including the natural stone finish to the link between dwelling and garage, are deemed to be acceptable and despite the scale, mass and overall design of the proposal it is not considered on balance that this would unacceptably impact upon the built form and appearance of the existing property.

Paragraph A6 of PPS7 Addendum states that the height, width and general size of an extension should generally be subordinate to the existing house and subordinate or integrated so as not to dominate the character of the existing property. The proposed rear extension greatly enhances the scale of the rear elevation and increases the gable end of the dwelling that faces the Ballylinney Road. Views of the dwelling and proposed extension can be seen on approach to the site when travelling west to east as there is minimal screening on the western boundary and on the western section of the northern boundary which is defined by an agricultural gate.

The total floor space of the dwelling as extended will equate to some 185sqm, and the existing dwelling has a total floor space of 190sqm. The alterations to the roof space will result in an increased ridge height of 0.4m to dwelling. It is considered that the scale, massing and design of the proposed extension when taken in the context of the existing dwelling are unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the existing dwelling.

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

The surrounding area represents a mix of house types of varying designs and layouts. The dwelling is positioned in the corner where the Lisnalinchey Road and the Lislinney Road meet, therefore the front of the dwelling faces onto the Lisnalinchey Road, and the side of the application dwelling fronts onto the adjacent public road (Lislinney Road). There are views of the application dwelling when travelling from west to east along the Lisnalinchey Road as the rear boundary of the site is undefined meaning the full extent of the rear extension can be seen from this viewpoint.

Paragraph A15 of PPS 7 Addendum indicates that alterations to the roof profile of any building can be particularly sensitive as roofs play an important part in contributing to a building's appearance and the overall character of the area. As indicated above the proposal involves increasing the height on sections of the roof of the existing property by approximately 0.4m. There are no other dwellings within the area with a similarly designed roof and the proposal is considered to alter the established character of the area.

### **Neighbour Amenity**

It is considered that the proposal does not unduly affect the privacy or amenity of neighbouring residents as the application site backs onto a commercial yard and the nearest residential property (No. 28 Lislinney Road) is located 50 metres away. Given the separation distance there will be no overlooking, overshadowing or dominance on the neighbouring dwelling.

