



16 February 2022

Committee Chair: Councillor S Flanagan
Committee Vice-Chair: Alderman F Agnew
Committee Members: Aldermen – P Brett, T Campbell and J Smyth
Councillors – J Archibald-Brown, H Cushinan, R Lynch,
M Magill, N Ramsay, R Swann and B Webb

Dear Member

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Chamber, Mossley Mill on Monday 21 February 2022 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:

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AGENDA FOR PLANNING COMMITTEE – FEBRUARY 2022

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

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

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

PART ONE - Decisions on Planning Applications

- 3.1 Planning Application No: LA03/2020/0506/F
Part-demolition of existing buildings to rear of 19-21 Market Square & proposed residential development comprising 15no. apartments at lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim at approx. 10m East of 20 & 22 Drumsough Road, Randalstown, Antrim.
- 3.2 Planning Application No: LA03/2021/0855/F
Retention of two residential units at land/barns opposite 21 Creevery Road Antrim
- 3.3 Planning Application No: LA03/2021/1107/O
Site of Infill Dwelling and Garage (Site 2), 35 metres south west of No. 63 Craigstown Road, Randalstown
- 3.4 Planning Application No: LA03/2021/1115/O
Site of Infill Dwelling and Garage (Site 1) 30m approx North East of 57 Craigstown Road
- 3.5 Planning Application No: LA03/2021/1178/O
Site for 2 no. single storey detached dwellings with detached garages as an infill between 21 and 23 Dundesert Road, Crumlin, BT29 4SL
- 3.6 Planning Application No: LA03/2021/0615/O
Site for Infill Dwelling Lands 50 metres west of 36 Aughnabrack Road, Ballyutoag, Belfast
- 3.7 Planning Application No: LA03/2021/1126/O
Site for replacement dwelling (superseding approval granted under LA03/2020/0866/F) at 158 Staffordstown Road, Cranfield, Randalstown.

3.8 Planning Application No: LA03/2021/1124/F

Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works at land adjoining and immediately south-west of 202 Moneynick Road, Toome.

PART TWO – Other Planning Matters

3.9 Delegated Planning Decisions and Appeals January 2022

3.10 Proposal of Application Notifications for Major Development

3.11 Planning Appeals Commission – Correspondence

3.12 AgendaNI Northern Ireland Planning Conference 2022

3.13 Department for Infrastructure Issues Paper – Review of Strategic Planning Policy on Renewable & Low Carbon Energy

3.14 Planning Portal Update

3.15 Department for Infrastructure and NI Audit Office Correspondence

PART ONE – Decisions on Enforcement Cases – In Confidence

3.16 Enforcement Update – Kells Bess – In Confidence

4. Any Other Business

**REPORT ON BUSINESS TO BE CONSIDERED AT THE MEETING OF THE
PLANNING COMMITTEE ON 21 FEBRUARY 2022**

PART ONE

PLANNING APPLICATIONS

COMMITTEE ITEM	3.1
APPLICATION NO	LA03/2020/0506/F
DEA	ANTRIM
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Part-demolition of existing buildings to rear of 19-21 Market Square & Proposed residential development comprising 15no. apartments
SITE/LOCATION	Lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim
APPLICANT	Mr B Heffron
AGENT	CMI Planners Ltd
LAST SITE VISIT	December 2021
CASE OFFICER	Michael O'Reilly Tel: 028 90340424 Email: michael.oreilly@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located on lands to the rear of 19, 20, 21 & 21 A-F Market Square, Antrim. This is an area of land within the Commercial Core of Antrim Town's Conservation Area and there are several listed buildings in close proximity to the application site.</p> <p>The application site is comprised of two parcels of land. To the rear of the charity shop (No.21 Market Square) and accessed through the archway leading to the rear of that parcel of land lies a car park area and a number of small vacant commercial units/outbuildings that are attached to the rear elevation of that building and which are in a poor state of repair. The second section of land, to the rear of the existing public house (No's 19 – 20 Market Square), comprises a flat roof rear return and an elevated beer garden/terraced area with several trees at the foot of the plot.</p> <p>The rear of the application site bounds with the Six Mile Water River and its Boardwalk. The topographical levels of the application site rise eastwards towards Market Square. Views into the rear of the site are achievable from the Dublin Road to the west and the footbridge to the east that leads over the river. To the immediate west of the application site is the former police station, which is a listed building. The common boundary of these two land uses is defined by a random rubble black basalt boundary wall, which continues on to define the southern boundary of the application site.</p> <p>Given its location in Market Square, which lies in the Commercial Core of the towns Conservation Area, there are a number of town centre type uses in the immediate vicinity of the application site. There are also a number of listed buildings in close proximity to the application site. Examples include the former police station building, Antrim Castle Gate House and Walling, the Old Courthouse and the Ulster Bank building. These features combine to create a distinct character and appearance for the area which enhances the Conservation Area.</p>	

RELEVANT PLANNING HISTORY

No relevant planning history

PLANNING POLICY AND GUIDANCE

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

Until the Council adopts its new Local Development Plan, 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 application site is located within the settlement limits of Antrim Town. Paragraph 8.3 of the Plan refers to 'Commerce' and states that in addition to being shopping and office centres, the Central Area of Antrim should also be seen as the entertainment and social centres of the town and it is hoped a mix of residential development and commercial development can continue in them. Paragraph 16.6 of the Plan is entitled 'Unzoned Land'. The Plan states that within the development limit there are areas of undeveloped land which have not been zoned for a particular use. The Council will consider proposals for development provided the uses are satisfactory for the locations proposed and that no physical or other problems are involved.

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 – Request made for a Noise Impact Assessment and contaminated land survey.

Northern Ireland Water – Objection. No foul sewer capacity.

Department for Infrastructure Roads- Objection. Substandard parking provision provided.

Department for Communities Historic Environment Division;

Historic Buildings - Objection. Insufficient information provided to assess impact to Listed Buildings.

Archaeology – No objection.

Belfast International Airport – No objection.

REPRESENTATION

Fifteen (15) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Conservation Area
- Listed Buildings
- Design and Appearance
- Impact on Character and Appearance of the Area
- Neighbour Amenity
- Other Matters

Policy Context and Principle of Development

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal.

The application site lies within the Conservation Area of Antrim Town and there are a number of Listed Buildings in close proximity to the application site. Paragraph 16.6 of the Plan, entitled 'Unzoned Land', states that within the development limit there are areas of undeveloped land which have not been zoned for a particular use. The Council will consider proposals for development provided the uses are satisfactory for the locations proposed and that no physical or other problems are involved.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPS's).

In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPS's which provide the relevant regional policy context for consideration of the proposal;

- PPS 7: Quality Residential Environments.
- 2nd Addendum to PPS7 (APPS7): Safeguarding the Character of Established Residential Areas.
- PPS 6: Planning, Archaeology and the Built Heritage
- PPS 3: Parking and Movement; and
- PPS 8: Open Space, Sport and Outdoor Recreation.

Within this policy context, it is considered the principle of housing development on the site would be acceptable subject to the development complying with the Plan's provisions for residential development and the creation of a quality residential environment as well as meeting other requirements in accordance with regional policy and guidance which are addressed in detail below.

Impact to Listed Buildings

The application site lies in close proximity to a number of listed buildings. These buildings are:

- Former Police Station at 22 Market Square;
- Antrim Castle Walling and Gateway at Market Square;
- Antrim Castle Gatehouse at Market Square;
- Former Courthouse at Market Square; and
- Ulster Bank at Market Square.

In its consultation response the Department for Communities Historic Environment Division (HED) focus primarily on the former Police Station, a Grade B1 Listed Building, and describe it as "a mid-19th Century building of plain character, attributable to an important Irish architect, which retains most of its original exterior features and some of its interior features. Together with its entrance gateway it forms an interesting group."

The applicable policy test for the assessment of the impact of this development proposal upon the setting of the listed building is found at Policy BH 11 of PPS 6 and which is entitled 'Development affecting the setting of a Listed Building.'

The policy headnote states that the planning authority "...will not normally permit development which would adversely affect the setting of a Listed Building." Development proposals will normally only be considered appropriate where all of three criterion are met;

- a) The detailed design respects the listed building in terms of scale, height, massing and alignment.

- b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
- c) The nature of the use respects the character of the setting of the building."

In its consultation response HED state that the existing buildings on and surrounding the application site are generally two storeys high with traditional window proportions and some remaining historic features. Although it is accepted that there are some three storey buildings in the area these are no higher than the two storey buildings that provide the context for this development proposal. HED further states that this development proposal, by contrast, is three storeys in height and the site plan indicates that existing topographical levels will be raised. At the height and scale proposed, HED notes that it considers the proposal is likely to dominate the riverside aspect of the former police station and while the development proposal is set back from the High Street, it may also loom over views to and from the former Courthouse and Ulster Bank building in Market Square.

It is considered that the proposal is therefore contrary to criterion (a) of Policy BH 11 of PPS6 with respect to the detailed design of the proposal in terms of scale, height, massing and alignment and criterion (b) of the policy with respect to the style and proportion of openings and the overall solid to void ratio. A draft refusal reason with respect to these matters has been provided at the end of this report.

It is noted further that the planning application is not accompanied by an application for either Listed Building Consent or Conservation Area Consent, which is/are required relevant to the demolition of certain parts of the rear returns of the two buildings contained within the application site.

Impact to Conservation Area

The application site is located within the Commercial Core of the Antrim Town Conservation Area.

Section 104(11) of the Planning Act (NI) 2011 states;

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

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

Policy BH 12 of PPS 6 is entitled 'New Development in a Conservation Area'. The policy headnote states that the planning authority will normally only permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a conservation area where all of seven criterion area met.

Criterion (a) refers to the development preserving or enhancing the character and appearance of the area.

It is considered that given the layout and arrangement of development, along with the scale, form, massing and alignment of the proposal, that the development would not enhance the character and appearance of the area as the proposal does not rest comfortably with the distinct character of this part of the conservation area. The development would impact upon the setting of the former police station, which is a listed building located immediately adjacent to and north of the application site and would also obscure views to and from the former courthouse and the Ulster Bank building in Market Square.

Criterion (b) requires that the development is in sympathy with the characteristic built form of the area.