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

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

## **CONCLUSION**

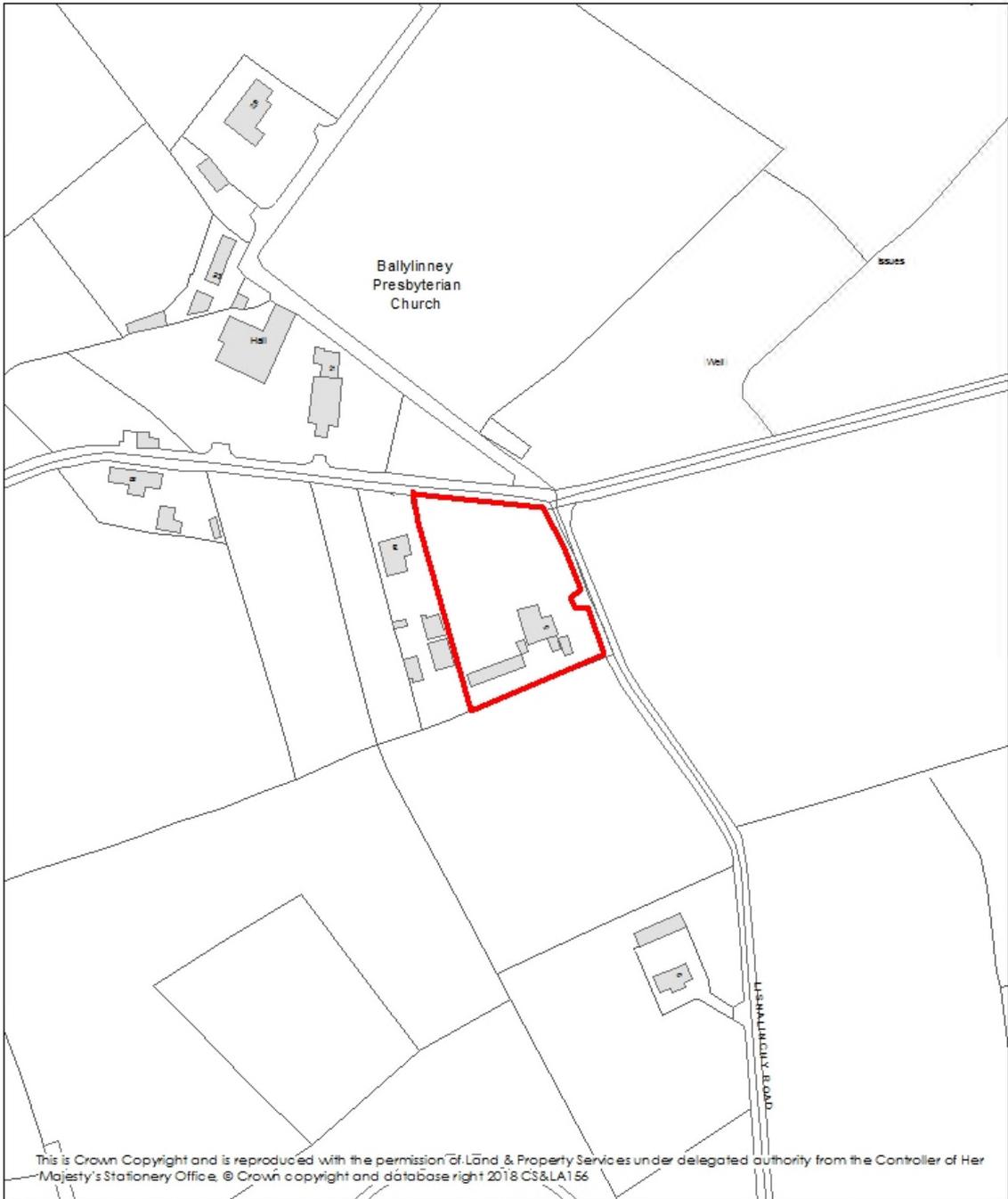
The following is a summary of the main reason(s) for the recommendation:

- The principle of development is acceptable.
- The design and appearance of the proposed extension is unacceptable.
- The proposed extension will impact upon the character and appearance of the area.
- Neighbouring residential properties will not be adversely affected by the proposal.
- Amenity, parking and manoeuvring will not be affected.

**RECOMMENDATION :** REFUSE PLANNING PERMISSION

## **PROPOSED REASON OF REFUSAL**

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy EXT1 of the Addendum to Planning Policy Statement 7 in that the scale, massing design and external materials of the proposed extension is not subordinate to the existing dwelling and would be out of character with the surrounding area.



**Location Map**

**Application Reference: LA03/2017/1019/F**

Single storey extension to rear of dwelling.  
 Extension/alteration to existing roof space

 Site Boundary



For Information Only



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

**OTHER PLANNING MATTERS**

**ITEM 3.13**

**P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS**

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

**RECOMMENDATION: that the report be noted.**

### ITEM 3.14

#### **TPO/2017/0040/LA03 - CONFIRMATION OF TREE PRESERVATION ORDER (TPO) AT LANDS EAST OF 18, 20, 22, 24 & 32 GLEBE ROAD WEST AND SOUTH OF OSTERLEY PARK, NEWTOWNABBEY**

Section 122 of the Planning Act (Northern Ireland) 2011 empowers the Council to make provision for the preservation of trees or woodlands where it appears that it is expedient in the interests of amenity. The purpose of the Order is to preserve the trees on this site and to prohibit the cutting down, lopping, uprooting, wilful damage or wilful destruction of the trees.

Members will recall that at the October (2017) Planning Committee meeting Officers reported the service of a Provisional TPO on the above lands on 13<sup>th</sup> September 2017 in accordance with Section 123 of the Planning Act (Northern Ireland) 2011.

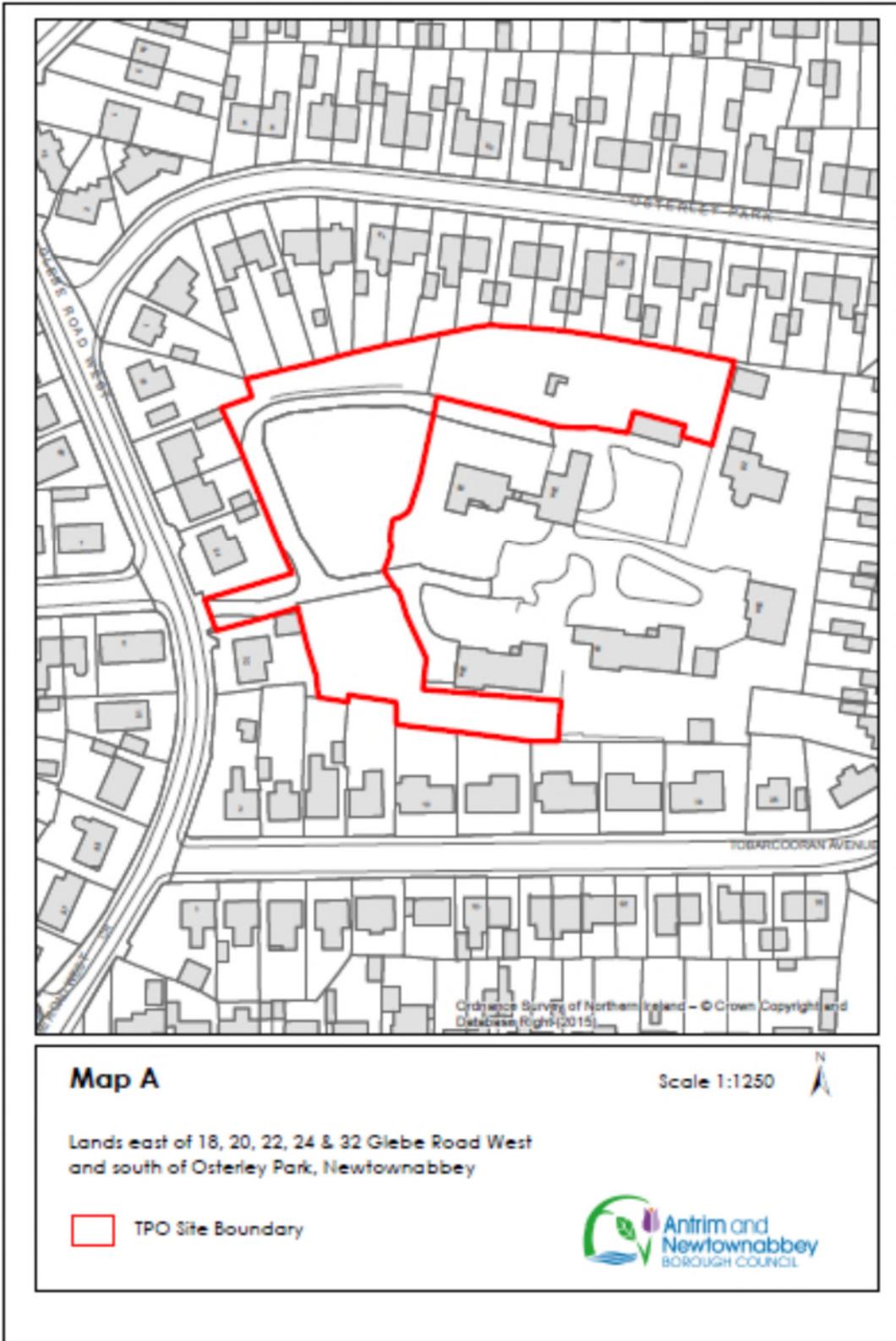
In accordance with Section 123 of the Planning Act (Northern Ireland) 2011 the Tree Preservation Order must be confirmed on or before 12<sup>th</sup> March 2018, being 6 months from the date of service of the Provisional TPO.