It is considered that the development proposal, being three storeys in height, is not sympathetic to the characteristic built form of the area. The built form of the area is comprised of terrace type buildings fronting Market Square and High Street with subordinate pitched roof rectangular rear returns. Additionally, while there is evidence of three storey units within this context these are accommodated within buildings that are similar in height to other adjoining and surrounding buildings that are two storeys in height. It is considered that the three storey nature of the proposed development, along with the increase in topographical levels to site, is at odds with the established context. The proposed building may loom over adjoining listed buildings and other structures that are in close proximity to the application site as generally indicated in the photomontages provided by the agent. It is noted further that the rear return of the proposed building is a dominant element of the design appearance of the building and not subordinate to it. It is therefore considered that the proposal is not in sympathy with the characteristic built form of the area.

Criterion (c) requires that the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area.

It is considered that the proposal does not display a scale, form or materials and detailing which respect the adjoining buildings in the area.

Criterion (d) refers to the proposal creating environmental problems in the area.

It is considered that this criterion is not applicable to the assessment of the proposal with respect to the impact of the development on the Conservation Area.

Criterion (e) requires that important views within, into and out of the area are protected.

It is considered that the scale of the proposal would interfere with views of the historic former police station given its siting location, the scale, form and massing of the building and that the application site levels are to be increased. Additionally, it is also considered that while the development proposal is set back from the High Street, it may also loom over views to and from the former Courthouse and Ulster Bank building in Market Square. For these reasons it is considered that the development proposal would not protect important views within, into and out of the Conservation Area and is therefore contrary to criterion (e) of the policy test.

Criterion (f) requires that trees and other landscape features contributing to the character or appearance of the area are protected.

While it was not possible to gain access to the lands to the rear of the public house, which is one of the parcels of land incorporated within the application site area, it is considered that a number of trees would appear to exist within the site which may be affected by the proposal. Given that these trees are within the Conservation Area they are protected from felling. No Conservation Area Consent application has been provided to the Council for assessment and there is no indication in the submitted block plan that the trees are to be retained.

Criterion (g) requires that the development conforms with the guidance set out in the Conservation Area documents.

It does not appear that within any of the supporting documents accompanying the planning application that the guidance within the Conservation Area guide has been accounted for or which has otherwise informed the design appearance of the development proposal. For this reason the proposal runs contrary to criterion (g) of the policy test.

In summary, it is considered that the scale and massing of the proposal does not respect the scale and massing of the adjoining buildings in the area and impacts negatively upon listed buildings within the established context. The proposal also fails to comply with a number of the listed criterion associated with the policy test of Policy BH12 of PPS 6 and additionally the proposal fails the legislative test of Section 104(11) of the Planning Act (NI) 2011. As such, it is considered that the proposal will neither preserve nor enhance the character of the Conservation Area. A draft reason for refusal reflecting these matters has been provided at the end of this report.

Development Quality

Policy QD 1 of PPS 7 is entitled 'Quality in New Residential Development'. The policy headnote states that "planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area." The policy headnote continues by stating "In Conservation Areas housing proposals will be required to maintain or enhance their distinctive character and appearance." The policy headnote finishes by stating that all proposal for residential development will be expected to conform to all of nine (9) criterion.

It has been set out above under 'Impact to Listed Buildings' and 'Impact to Conservation Area' that the development proposal is considered as being of an inappropriate layout and arrangement, scale, form, massing and alignment, materials and detailing that would have an unacceptable impact on nearby listed buildings. It is considered that the development would neither preserve nor enhance the character and appearance of the Conservation Area. For these reasons, and as explained in the preceding sections of this report, it is considered that the development proposal fails to comply with the requirements of Policy QD 1 of PPS 7 in so far as it relates to Conservation Areas. Given this conclusion it is considered that the proposal fails to comply with criteria (a), (b) and (g) of Policy QD 1 of PPS 7.

Criterion (C) of Policy QD 1 of PPS 7 requires that adequate provision is made for public and private open space and landscaped areas as an integral part of the development.

With respect to the provision of private open space, Paragraph 4.31 of the 'Justification and Amplification' section of Policy QD 1 states that "Well designed spaces around buildings can add greatly to the attractiveness of a development. Developers should therefore make adequate provision for private open space in the form of gardens, patios, balconies or terraces, depending on the characteristics of the development proposed and the surrounding context." Paragraph 5.20 of supplementary planning guidance document 'Creating Places' states that "In the case of apartment developments, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum 10 sq.m per unit to around 30 sq.m per unit. The appropriate level of provision should be determined by having regard to the particular context of the development and the overall design concept. Generally, developments in inner urban locations and other high density areas will tend towards the lower figure."

This development proposal seeks full planning permission for 15no. apartments. Even at the minimum level of private open space provision in line with guidance contained within Creating Places this development proposal would be required to provide 150 sq.m of private open space. The only area of private open space provision serving the development is located at the southwestern corner of the application site and totals approximately 22 sq.m. This is approximately 130 sq.m (80%) less than what the guidance suggests is appropriate for this quantum of development. The identified area is narrow and elongated, set at the foot of the application site and contained on its southern side by a 2m high wall and the bedroom and living space area of one of the apartments on the northern side. Not only is the quantum of private amenity space provision well below standard it is noted that the quality of this space is significantly impacted upon given its narrow and elongated arrangement and the presence of the wall on its southern side and the living area of one of the apartments on the northern side.

It is considered that the proposal fails to provide any meaningful private open space for the development as the application site is dominated with buildings and hardstanding areas given the intensive nature of the development upon a cramped and restricted site. The proposal therefore fails to comply with criterion (C) of Policy QD 1 of PPS 7.

With reference to the remaining criterion of Policy QD 1 of PPS 7 it is considered that Criterion (d), which relates to the provision of local neighbourhood facilities, is not applicable to the assessment of this development proposal. Criterion (e) refers to the development proposal providing a movement pattern that supports walking and cycling. It is considered that given the highly accessible location of this development proposal in the town centre of Antrim Town that this criterion has been complied with. Criterion (f) refers to adequate and appropriate provision being made for car parking. This matter is discussed in more detail under the 'Access, Movement and Parking' section of this report. Criterion (h) refers to the design and layout of the development not creating conflict with adjacent land uses. It is considered that this criterion has been complied with given that there are no immediate residential

neighbours to the development scheme that would result in overlooking or other form of residential amenity impact. For instance, to the immediate west of the application site is the former police station, to the immediate north is the Old Courthouse building and to the east there are buildings used as a public house, a charity shop and then other retail based town centre type uses at ground floor with some evidence of alternative office based usage at first floor level. While it is noted that there are tracts of glazing running from the ground floor to the upper (3rd) floor of the building on both gables these tracts of glazing serve internal circulation spaces within the proposed apartment block and are not considered as leading to any significant levels of overlooking or privacy intrusion into any adjoining and existing land use. Criterion (i), the last criterion, refers to the development being designed to deter crime. It is considered that given the town centre location of the development and that it would be viewable from the Dublin Road and the boardwalk at the rear boundary of the application site, that the development will be subject to informal surveillance which promotes safety and such that the development proposal complies with this criterion.

Access, Movement and Parking

Policy AMP 7 of PPS 3 is entitled "Car Parking and Servicing Arrangements." The policy headnote states that development proposals will be required to provide adequate car parking and appropriate servicing arrangements. The policy headnote continues by stating that beyond areas of parking restraint identified in a development plan, a reduced level of car parking may be acceptable in five (5) circumstances. As noted above, criterion (f) of Policy QD 1 of PPS 7 refers to adequate and appropriate parking provision being made to serve the development.

The first circumstance relates to reduced car parking provision being acceptable where, through a Transport Assessment, it forms part of a package of measures to promote alternative transport modes. In this instance no Transport Assessment Form has been provided for consideration and for this reason the first circumstance outlined above is not applicable to the assessment of this development proposal.

The second circumstance relates to where the development is in a highly accessible location well served by public transport. The third circumstance relates to where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking.

In support of the development proposal the agent has provided a Parking Report. This development proposal seeks full planning permission for a total of fifteen (15) apartments in the form of 12 no. x 1 bed units and 3 No. x 2 bed units and which requires 19.5 car parking spaces. The submitted block plan identifies 5 car parking spaces, which is an approximate 75% reduction in parking provision when compared with the required parking standard.

The agent notes in the Parking Report that the 5 no. car parking spaces provided is predicated on the basis that the parking standard does not reflect expected car ownership or parking necessities for future residents. He goes on to state that evidence from other similar types of 'elderly developments' which are already constructed and indicates that future residents are less likely to own cars and that this justifies the number of car parking spaces provided on the application site.

It is noted however that at no time within the Parking Report does the agent make any reference to what the expected car ownership figure of a development serving 'active elderly' people is or what the parking necessities for potential future occupiers would be. Additionally, the agent also fails to make any reference to what other operational 'elderly developments' he is referring to in the Parking Report such that the Council's Planning Section is not able to make an objective assessment of these matters. Additionally, the agent does not qualify how he has determined that potential future residents are less likely to own cars such that a reduced car parking provision of 75% can be justified.

With reference to parking availability the agent has selected two consecutive days (Monday and Tuesday) within the month of September 2021 where parking availability at a range of places within Antrim Town has been surveyed to determine capacity to accommodate the remaining 75% of the parking provision that is required to serve the development proposal.

The agent has assessed parking availability in places such as Market Square, High Street, Railway Street and Railway Street Car Park, Castle Mall Car Park, Clarke Court Car Park, Bridge Street Car Park and High Street Car Park and indicates that following the survey work that it has been identified that there are over 700 available car parking spaces in those locations at either 7am or 7pm. It is noted however that car parking demand at those times is likely to be very low which impacts the validity of the results provided. These figures do not seek to account for car parking demand at busier times of the day, on other days that might normally draw more people into Antrim Town Centre, e.g. Saturday, or in other months and as such little determining weight in the decision making process can be attributed to the arguments as made. It is also noted that several of the car parks that have been surveyed for parking availability are quite some distance away from the application site and measured 'as the crow flies'. For instance, Railway Street Car Park is approximately 380m away from the application site, Railway Street parking is approximately 270m away from the application site, Castle Mall Car Park is approximately 230m away from the application site and Bridge Street Car Park is approximately 250m away from the application site. It is considered that these parking locations are a significant distance away from the application site and would not be feasible particularly for those who are elderly. While it is accepted that there may be available car parking capacity on Market Square it is noted that the agent himself has provided photographic evidence that these spaces are available for limited times only. While the agent also makes reference to the proximity of Antrim Bus and Train Stations it is noted that these facilities are some 750m away from the application site 'as the crow flies'.