In making a Tree Preservation Order, The Planning (Trees) Regulations (Northern Ireland) 2015 requires the Council to identify the trees or group of trees which are subject to the Order. In this instance the Council will only seek to protect the trees that are deemed to have high amenity value.

The Council invited representations from those with an interest in the land and properties adjoining the land, which were to be received by 7<sup>th</sup> November 2017. No representations have been received.

Officers consider the trees in question have significant local amenity value and Members are therefore requested to confirm the TPO.

**RECOMMENDATION: that the Tree Preservation Order be confirmed**



### ITEM 3.15

#### **LDP/SC/POP/01/18 – CONSULTATION BY ARMAGH CITY, BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL**

Members will be aware that each Council has a duty to engage with neighbouring Councils in the delivery of its planning functions. This engagement, to consult with adjoining councils as considered appropriate, is a legislative requirement under the Planning Act (Northern Ireland) 2011 and the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

Armagh City, Banbridge and Craigavon Borough Council wrote to the Council on 12 January 2018 as a consultation body prior to the publication of its Preferred Options Paper (see copy **enclosed**). The purpose of this consultation letter is to enable the Council to bring forward specific transboundary planning issues that should be considered by the Forward Planning Team in Armagh City, Banbridge and Craigavon Borough Council.

The Council replied to this correspondence outlining issues at a strategic level (copy **enclosed**). The key issues highlighted related to natural heritage designations on Lough Neagh, and how they should be considered in terms of development and protection. These matters are being progressed through the Lough Neagh and Lough Beg Forum. In addition, cross boundary Landscape Character Areas were identified (i.e. Lough Neagh Peatlands).

**RECOMMENDATION: that the report be noted.**

### ITEM 3.16

#### P/FP/LDP/94 NOTE OF COASTAL MANAGEMENT STOCKTAKE MEETING – JANUARY 2018

Members are advised that in December 2017, the Council received a joint invitation from Peter May, Permanent Secretary for the Department of Infrastructure (Dfi), and Noel Lavery, Permanent Secretary for the Department of Agriculture, Environment and Rural Affairs (DAERA) to attend a coastal management stocktake meeting (copy enclosed). The purpose of this meeting was to explore a more progressive way forward on coastal issues and to explore areas of common interest.

Officers from the Forward Planning Team attended the meeting, which took place on 15 January 2018 at Clarence Court, Belfast. A summary of the key points raised at the meeting, which relate to the Council are summarised below:

1. **NI Marine Plan** – DAERA is currently developing a Marine Plan and preparations are underway to issue a Draft Marine Plan for public consultation.
2. **Local Development Plans** - Intention for Councils to establish a coastal group, which will seek Dfi and DAERA membership. Local Development Plans to consider coastal erosion issues.
3. **Baseline Study/Gap Analysis Coastal Erosion** – Dfi has appointed a consultant to undertake an initial desktop assessment of coastal erosion risk in Northern Ireland.
4. **Dfi Rivers Coastal Flood Management Work** - As part of a Preliminary Flood Risk Assessment, coastal flood mapping is currently being updated. The UK Coastal Flood Boundaries project has been extended to include Northern Ireland.
5. **National Trust** – Ulster University has completed a Coastal Data Report (to include, coastal change, data collating, monitoring and coastal observatory). The trust is due to appoint a Coastal Officer.
6. **Local Government Discussion** – Council work relating to coastal management should be joined-up and co-ordinated with Central Government.
7. **Next Steps** – Dfi and DAERA to distribute the draft Terms of Reference for the Baseline Study to local Councils.

A copy of the minutes from the meeting is enclosed for Members information. The next coastal management meeting is planned to take place before summer 2018.

**RECOMMENDATION: that the report be noted.**

### ITEM 3.17

#### **P/FP/LDP/14 LOCAL DEVELOPMENT PLAN EVIDENCE BASE – RETAIL ASSESSMENT**

In order to inform the preparation of the new Local Development Plan and help ensure a robust position for the Council's proposals, it is necessary to continue to build upon the evidence base associated with the Councils' Preferred Options Paper.

The Strategic Planning Policy Statement (SPPS) directs that planning authorities must adopt a town centre first approach for retail and other main town centre uses. In preparing the Local Development Plan (LDP), the SPPS states that "councils must undertake an assessment of the need or capacity for retail and other main town centre uses across the plan area". Local authorities are also required to carry out town centre health checks. In addition, the LDP will have a role in bringing forward bespoke retail planning policy; defining a network and hierarchy of centres; defining town centre boundaries and setting out appropriate policies that make clear which uses will be permitted therein. LDPs will also have to consider providing for a diverse offer and mix of uses, which reflect local circumstances; and allocate a range of suitable sites to meet the scale and form of retail, and other town centre uses.

Whilst a number of studies were used as a preliminary evidence base for the Council's Preferred Options Paper, most of these were undertaken by the legacy Councils at different times or prepared by the then Department of the Environment.

As a consequence it is now proposed that the Council seeks to appoint a consultant to carry out a strategic retail assessment to inform the new Local Development Plan. This information will also serve to inform other key business areas within the Council area, including the Economic Development Team, and will have a key role in supporting town centres within the Borough.

It is estimated that the cost of this strategic retail assessment will be circa £30 – 40k, provision for which exists in the Planning Section's budget for the 2018 - 2019 period.

**RECOMMENDATION: that a strategic retail assessment be commissioned at a cost of circa £30-40k.**

## **ITEM 3.18**

### **P/FP/LDP/1 LOCAL DEVELOPMENT PLAN QUARTERLY UPDATE OCT-DEC 2017**

The Council's Local Development Plan (LDP) Timetable advises that progress reports will be submitted on a quarterly basis to the Planning Committee. This report covers work taken forward during Q3 of the Business Year (October to December 2017).

#### **Member Workshops on Planning Policy**

The Forward Planning Team held several workshops for Planning Committee Members concerning the development of new planning policy for the Plan Strategy section of the emerging LDP 2030. Topics discussed within these workshops included rural planning, Lough Neagh and Lough Beg proposals as well as some initial discussion on developer contributions and Belfast Lough.

#### **Metropolitan Area Spatial Working Group**

Belfast City Council hosted this cross-boundary working group on 01 November 2017 and topics discussed included housing and transport. The Department for Infrastructure provided a verbal update on the proposed Belfast Metropolitan Transport Strategy, indicating that a final plan could be adopted during the last quarter of 2018. The Department also indicated that it anticipated work being brought forward on a regional infrastructure plan.

#### **Local Development Plan Steering Group**

The quarterly meeting of the Local Development Plan Steering Group took place on 26 October 2017, in Antrim Civic Centre. A number of items were discussed, including housing, the emerging Belfast Metropolitan Transport Strategy, and updates on the Plan work programme, and cross boundary working groups.

#### **Local Development Plan Sub Working Group**

The working group met during this quarter to consider key planning topics relating to the plan. A number of action points were agreed including the preparation of position papers on housing and countryside proposals as the evidence base on these areas develops.

#### **Lough Neagh and Lough Beg Forum**

The Forward Plan Team continued working in partnership through this cross-boundary working group, with the most recent meeting being held on 03 November 2017 and hosted by Mid and East Antrim Borough Council. Plan teams from neighbouring councils discussed their position regarding the Loughs and their associated environmental designations, flooding issues, mineral resources and extraction and approaches to encourage tourism.

#### **Community Planning**

The Forward Plan Team continues to work closely with the Council's Community Planning section and participated in a number of events during this quarter.