It is considered that while the application site is clearly a town centre location that benefits from high levels of accessibility the agent has not adequately demonstrated that the proposed development can be appropriately served by 5 no. car parking spaces. For this reason the development proposal is not considered as complying with the second and third criteria of Policy AMP 7 and is therefore unacceptable.

The fourth criteria of Policy AMP 7 of PPS 3 refers to shared car parking being a viable option. No information with respect to this matter has been provided for assessment and it is therefore considered that this is not applicable to the assessment of this development proposal. The fifth and final criteria refers to where the exercise of

flexibility would assist in the conservation of the built heritage or facilitate a better quality of development. For the reason set out above with respect to the impact of the proposal upon listed buildings in close proximity to the application site and the impact this development proposal is considered as having on the Antrim Conservation Area it is not considered that this proposal is compliant.

In summary, it is considered that the development proposal fails to comply with the second, third and fifth criteria of Policy AMP 7 of PPS 3 that would warrant a reduction in car parking provision to serve the development and in turn the proposal then fails to comply with criterion (f) of Policy QD 1 of PPS 7.

Other Matters

Noise

The Council's Environmental Health Section (EHS) indicated in its consultation response that Public Houses and external areas/beer gardens are inherently associated with entertainment noise and patron noise. EHS expressed concern regarding noise impact to the proposed development from this area adversely impacting upon any future occupiers of the proposed development. EHS requested that a Noise Impact Assessment (NIA) be undertaken to demonstrate the cumulative noise impact likely to be experienced at the proposed apartments and that mitigation measures should be incorporated into the design of the residential units to ensure future residents would not be subjected to high noise levels from existing activities in the area.

The Planning Section wrote to the agent on the 16th September 2020 with a response date of 15th October 2020. The agent responded on the 6th October 2020 stating that this development proposal seeks to remove the beer garden from the public house and that no access from the public house is proposed and that an acoustic fence is proposed between them. The agent goes on to state that with these amendments he would query the need for a NIA.

It is considered that the agent has failed to provide the information requested by the EHS and it has not been demonstrated that the development proposal would be impacted upon by high noise levels associated with the operation of the public house. Notwithstanding that an acoustic barrier has been indicated in the submitted plans it has not been demonstrated that this noise attenuation technique is either warranted or appropriate in dealing with the potential for high noise levels and for this reason no weight in the decision making process is being attributed to the proposed provision of this feature. It is concluded therefore that it has not demonstrated that potential future residents of the proposed development would not be subject to high levels of noise

Contamination

EHS indicated in its consultation response that the application site is within 250m of ground previously used as a sawmill and a gas works. The consultation response goes on to state that given the potential risks of land contamination resulting from these historic land uses, it was requested that a Preliminary Risk Assessment be provided in order to identify potential land contamination issues at the application site.

The Planning Section wrote to the agent on the 16th September 2020 with a response date of 15th October 2020. The agent responded on the 6th October 2020 stating that

he had reviewed other applications within the vicinity and some that are much closer to the perceived source of contamination. The agent states that none of the applications he has studied required or were asked for a contamination report and he goes on to query why he has been asked to provide this information. He concludes by stating that until EHS justify this request he will not be putting his client to further expense and will be refraining from ordering such a report.

Notwithstanding that the agent has referred to several other applications both within the vicinity of the application site and other applications that are in close proximity to the application site he has not provided any form of a list setting out what those applications were in order for the Planning Section to investigate further. It is considered that the agent has failed to provide the information requested. It is considered that the agent has not therefore demonstrated that the development proposal will not be at risk from possible sources of land contamination that may impact upon human health receptors. For this reason, a draft refusal reason with respect to the guiding principle of the Strategic Planning Policy Statement as set out at paragraph 3.8 of that document is provided at the end of this report which relates to the potential impact upon human health receptors by reason of possible land contamination.

Foul Sewerage Capacity

In its consultation response NI Water has indicated that due to the sewer network being at capacity in the Antrim catchment and sewer flows spilling into the environment, NI Water is recommending that no further connections should be made to this network.

The Planning Section wrote to the agent on the 16th September 2020 with a response date of 15th October 2020. The agent responded on the 6th October 2020 but did not provide any comment about this matter.

It is considered that the agent has failed to address the issue of the stated lack of foul sewerage capacity within NI Water infrastructure or otherwise seek to provide an alternative on-site foul sewerage treatment package to address the foul sewerage that would be generated by future residents of the proposed development. This is considered to be a risk to human health receptors.

Listed Building Consent and Conservation Area Consent

Given that the development proposal seeks to demolish portions of the rear returns of buildings within the Conservation Area a Conservation Area Consent for demolition is required to accompany the planning application. The agent has been made aware of this however no such application has been submitted to the Council.

CONCLUSION

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

- The principle of the development cannot be established;
- It has not been demonstrated that the development proposal shall not have an unacceptable impact on the character and setting of the listed buildings in close proximity to the application site;
- The proposal will neither preserve nor enhance the character of the Conservation Area;

- The proposal has not demonstrated that it will provide a high quality sustainable residential environment;
- It has not been demonstrated that the proposal will provide an appropriate level of parking to serve the development;
- It has not been demonstrated that the proposal will be subject to noise and disturbance from existing land uses in close proximity to the application site;
- It has not been demonstrated that the potential contaminated land will not pose a risk to human health;
- The planning application is not accompanied by applications for Listed Building Consent or Conservation Area Consent.

RECOMMENDATION

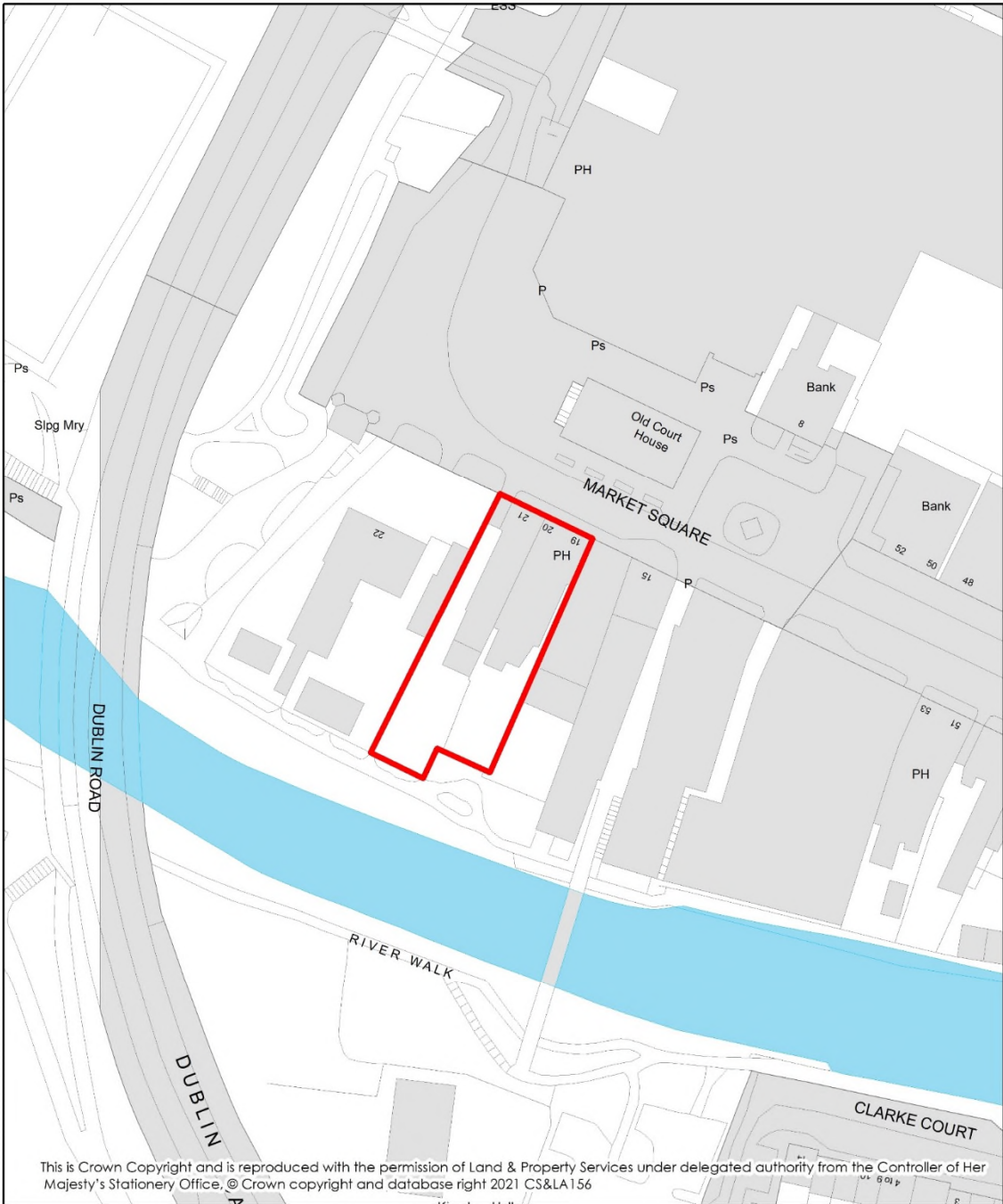
REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of paragraph 6.12 of the Strategic Planning Policy Statement and criteria (a) and (b) of Policy BH 11 of PPS6 'Planning, Archaeology and the Built Heritage' in that, if permitted, the development proposal would not respect the listed buildings in close proximity to the application site in terms of the scale, height, massing and alignment of the proposed development and the works proposed do not make reference to the use of traditional or sympathetic building materials and techniques which respect to those found on those listed buildings in close proximity to the application site.
2. The proposal is contrary to the policy provisions of paragraph 6.18 of the Strategic Planning Policy Statement, Policy BH12 of PPS 6 'Planning Archaeology and the Built Heritage' and Section 104 (11) of the Planning Act (NI) 2011 in that, if permitted, the proposal would neither preserve nor enhance the character, appearance and setting of the Conservation Area given the layout and arrangement of the development along with the scale, form, massing, alignment, materials and detailing of the building as well as the loss of protected trees in the Conservation Area.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not maintain or enhance the distinctive character and appearance of the Conservation Area, does not respect the surrounding context and is inappropriate 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 and would result in a cramped form of development on a restricted site.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not respect features of the built heritage and landscape features have not been protected or integrated into the overall design and layout of the development.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, in that the proposed development does not make

adequate provision for private open space and landscaped areas as an integral part of the development.

6. The proposal is contrary to paragraph 6.304 of the Strategic Planning Policy Statement, Policy AMP 7 of Planning Policy Statement 3 'Access, Movement and Parking' and criterion (f) of Policy QD 1 of PPS 7 'Quality Residential Environments' in that it has not been demonstrated that the proposal warrants a reduced level of car parking provision to serve the development.
7. The proposal is contrary to the Strategic Planning Policy Statement set out at paragraph 3.8 in that it has not been demonstrated that the residential amenity of future occupiers of the development would not be subject to high levels of noise from nearby noise generating activities, it has not been demonstrated that possible land contamination issues will adversely impact human health receptors and it has not been demonstrated that foul sewerage created by the proposed development can adequately be dealt with so as not to impact to human health receptors and residential amenity.





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Planning Application Reference: LA03/2020/0506/F

Location: Lands to the rear of 19, 20, 21 & 21 A-F Market Square Antrim

Proposal: Part-demolition of existing buildings to rear of 19-21 Market Square & Proposed residential development comprising 15no. apartments

Scale: 1:1000 

 Site Location



COMMITTEE ITEM	3.2
APPLICATION NO	LA03/2021/0855/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of two residential units
SITE/LOCATION	Land/barns opposite 21 Creevery Road Antrim
APPLICANT	William Crawford
AGENT	Robert Gilmour Architects
LAST SITE VISIT	1 st October 2021
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: Alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located on lands opposite to No. 21 Creevery Road, Antrim. The site is located outside of any settlement development limit defined in the Antrim Area Plan 1984- 2001. It consists of a recently renovated vernacular building which has been subdivided into two separate dwelling units. This subject building is part of a larger 'L' shaped block, the other part of the building which is not the subject of the current application has also been recently renovated into a new and modernised residential accommodation unit. The refurbished vernacular buildings are built in a natural stone with red brick detailing around windows and door openings. The roofs have been replaced with new flat slate tiles and new windows and doors have been installed. The subject building lies on the roadside opposite the group of buildings associated with No. 21 Creevery Road.</p>	
RELEVANT PLANNING HISTORY	
<p>PLANNING HISTORY Planning Reference: LA03/2019/0770/F Location: Land/barns opposite 21 Creevery Road, Antrim Proposal: Renovation, restoration and extension of disused non listed vernacular building to convert into a dwelling. Decision: Permission Granted</p> <p>Planning Reference: LA03/2018/0494/F Location: Land/barns opposite 21 Creevery Road, Antrim Proposal: Renovation, restoration and extension of disused non listed vernacular building to convert into a dwelling Decision: Permission Granted</p>	

PLANNING POLICY AND GUIDANCE

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

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

Northern Ireland Water – No Objection

Department for Infrastructure Roads- Amendments required

REPRESENTATION

Four (4) 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
- Other Matters

Principle of Development

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 these types of development is a replacement dwelling in accordance with the policy provisions provided under Policy CTY 3.

Policy CTY 3 of PPS 21 states that the retention and sympathetic refurbishment, with adaptation if necessary, of a non-listed vernacular dwelling in the countryside will be encouraged in preference to their replacement. The existing planning approval (Ref:LA03/2019/0770/F) was for the renovation, restoration and extension of a disused non-listed vernacular building into a dwelling. This approval was on the basis that the proposal complied with the policy provisions of Policy CTY 3.

The proposed works were considered to be sympathetic renovation and restoration works which ensured the retention of this small vernacular building which given its prominent roadside location and its architectural qualities, it was considered to be an important element in the rural landscape and as a building that made a contribution to the character and appearance of the locality.

This application seeks retrospective approval for the sub-division of this previously approved refurbished dwelling from one unit into two separate dwelling units. There does not appear to be any provisions within the policy provided within Policy CTY 3 for the creation of additional dwelling units. Specifically in relation to the retention and sympathetic refurbishment, with adaptation (if necessary) of a non-listed vernacular dwellings, the policy states that 'in cases where the original building is retained, it will not be eligible for replacement again'. This would suggest that the intention of the policy is to see like for like replacement/refurbishment and is not to facilitate the creation of additional dwelling units.

It is noted that Policy CTY 4 which provides the policy provisions for the conversion and re-use of existing buildings makes reference that in exceptional cases 'consideration may be given to the sympathetic conversion of a traditional non-residential building to provide more than one dwelling where the dwelling is of specific size' (emphasis added). However, the subject building in its present state is a refurbished residential building and the previous approval also referred to the existing building displaying the essential characteristics of a non-listed vernacular dwelling house. In addition in order for approval to be granted under CTY 4 the overall scale of the proposal and intensity of use needs to be appropriate to the locality. In this case the intensity of the use will lead to a loss of privacy and amenity to the

previously approved dwellings at this location and this matter is discussed in detail later in the report. It is considered that due to the residential nature of the building, the proposal would not fall for consideration as an exception in accordance with Policy CTY 4 and therefore would not be suitable for subdivision into more than one dwelling unit.

Giving consideration to the above it is considered that the principle of the subdivision of the existing building from the originally approved one dwelling unit into two separate dwelling units is not acceptable as there is no prevailing policy that would permit this type of development in the countryside.

Design and Appearance

As detailed above planning permission was previously granted for the renovation, restoration and extension of a disused non-listed vernacular building to be converted into a dwelling in November 2019 under planning approval ref: LA03/2019/0770/F. The works to convert the vernacular outbuilding have been carried out on site and the approved single dwelling unit has been divided to form two separate units.

Although the building is now split into two separate units the elevational changes to create these two units are very minimal. The main change to the external appearance of the building is that there is an additional door opening in place of a window on the front elevation of the property. It is therefore accepted that the proposal is still considered as having minimal intervention on the existing vernacular building in line with the policy requirements.

It is noted that the proposal is in the rural area and therefore the SPPS together with the policies provided in PPS 21 are relevant to the assessment of the proposal. It has however, been helpful to use the more specific guidance provided within PPS 7 and also within Creating Places. It is accepted that these documents are used to assess proposals within an urban context but nonetheless they still remain as a helpful tool in providing guidance and giving direction in relation to proposals such as the current application. There is a general presumption that dwellings in the rural area have a tendency to be of larger construction and would enjoy a higher level of privacy and amenity than would be found in the urban area.

According to the space standards provided as guidance within the addendum to PPS 7, a minimum of 50/55m² is required to serve a single storey 1 bedroom/2 person's house type. One of the proposed dwelling units has one bedroom with the other having two bedroom units. The internal floor space measurements equate to approximately 62 square metres and 74 square metres. It is therefore considered that the building is of sufficient size to accommodate two dwelling units.

According to the guidance provided within the 'Creating Places' document, any individual dwelling house should have no less than 40 square metres of private amenity space. The private amenity space for one of the proposed dwelling units equates to approximately 23 square metres meaning it would fall well below the expected standard outlined in the guidance. This 23 metres would also likely include the storage of bins etc. so it is arguable that the amount of useable amenity space would actually be less again. The appropriateness and amenity impact related to the private amenity space provision at this one bed dwelling unit will be assessed in greater detail below.

The agent was asked by officers to provide justification for the proposal and more specifically to justify the lack of private amenity space for the one-bedroom unit. This justification referred mostly to the unit being more comparable to an apartment type dwelling which would allow for a lower level of private amenity space provision. It is considered that this type of accommodation (apartments) wouldn't usually be considered as a suitable type of development within the rural area and that the unit is more akin to a semi-detached type dwelling house and therefore would require a minimum of at least 40 square metres in order to provide a suitable standard of residential accommodation.

On this basis, it is considered that although the physical design of the proposal could be considered as acceptable; the layout of the proposed separate dwelling units and more importantly the arrangement and quantum of private amenity space is not considered to be acceptable as it does not provide a suitable amount of useable private amenity space for each of the individual dwelling units.

Impact on Character of the Area

Policy CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to or further erode the rural character of the area. It is considered that given the minimal external changes posed by the application that the proposal would not physically alter the existing pattern of development in the area, does not lead to a visual suburban style build up and would not be unduly prominent in the landscape. It also would not create or add to a ribbon of development.

Neighbour Amenity

Although there is no specific policy within PPS 21 that relates directly to amenity, Policy CTY 4 does stipulate that any building to be converted should not unduly affect the amenities of nearby residents. The SPPS highlights in Paragraph 4.11 that the planning process 'has a role to play in minimising potential adverse impacts' and furthermore it lists potential amenity impacts as those relating to visual intrusion, general nuisance, loss of light and overshadowing.

As noted above there are limited physical changes proposed as part of the application and only minor changes to the approved fenestration details. It is considered that there are no concerns that the proposal would impact negatively upon the amenity experienced at any neighbouring properties to include the attached property at No. 24.

There are concerns that the proposed arrangement for the private amenity space for the one-bedroom dwelling would adversely impact upon the amenity experienced at the proposed two-bedroom unit. The restricted amenity space provided for the one bed dwelling unit is located in the corner of the existing 'L' shaped block which now represents more of an internal courtyard. A small square portion of space to the rear of the subject building is to be fenced off to create an enclosed garden area. Drawing No. 03 shows that a 1.8-metre-high closed board fence will be erected to separate the amenity space for the two dwelling units. This fence is located directly adjacent to the bedroom window at the adjacent unit. Light to this bedroom window would already be somewhat limited due to the existence of the rear return which provides the living/kitchen/dining accommodation. It is considered that the erection of a new 1.8-metre-high fence directly beside this window would result in

overshadowing of this window and would therefore have a detrimental impact on this neighbouring dwelling unit as result of overshadowing/loss of light. Furthermore, in order to access the garden area of the one-bedroom unit externally (although not explicitly detailed on the plans), it would likely be necessary to navigate around the back of the two-bedroom dwelling unit and through this dwelling units own portion of private amenity space in order to facilitate the emptying of bins. Entering the rear garden of one-bedroom unit would also require its residents to walk directly past each of the kitchen/dining windows as well as one of the bedroom windows at the two bed dwelling in order to gain access to their garden. It is considered that this would impact on the privacy of the residents at this two bed property and also cause potential nuisance in terms of noise when taking out bins for collection etc. It is considered that these amenity impacts are illustrative of the inappropriateness of the proposed private amenity space provided for the one-bedroom unit.

Overall, it is considered that the proposed development and more specifically the proposed private amenity space provision would lead to a detrimental impact on the amenity experienced at the proposed two-bedroom unit, due to overlooking, overshadowing and general disturbance.

Other Matters

Dfl Roads have requested amendments to the block plan in relation to the access arrangements. These amendments have not been sought from the applicant given the officer recommendation to refuse the planning application.