#### **Department for Infrastructure Meeting**

On 24 October 2017, the Department for Infrastructure met with the Chief Executive, the current and former Chairs and Vice Chairs of the Planning Committee, and Council Officers. In attendance was the Deputy Secretary - Andrew Murray,

Divisional Roads Manager - Conor Loughrey, Director of Strategic Planning – Carol Ramsay, and Director of Water and Drainage Policy – Linda MacHugh. A number of strategic planning matters were discussed and it was agreed that DfI and Senior Council Officers should meet on a quarterly basis to discuss the Council's new LDP. The Council sent a letter to the DfI Permanent Secretary, Peter May, following this meeting raising a number of matters for further discussion.

### **Economic Strategy**

An economic consultant was appointed in October 2017 to develop an Economic Strategy for the Council, including consideration of matters related to the Council's new LDP. This work will be completed by the end of April 2018.

### **Annual Housing Monitor**

The results of the 2017 Housing Monitor were brought before Planning Committee and published on the Council's website in December 2017. This report indicates that there are some 13,000 potential dwelling units and 545 hectares of housing land remaining within the settlements of the Borough.

### **Position Papers**

The Forward Plan Team prepared and submitted two Position Papers to the Department for Infrastructure. The first Position Paper was on the topic of Housing and considers feedback following the Council's Preferred Option Paper publication, discusses the housing-related evidence base, along with setting out key stages for further engagement. The second Position Paper discussed the Countryside, Coast and Minerals. This paper sets out the evidence base, outlines proposed methodology for formulating landscape designations, as well as establishing a timeline for drafting proposals and key stages of engagement.

### **Formulating Policies**

Work continues on the formulation of new draft Planning Policy for the Plan Strategy document.

**RECOMMENDATION: that the update be noted.**

## ITEM 3.19

### P/FP/LDP/1 – LOCAL DEVELOPMENT PLAN 2018 WORK PROGRAMME

In order to bring forward the first stage of the new two-stage Local Development Plan process, it is important that the Forward Planning Team engages with all Members on the key planning topics that will be published in the draft Plan Strategy document for public consultation.

The Forward Planning Team has been progressing the work related to the Plan Strategy and a series of key planning policies will come forward for Members' consideration and approval. To guide Members through these topics, it is anticipated that the Forward Plan Team will run a number of workshops before the summer 2018. The dates for these workshops will be issued in due course.

Following the outcomes of these workshops, Officers will engage with key statutory consultees during the summer months. Subsequent to this, and during the autumn period, there will be further opportunity for the Members to engage with the Forward Plan Team to consider the statutory consultee responses and to finalise the Plan Strategy proposals before public consultation. Prior to publication, Officers will also undertake necessary legislative assessments, such as Rural Proofing, Sustainability Appraisal including Strategic Environmental Assessment, Habitats Regulation Screening and Equality Impact Screening.

A summary of key planning topics that will come forward for Members' consideration and approvals are outlined below. Papers will be circulated in advance as required for Members consideration.

- **Policy**

The Council's Plan Strategy will replace the operational policies contained in current Planning Policy Statements.

The Forward Plan Team is currently drafting planning policy to be contained within the draft Plan Strategy and will present this to Members for discussion during a workshop(s). It is intended that Officers will split the draft policy into four themes and produce a paper on each:

1. Overarching Policies;
2. Society Policies;
3. Economic Policies; and
4. Environmental Policies.

A further paper is also being prepared for the Member's consideration, on the topic of Developer Contributions and a specific workshop is likely to be needed to discuss this matter further.

Engagement will also include confirmation of Plan Vision and Objectives and the Spatial Development Strategy for the Borough which will incorporate the settlement hierarchy, including proposed new hamlets.