The Council's Environmental Health Section has no objections to the proposal, however, the applicant should be aware that the application site lies in relative proximity to a joinery workshop which from time to time may give rise to increased noise levels.

CONCLUSION

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

- The principle of the development is considered unacceptable;
- The layout of the proposal is not acceptable as there is inadequate provision of private amenity space;
- The proposed layout for the private amenity space of the one-bedroom dwelling would have a detrimental impact on the proposed two-bedroom unit;
- It is considered that the proposal will not have an adverse impact on the character and appearance of the immediate area.

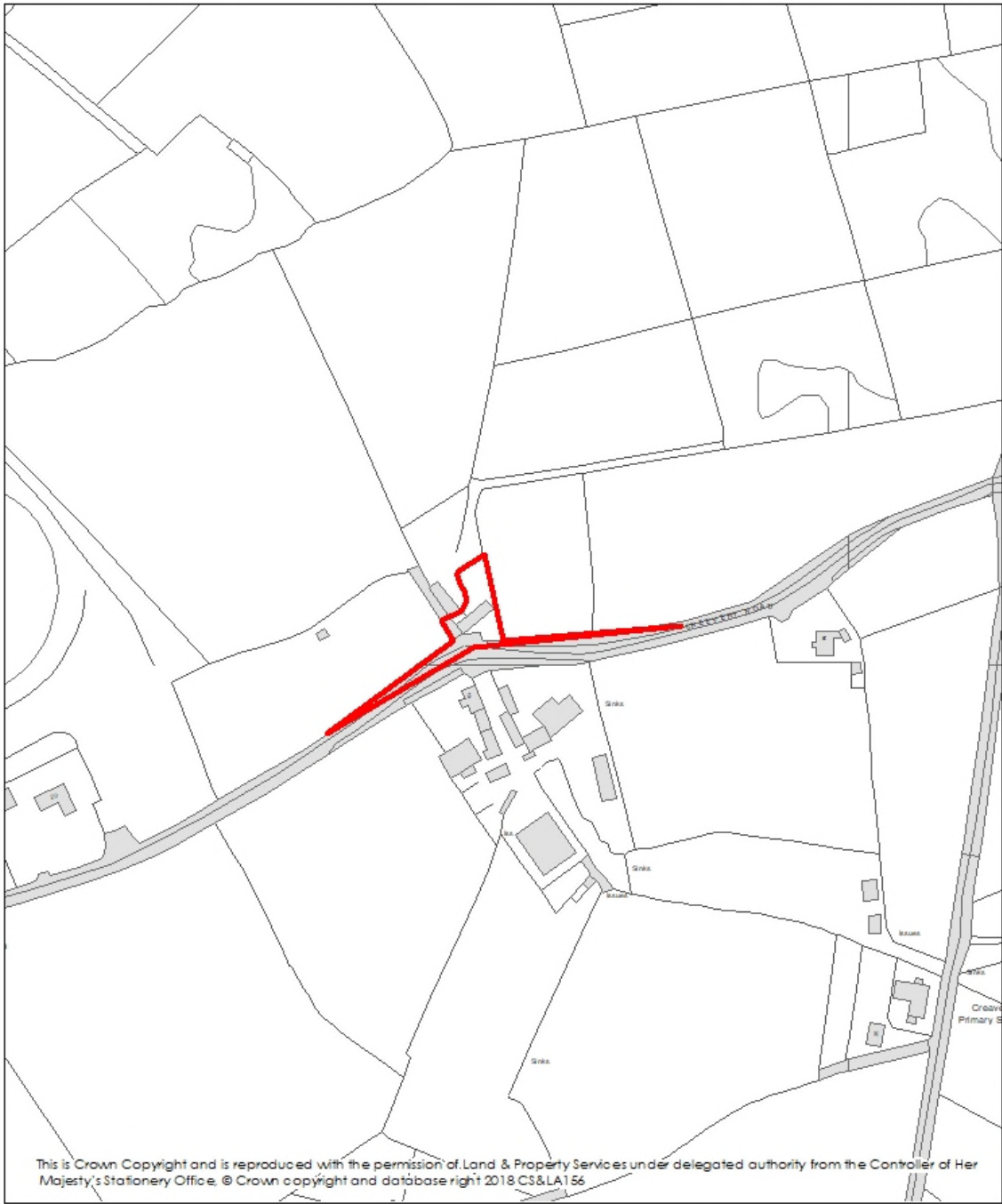
RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 `Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 4 of Planning Policy Statement 21 `Sustainable

Development in the Countryside, in that the building to be converted is a residential building and the intensity of use of the building would be detrimental to the amenity of the existing residential units in terms of overlooking, overshadowing and general disturbance.

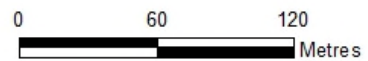


Site Location Plan

Application Reference: LA03/2021/0855/F

Lands/Barns opposite 21 Creevery Road

Retention of two residential units



COMMITTEE ITEM	3.3
APPLICATION NO	LA03/2021/1107/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site of Infill Dwelling and Garage (Site 2)
SITE/LOCATION	35 metres south west of No. 63 Craigstown Road, Randalstown
APPLICANT	Mr & Mrs Kevin Byrne
AGENT	Ivan McClean
LAST SITE VISIT	15 th December 2021
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 35 metres southwest of the dwelling at No. 63 Craigstown Road, Randalstown. The site is located outside of any settlement limit defined in the Antrim Area Plan 1984-2001 and is therefore within the rural countryside. The application site makes up part of a larger agricultural field which extends along the Craigstown Road.</p> <p>The site's roadside (northwestern) boundary is defined with hedging at a height of approximately 1.5 metres. The site shares its northeastern boundary with the dwelling at No. 63. This boundary is also defined with hedging at an approximate height of 3 metres. The other two remaining boundaries are presently undefined given that the site is a roadside plot cut out of a larger agricultural field. The application site sits at a slightly lower level than the public road and the topography falls away gradually in a southwesterly direction. The area remains typically rural in character, however, it is noted that there are other dwellings currently under consideration immediately to the southeast of the application site. The site is proposed to be accessed onto an existing laneway to the northeast of the site and will not have a direct access onto the Craigstown Road.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2021/1115/O Location: 30m approx. North East of 57 Craigstown Road, Randalstown Proposal: Site of dwelling and garage (Site 1) infill Decision: Under consideration</p> <p>Planning Reference: LA03/2021/0996/F Location: 63 Craigstown Road, Magheralane, Randalstown Proposal: Proposed new temporary modular home within the curtilage of the existing dwelling Decision: Permission Granted – 12/01/2022</p>	

PLANNING POLICY AND GUIDANCE

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

Until the Council adopts its new Local Development Plan, 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 application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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

Northern Ireland Water – No Objections

Department for Infrastructure Roads- No Objections

REPRESENTATION

Four (4) neighbouring properties were notified and four (4) letters of objection have been received from four (4) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal. (www.planningni.gov.uk).

The main concerns raised in these objections are noted below:

- Obstruction of view to the open countryside;
- Potential impact from noise and light pollution from increased development in the area;
- Concerns in relation to traffic congestion and road safety from additional dwellings using the existing private laneway and from additional bins which would be left at the end of this laneway for emptying;
- Impact on privacy/overlooking;
- Overdevelopment in the countryside which detracts from the rural character of the area;
- Other approved dwellings not shown on the plans;
- Plans for further development beyond the application site.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

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

Policy Context and Principle of Development

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

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal. The application site is located within the countryside outside any settlement limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside that will contribute to the aims of

sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8. Policy CTY 1 goes on to state 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.

Whilst the main thrust of Policy CTY 8 is to resist ribbon development as this is detrimental to the character, appearance and amenity of the countryside, the policy exceptionally provides for the development of a gap site where the following four specific criteria are met:

- (a) The gap site is within an otherwise substantial and continuously built up frontage;
- (b) the gap site is small sufficient only to accommodate up to a maximum of two houses;
- (c) the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size; and
- (d) the proposal meets other planning and environmental requirements.

For the purposes of the policy the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without accompanying development to the rear. A building has a frontage to the road if the plot on which it stands abuts or shares a boundary with the road.

In this case, the application site (Site 2) makes up one of two proposed sites within the gap between the dwelling at No. 63 and the dwelling and associated outbuilding at No. 57. The other 'infill site' (Site 1) is currently being assessed under a separate planning application reference - LA03/2021/1115/O.

The dwelling at No. 57 lies approximately 48 metres from the site's southwestern boundary and immediately adjacent to the site while the dwelling at No. 63 lies immediately to the northeast of the application site and both dwellings present a clear frontage onto the road. Further to the northeast of the dwelling at No. 63 there is a large shed which appears to be within the curtilage of No. 63, however, given its size and scale it would not be considered as 'accompanying development' and rather can be considered as a substantial building that can be included in the assessment of buildings with a frontage to the road. In this case it is considered that these buildings make up the three buildings required to demonstrate a substantial and continuously built up frontage. Criteria (a) of Policy CTY 8 as noted above can therefore be complied with.

Criteria (b) states that the gap site shall be small and sufficient only to accommodate up to a maximum of two houses, while criteria (c) goes on to require that the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size. For the purposes of this policy the gap is measured from building to building so in this case it is taken from the dwelling at No. 63 to the dwelling at No.57. The gap measures approximately 98 metres and the width of application sites red line is 42 metres.

The dwelling at No. 57 has a plot frontage of 43 metres. As noted above the dwelling at No. 63 and the building to its northeast appear to share a curtilage. This therefore

makes it more difficult to measure their individual plot frontages, however, it is considered that separating the site in two would give the dwelling at No. 63 a notional plot frontage of 23 metres and the building to its northeast a notional plot frontage of 22 metres.

The average of these three plot frontages is approximately 29 metres. Based on this approximate plot width/frontage it is considered that the gap site with a width of 98 metres is large enough to accommodate 3 dwellings based on the average plot frontages apparent in the immediate area. It is therefore considered that the application site cannot comply with criterion (b) and (c) of Policy CTY 8 in that the gap site is not considered to be small gap and could accommodate more than two dwellings when taking into consideration the existing development pattern in the area.

Other planning and environmental considerations will be discussed below but given that the gap site would be able to accommodate more than two dwellings based on the existing development pattern in the area, the proposal is contrary to criteria (b) and (c) of Policy CTY 8. The principle of a new dwelling and garage on the application site therefore cannot be established as there are no overriding reasons as to why this development is necessary in the rural area.

Design, Layout and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings, whilst Policy CTY 14 states that planning permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

As noted above, the application site is located within the most northeasterly part of the green gap between the dwelling at No. 57 and the dwelling at No. 63. The other portion of this gap is currently the subject of separate planning application being considered under planning application, LA03/2021/1115/O. The sites northeastern boundary in common with No. 63 is defined with a mature hedgerow. This together with the uneven topography along the Craigstown Road limits any real long views to the application when travelling along this stretch of the road in a southwesterly direction towards Randalstown. Long and open views are also limited when travelling in the opposite direction towards the A26. These views are limited by roadside vegetation outside of the application site, together with the siting of the existing dwelling at No. 57. This dwelling house (No.57) is sited directly on the roadside and therefore shields any open views of the application site from this direction. When passing the site however, the application site and Site 1 being assessed under planning application, LA03/2021/1115/O will appear to be openly viewed and will not avail of a significant backdrop to integrate a dwelling. The limited height of the roadside boundary and the definition of vegetation only along the southwestern boundary will mean that the site will fail to achieve an adequate sense of enclosure therefore the proposal is considered to be contrary to Policy CTY 13.

Policy CTY 14 advises that a new building in the countryside will not be acceptable where; it results in a suburban style build-up of development when viewed with existing and approved buildings or it creates or adds to a ribbon of development. In

this case, given that the application site does not qualify to be considered as an infill site under policy CTY 8 and does not meet any other potentially relevant policy criteria for a dwelling in the countryside, it is considered that a dwelling on the application site would result in an unnecessary suburban style build-up of development in this rural area. It is also considered that the infilling of this critical green gap along the road frontage at the Craigstown Road would create a ribbon of development as it would read as a linear form of development stretching along the Craigstown Road when read in conjunction with the buildings at No. 63 and No.57. Both the suburban style build up and the creation of ribbon development would have a detrimental impact on the existing rural character of the area and thus the proposal is considered to be contrary to Policies CTY 8 & 14.

Neighbour Amenity

As the application seeks outline planning permission, no details have been provided regarding the proposed design, however, it is considered that a dwelling could be appropriately designed for the site to ensure that the privacy and amenity of the existing properties are not negatively impacted upon. A letter of objection did raise concern with the prospect of overlooking, however, it is not considered that this would occur from the dwellings themselves, however, there is concern with overlooking from the proposed access laneway.

Whereas the proposed dwelling can be adequately designed to mitigate any loss of amenity, there are concerns with the proposed means of access which runs to the rear of the site, behind the dwelling at No. 63 and along the side of a dwelling currently under construction. A laneway to the rear of a dwelling is an unusual feature in the countryside, especially when the site fronts onto the public road. The proposed laneway, however, needs to be assessed on its merits and it is considered that given the lack of natural screening to the rear of site 2 and to the dwelling under construction to the northeast that the proposed access would lead to a loss of amenity due to overlooking, noise and general disturbance through the movement of vehicles and pedestrians along the laneway. The introduction of walls and fencing to mitigate such issues would be considered suburban design solutions and inappropriate features in the countryside.

Access and Parking

Access is to be taken via an existing private laneway which serves a number of other dwellings. DfI Roads has been consulted in relation to the application and has responded to advise that they have no objection subject to conditions.

Other Matters

This section of the report will discuss any matters raised in representations that have not been considered in the main body of the report.

Firstly, objectors have raised concerns in relation to the proposed development obstructing their views to the open countryside. Although the proposed development would undoubtedly change the outlook from some aspects of the surrounding dwellings, the right to a view is not considered to be a material planning consideration and therefore cannot be given any determining weight in the assessment of a planning application.

In relation to the potential impact from noise and light pollution that may be generated from the proposed development, it should be noted that the proposal is for a single dwelling. Given the use of the building, it is not considered that it would generate excessive noise levels or light emissions. Furthermore, the Council's Environmental Health Section has been consulted in relation to the application and has raised no concerns in relation to these matters. It is accepted though that the proposed means of access to the dwelling would have a detrimental impact to a dwelling under construction.

A number of concerns relate to traffic congestion on the private laneway and other road safety matters. It should be noted that the access is via an existing private laneway and that DfI roads have raised no concerns in relation to the proposed access arrangements. The omission of other previously approved developments from the plans was also raised in objections. Although these approvals are not noted on the plans the Council will always take into consideration the planning history relevant to the application site during the assessment of the application.

As for concerns in relation to plans for further development beyond the application site it should be noted that the Council will assess each application on its own merits and against the prevailing planning policy at the time of application.

CONCLUSION

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

- The principle of the development is not considered to be acceptable;
- An appropriately designed dwelling with sufficient landscaping could integrate into the surrounding rural landscape;
- The proposal would have a detrimental impact on the character of the area;
- An appropriately designed dwelling could be provided on the application site without significant detrimental impact upon neighbour amenity;
- DfI Roads have offered no objection to the proposal.

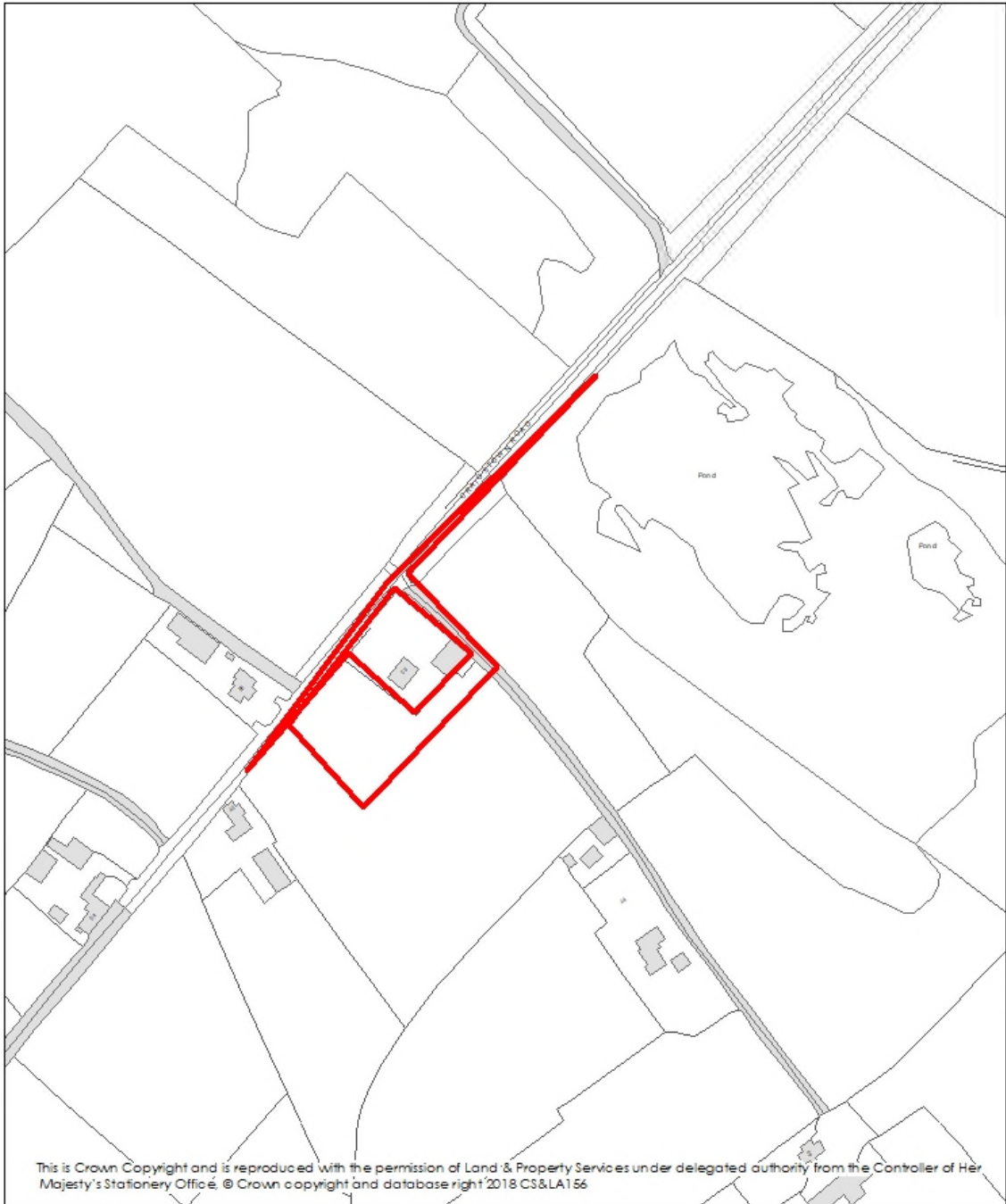
RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along the Craigstown Road.

4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that a new dwelling, if permitted, would fail to integrate into the landscape.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed access laneway would have an unacceptable adverse effect on the dwelling under construction in terms of overlooking and general disturbance.

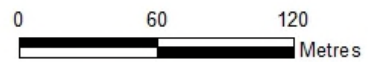


Site Location Plan

Application Reference: LA03/2021/1107/O

35m approx. South West of 63 Craigstown
Road Randalstown

Site of infill dwelling and garage (Site 2)



COMMITTEE ITEM	3.4
APPLICATION NO	LA03/2021/1115/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site of Infill Dwelling and Garage (Site 1)
SITE/LOCATION	30m approx. North East of 57 Craigstown Road Randalstown
APPLICANT	Mr & Mrs Kevin Byrne
AGENT	Ivan McClean
LAST SITE VISIT	15 th December 2021
CASE OFFICER	Alexandra Tipping Tel: 028 903 40216 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located approximately 30 metres northeast of the dwelling at No. 57 Craigstown Road, Randalstown. The site is located outside of any development limit defined in the Antrim Area Plan 1984-2001 and is therefore within the rural countryside.</p> <p>The site makes up part of a larger agricultural field which extends directly adjacent to the roadside along the Craigstown Road. The site's roadside (northwestern) boundary is defined with hedging at a height of approximately 1.5 metres. The site shares its southwestern boundary with the dwelling at No. 57 which is defined with a rendered wall at a height of approximately 1.5 metres. The other two remaining boundaries are undefined given that the site is a roadside plot cut out of a much larger agricultural field. The topography of the site sits at a slightly lower level than the road and the topography falls away gradually in a southwesterly direction.</p> <p>The area remains typically rural in character, however, it is noted that there are 2 no. sites on which development has commenced to the southeast of the application site. It is proposed that this same private laneway will facilitate part of the access to the application site.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2021/1107/O Location: 35m approx. south west Craigstown Road, Randalstown Proposal: Site of dwelling and garage (Site 2) infill Decision: Under consideration</p> <p>Planning Reference: LA03/2021/0996/F Location: 63 Craigstown Road, Magheralane, Randalstown Proposal: Proposed new temporary modular home within the curtilage of the existing dwelling</p>	

Decision: Permission Granted – 12/01/2022

PLANNING POLICY AND GUIDANCE

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

Until the Council adopts its new Local Development Plan, 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 application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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

Northern Ireland Water – No Objections

Department for Infrastructure Roads- No Objections

REPRESENTATION

Four (4) neighbouring properties were notified and four (4) letters of objection have been received from four (4) properties. The full representations made regarding this proposal are available for Members to view online at the Planning Portal. (www.planningni.gov.uk).