- **Economic**  
 A consultant has been appointed to prepare a Borough-wide economic strategy, and their report is due in April 2018. Officers will bring forward plan proposals for the amount of economic land required in the Borough; strategic allocation to settlements in the Borough and proposals for Strategic Employment Locations as set out in the Council's Preferred Options Paper. Specific sites will be zoned at the second stage of the Plan process i.e. the Local Policies Plan.
- **Housing**  
 Officers plan to hold preliminary engagement workshops with Members before summer 2018 to discuss strategic housing issues including the quantum of housing required for the Borough up to 2030, its strategic allocation and how to deal with affordable housing. Once again it should be noted that specific sites will not be zoned until second stage of the Plan process i.e. the Local Policies Plan.
- **Countryside, Coast and Minerals**  
 The Forward Plan Team will present a preliminary strategic assessment and evidence paper regarding the grouped topics of Countryside, Coast and Minerals to Members in June 2018. This will examine the Borough's existing natural heritage assets and mineral resources and consider the need for local environmental designations at Plan Strategy stage. Cross-boundary issues, particularly in relation to Lough Neagh, will be an important consideration during this workshop.
- **Retail**  
 A retail consultant is to be appointed to conduct a borough-wide retail study. A preliminary workshop will be held with Members to discuss Plan Strategy proposals.
- **Transport**  
 A further Member workshop is proposed prior to Summer 2018 to discuss transport considerations within the Plan Strategy. A consultation draft of the DfI Transport Strategy is expected to be published in March 2018, which will inform this workshop.

**RECOMMENDATION: that the report be noted.**

### ITEM 3.20

#### **P/FP/LDP/112 LOCAL DEVELOPMENT PLAN: METROPOLITAN AREA SPATIAL WORKING GROUP – QUARTERLY UPDATE MEETING**

Members are reminded that further to ongoing work on the preparation of the Council's new Local Development Plan, cross-boundary issues and working collectively with neighbouring authorities is an important component in achieving shared goals for the establishment of an effective planning system. To this end, a Metropolitan Area Spatial Working Group across the five councils in the Metropolitan Area was established to consider issues in relation to housing, infrastructure, retail and transport (Antrim and Newtownabbey Borough Council, Ards and North Down Borough Council, Belfast City Council, Lisburn and Castlereagh City Council and Mid and East Antrim Borough Council).

This working group provides the mechanism to share information and seek, as far possible, to agree a common approach to LDP policies, objectives, and proposals at a strategic level in an effort to minimise the potential for conflicts between individual LDP's.

The second meeting of this Working Group took place on 1 November 2017 at the Adelaide Street Offices of Belfast City Council; chaired by Councillor Donal Lyons and Council Officers. Officers and Members from other representative Councils also attended this meeting, as did representatives from the Northern Ireland Housing Executive, the Department for Infrastructure and Translink.

Agreed minutes of the meeting are **enclosed** for Members' information. The third Metropolitan Area Spatial Working Group took place on 26 January 2018 hosted by Lisburn and Castlereagh City Council. A copy of these meetings minutes will be presented to Members' once they are agreed. The next Metropolitan Area Spatial Working Group is planned to take place on 13 April 2018, hosted by Ards and North Down Borough Council.

**RECOMMENDATION: that the report be noted.**

### **ITEM 3.21**

#### **P/PLAN/12 - REPLACEMENT OF THE NORTHERN IRELAND PLANNING PORTAL**

Members will be aware that PA Consulting was appointed by the Department for Infrastructure (DfI) to prepare the Business Case for the planned replacement of the current NI Planning Portal. This work is ongoing and DfI anticipates receipt of a draft report within the next 4-6 weeks.

Angus Kerr, Director within DfI, recently wrote to the Chief Executive (copy enclosed) to provide some information regarding an indicative timescale for implementation of any new system. This was to assist Councils with financial planning. This letter advises that it is anticipated the cost of a new system will be shared between the Department and local government and also confirms that the majority of capital costs for the project are likely to occur in 2019/20 and 2020/21. It does however stress this is an indicative timetable.

**RECOMMENDATION: that the report be noted.**