The main concerns raised in these objections are noted below:

- Obstruction of view to open countryside;
- Potential impact from noise and light pollution from increased development in the area;
- Concerns in relation to traffic congestion and road safety from additional dwellings using the existing private laneway and from additional bins which would be left at the end of this laneway for emptying;
- Impact on privacy/overlooking;
- Overdevelopment in the countryside which detracts from the rural character of the area;
- Other approved dwellings not on plans;
- Plans for further development beyond the application site.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

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

Policy Context and Principle of Development

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

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal. The application site is located within the countryside outside any settlement limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of

sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house. One of these is the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8. Policy CTY 1 goes on to state 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.

Whilst the main thrust of Policy CTY 8 is to resist ribbon development as this is detrimental to the character, appearance and amenity of the countryside, the policy exceptionally provides for the development of a gap site where the following four specific criteria are met:

- (a) The gap site is within an otherwise substantial and continuously built up frontage;
- (b) the gap site is small sufficient only to accommodate up to a maximum of two houses;
- (c) the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size; and
- (d) the proposal meets other planning and environmental requirements.

For the purposes of the policy the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without accompanying development to the rear. A building has frontage to the road if the plot in which it stands abuts or shares a boundary with the road.

In this case, the application site (Site 1) makes up one of two proposed sites within the gap between the dwelling at No. 63 and the dwelling and associated outbuilding at No. 57. The other 'infill site' (Site 2) is currently being assessed under a separate planning application, LA03/2021/1107/O.

The dwelling at No. 57 lies immediately adjacent to the application site's southwestern boundary and this dwelling presents a clear frontage onto the Craigstown Road. The dwelling at No. 63 lies approximately 48 metres to the northeast of the application site and also presents a clear frontage onto the road. Further to the northeast of the dwelling at No. 63 there is a large shed. This building is within the curtilage of No. 63, however, given its size and scale it would not be considered as 'accompanying development' and rather can be considered as a substantial building that can be included as part of the buildings which have a frontage onto the Craigstown Road. Given that there are three buildings required to demonstrate a substantial and continuously built up frontage it is considered that criteria (a) of Policy CTY 8 is met.

Criteria (b) states that the gap site shall be small and sufficient only to accommodate up to a maximum of two houses, while criteria (c) goes on to require that the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size. For the purposes of this policy the gap is measured from building to building so in this case it is taken from the dwelling at No. 63 to the dwelling at No.57. The gap measures approximately 98 metres. The width of application site's red line is 48 metres (at the centre of the slightly irregular shaped plot).

The dwelling at No. 57 has a plot frontage 43 metres. As noted above the dwelling at No. 63 and the building to its northeast appear to share a curtilage. This therefore makes it more difficult in measuring their individual plot frontages. It is considered that separating the site in two would give the dwelling at No. 63 a notional plot frontage of 23 metres and the building to its northeast a notional plot frontage of 22 metres.

The average of these three plot frontages is approximately 29 metres. Based on this approximate plot width/frontage it is considered that the gap site with a width of 98 metres is large enough to accommodate 3 dwellings based on the average plot frontages apparent in the immediate area. It is therefore considered that the application site cannot comply with criteria (b) and (c) of Policy CTY 8 in that the gap site is not considered to be small and could accommodate more than two dwellings when taking into consideration the existing development pattern in the area.

Other planning and environmental considerations will be discussed below but given that the gap site would be able to accommodate more than two dwellings based on the existing development pattern in the area, the proposal is considered contrary to criteria (b) and (c) of Policy CTY 8. The principle of a new dwelling and garage on the application site therefore cannot be established as there are no overriding reasons as to why this development is necessary in the rural area.

Design, Layout and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings, whilst Policy CTY 14 states that planning permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

As noted above, the application site is located within the most southwesterly part of the gap between the dwelling at No. 57 and the dwelling at No. 63. The other portion of this gap is currently the subject of a separate planning application being considered under planning application reference LA03/2021/1107/O. The site's northeastern boundary is undefined. The topography along the Craigstown Road together with the vegetation along the southwestern boundary of No. 63 limits the potential for long term critical views to the application when travelling along this stretch in a southwesterly direction towards Randalstown. Long and open views are also restricted when travelling in the opposite direction. The views of the site are limited by roadside vegetation outside of the application site, together with the siting of the existing dwelling at No. 57. This dwelling (No. 57) is sited directly on the roadside and therefore shields any open views of the application site from this direction. When passing the site however, the application site and Site 2 being assessed under planning application, LA03/2021/1107/O will appear to be openly viewed and will not avail of a significant backdrop to integrate a dwelling. The limited height of the roadside boundary and the definition of vegetation only along the southwestern boundary will mean that the site will fail to achieve an adequate sense of enclosure therefore the proposal is considered to be contrary to Policy CTY 13.

As the application seeks outline planning permission, full and proper details to include, scale, siting and design have not been provided.

Policy CTY 14 advises that a new building in the countryside will not be acceptable where; it results in a suburban style build-up of development when viewed with existing and approved buildings or it creates or adds to a ribbon of development. In this case, given that the application site does not qualify to be considered as an infill site accepted under policy CTY 8 and does not meet any other potentially relevant policy criteria for a dwelling in the countryside, it is considered that a dwelling on the application site would result in an unnecessary suburban style build-up of development in this rural area. It is also considered that the infilling of this critical green gap along the road frontage at the Craigstown Road would create a ribbon of development as it would read as a linear form of development stretching along the Craigstown Road when read in conjunction with the buildings at No. 63 and No.57. Both the suburban style build up and the creation of ribbon development would have a detrimental impact on the existing rural character of the area and thus the proposal is considered to be contrary to Policies CTY 8 & CTY 14.

Neighbour Amenity

As the application seeks outline planning permission, no details have been provided regarding the proposed design, however, it is considered that a dwelling could be appropriately designed for the site to ensure that the privacy and amenity of the existing properties is not negatively impacted upon. A letter of objection did raise concern with the prospect of overlooking, however, it is not considered that this would occur from the dwellings themselves, however, there is concern with overlooking from the proposed access laneway.

Whereas the proposed dwelling can be adequately designed to mitigate any loss of amenity, there are concerns with the proposed means of access which runs to the rear of site 2, behind the dwelling No. 63 and along the side of a dwelling currently under construction. A laneway to the rear of a dwelling is an unusual feature in the countryside, especially when the site fronts onto the public road. The proposed laneway, however, needs to be assessed on its merits and it is considered that given the lack of natural screening to the rear of site 2 and to the dwelling under construction to the northeast that the proposed access would lead to a loss of amenity due to overlooking, noise and general disturbance through the movement of vehicles and pedestrians along the laneway. The introduction of walls and fencing to mitigate such issues would be considered suburban design solutions and inappropriate features in the countryside.

Access and Parking

Access is to be taken via an existing private laneway which serves a number of other dwellings. DfI Roads has been consulted in relation to the application and have responded to advise that they have no objection subject to conditions.

Other Matters

This section of the report will discuss any matters raised in representations that have not been considered in the main body of the report.

Firstly, objections have raised concerns in relation to the proposed development obstructing their views to the open countryside. Although the proposed development would undoubtedly change the outlook from some aspects of the surrounding dwellings, the right to a view is not considered to be a material planning

consideration and therefore cannot be given any determining weight in the assessment of a planning application.

In relation to the potential impact from noise and light pollution that may be generated from the proposed development, it should be noted that the proposal is for a single dwelling. Given the use of the building it is not considered that it would generate excessive noise levels or light emissions. Furthermore, the Council's Environmental Health Section has been consulted in relation to the application and has raised no concerns in relation to these matters. It is accepted though that the proposed means of access to the dwelling would have a detrimental impact to a dwelling under construction and the proposed dwelling currently being considered under planning reference LA03/2021/1107/0 (Site 2).

A number of concerns relate to traffic congestion on the private laneway and other road safety matters. It should be noted that the access is via an existing private laneway and that DfI roads have raised no concerns in relation to the proposed access arrangements.

The omission of other previously approved developments from the plans was also raised in objections. Although these approvals are not noted on the plans the Council will take into consideration the planning history relevant to the application site during the assessment of the application.

As for concerns in relation to plans for further development beyond the application site it should be noted that the Council will assess each application on its own merits and against the prevailing planning policy at the time of application.

CONCLUSION

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

- The principle of the development is not acceptable;
- An appropriately designed dwelling with sufficient landscaping could integrate into the surrounding rural landscape;
- The proposal would have a detrimental impact on the character of the area;
- An appropriately designed dwelling could be provided on the application site without significant detrimental impact upon neighbour amenity;
- DfI Roads have offered no objection to the proposal.

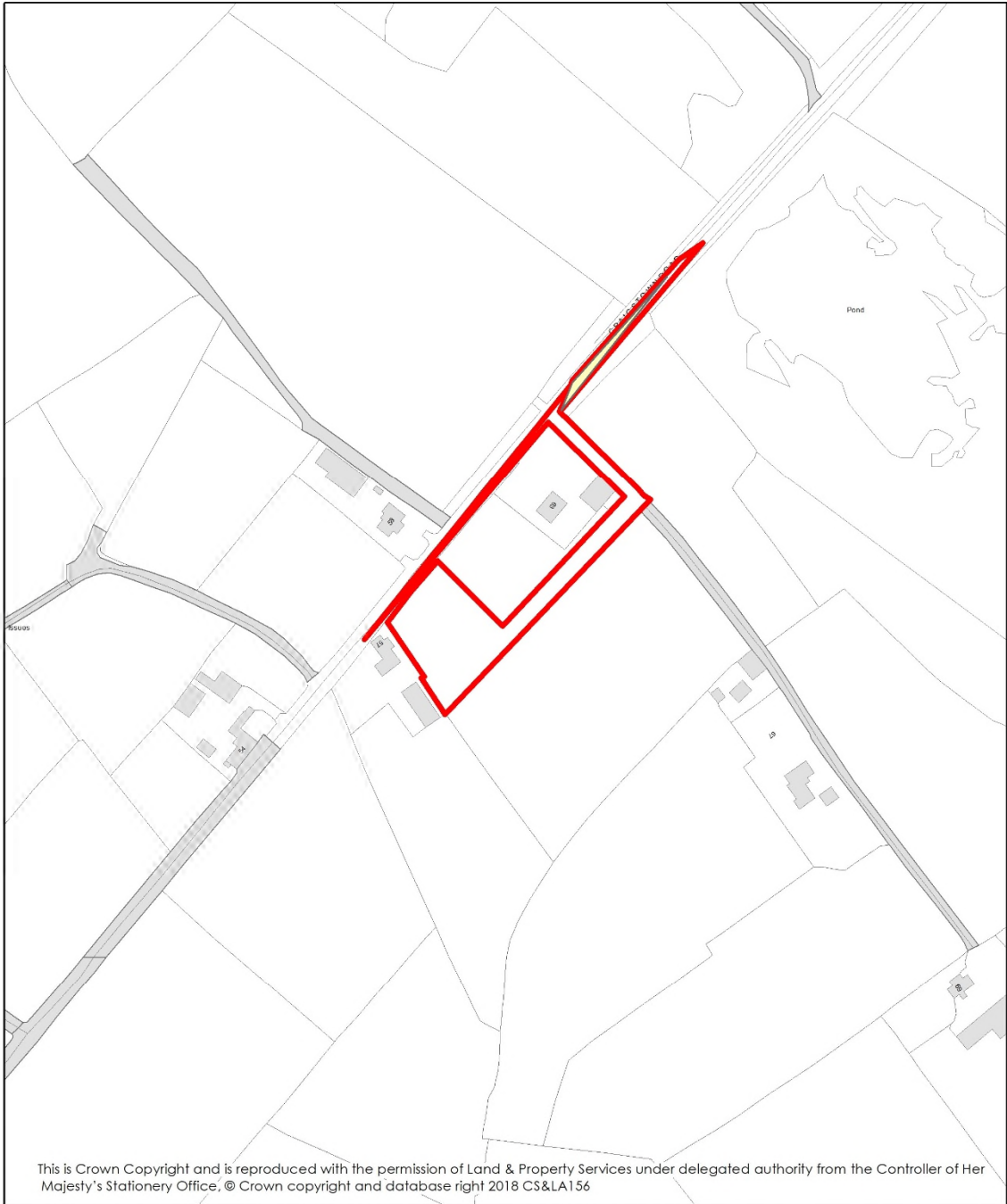
RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 `Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.

3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policies CTY 8 and CTY 14 of Planning Policy Statement 21, in that a new dwelling, if permitted, would result in a suburban style build-up of development; and the creation of ribbon development along the Craigstown Road.
4. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, in that a new dwelling, if permitted, would fail to integrate into the landscape.
5. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement in that, if permitted, the proposed access laneway would have an unacceptable adverse effect on the dwelling under construction and the proposed site being considered under LA03/2021/1107/O in terms of overlooking and general disturbance.

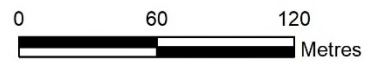


Site Location Plan

Application Reference: LA03/2021/1115/O

30m approx North East of 57 Craigstown Road
Randalstown

Site of infill dwelling and garage (Site 1)



COMMITTEE ITEM	3.5
APPLICATION NO	LA03/2021/1178/O
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for 2 no. single storey detached dwellings with detached garages as an infill
SITE/LOCATION	Between 21 and 23 Dundesert Road, Crumlin, BT29 4SL
APPLICANT	Mr J McClurg
AGENT	Home Architecture
LAST SITE VISIT	6th January 2022
CASE OFFICER	Ashleigh Wilson Tel: 028 903 Ext 40429 Email: ashleigh.wilson@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located within the countryside at Dundesert Road, Crumlin, outside of any designated settlement as defined in the Antrim Area Plan 1984 – 2001.</p> <p>The application site abuts the Dundesert Road to the north separated by a grass verge and hedging cut to approximately one (1) metre in height. A number of taller trees are interspersed along this boundary. The eastern and western boundaries are defined by fencing of approximately one (1) metre in height. The eastern boundary abuts an access to the remainder of the fields to the south of the application site.</p> <p>The area is rural in character with a number of dwellings within close proximity to the application site. No. 21 Dundesert Road bounds the site to the west and No. 18 Dundesert Road is located opposite the site.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history.	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>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 Belfast Urban Area Plan, the Carrickfergus Area Plan and the Antrim 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.</p>	

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 application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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.

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.

Northern Ireland Water – No objection.

Department for Infrastructure Roads- No objection subject to conditions.

Belfast International Airport – Further consultation required at Reserved Matters stage.

Defence Infrastructure Organisation: LMS – No objections.

REPRESENTATION

Four (4) neighbouring properties were notified and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Impact on Character and Appearance of the Area
- Neighbour Amenity
- Access
- Other Matters

Policy Context and Principle of Development

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

The Antrim Area Plan 1984-2001 (AAP) currently operates as the statutory local development plan for the area where the application site is located, and regional planning policy is also material to the determination of the proposal. The application site is outside any settlement limit defined in the AAP and is located within the countryside. No specific zoning is applied to the site within the plan and no specific mention is made of this type of proposal.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements. One such document is Planning Policy Statement 21 'Sustainable Development in the Countryside'.

Policy CTY 1 of PPS 21 sets out a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Policy CTY 1 indicates that the development of a small gap site within an otherwise substantial and continuously built up frontage is such a form of acceptable development in accordance with Policy CTY 8 'Ribbon Development'.

Policy CTY 8 states that planning permission will be refused for a building which creates or adds to a ribbon of development. It does however state that an exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built-up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental considerations.

Policy CTY 8 defines a substantial and built-up frontage as including a line of three (3) or more buildings along a road frontage without accompanying development to the rear.

In the context of this application, the site is a portion of the large roadside field which abuts the public road. The development proposal seeks to split the site in half for the provision of a site for two dwellings within the field. An existing dwelling, No. 21 Dundesert Road, immediately abuts the western boundary of the application site. This dwelling is set some 20 metres off the road on a similar sized plot to the each of the proposed plots with its curtilage extending to the road. To the west, beyond No. 21 Dundesert Road, a dwelling at No. 19 Dundesert Road, is set approximately 20 metres off the road. There are further dwellings along this stretch of the road beyond No. 19 to the west including Nos. 13, 15 and 17 Dundesert Road. It is accepted that there is a substantial and continuously built up frontage to the west of the site.

Abutting the application site to the east is a strip of land of approximately ten (10) metres at the widest point at the road frontage, narrowing to approximately 6.5 metres. Beyond this, is a small modular house with a wooden finish, No. 23 Dundesert Road; however, there is no record of planning permission ever having been obtained, nor has there been a Certificate of Lawfulness granted for this building. No. 23 Dundesert Road is therefore an unauthorised building and the PAC have taken the view that an unauthorised building does not constitute a building within the frontage. Therefore, it is considered that in these circumstances, the application site is not located within a substantial and built-up frontage in accordance with Policy CTY 8 and it is considered that the proposal would create a ribbon of development in conflict with Policy CTY 8 of PPS 21.

The second element of policy requires the gap site to be small in that a maximum of two dwellings must be capable of being accommodated within the resulting gap. The Justification and Amplification text at Paragraph 5.34 is clear that the gap site must be between houses or other buildings. As such, it is the gap between the buildings at No. 23 and No. 21 Dundesert Road that constitutes the gap site for the purpose of policy.

The submitted plans indicate that the gap that exists between the relevant buildings measures 124 metres. The overall gap could be readily subdivided into three plots and readily accommodate in excess of two dwellings. It is evident that the dwellings at No. 13 and No. 15 Dundesert Road stand approximately six (6) metres apart with a frontage of less than thirty (30) metres. Notwithstanding that No. 23 Dundesert Road is an unauthorised building, its frontage measures approximately twenty (20) metres. It is considered that the gap of 124 metres could accommodate more than two dwellings while respecting the existing development pattern in terms of size, scale, siting and plot size. As such, the gap site does not qualify as small and the development proposal cannot meet the remaining tests of Policy CTY 8 which requires the proposal to respect the existing development pattern in terms of size, scale, siting and plot size, and satisfy other environmental requirements.

Consequently, the proposal fails to meet elements 'b' and 'c' of the policy. It is therefore considered that the application site does not comprise a small gap site within an otherwise substantial and continuously built up frontage and as such, there is no infill opportunity. The proposal does not meet the exception to Policy CTY 8.

Another exception outlined within Policy CTY 1 of PPS 21 which in principle would be acceptable in the countryside includes a dwelling within an existing cluster of development. Paragraph 6.73 of the SPPS and Policy CTY 2a of PPS 21 refer to 'new dwellings in existing clusters' and the policy states that provision should be made for a dwelling at an existing cluster of development which lies outside a farm provided it appears as a visual entity in the landscape; and is associated with a focal point; and the development can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside. The first part of Policy CTY 2a indicates what may be considered to constitute a cluster for the purposes of the Policy.

It is considered the application site would not constitute a dwelling at an existing cluster as it is considered the application site is too large to accommodate only one dwelling and is not associated with a focal point. Therefore, the proposal fails to meet the provisions of Policy CTY 2a.

The proposal does not represent one of the types of development considered to be acceptable in principle in the countryside. Policy CTY 1 of PPS 21 goes on to state 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 nearby settlement. There is no evidence submitted with the application to demonstrate that the proposal is essential. It is therefore also contrary to Policy CTY 1 of PPS 21.

Impact on Character and Appearance of the Area

Criterion (d) of Policy CTY 14 'Rural Character' repeats the Policy CTY 8 test and states that a building, which creates or adds to a ribbon of development, can cause a detrimental change to, or further erode the rural character of an area. Ribbon development can occur even where development does not have frontage to a road. Paragraph 5.33 of the justification and amplification text of Policy CTY 8 states that buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or if they are visually linked.

Any proposed dwellings on the application site would be read together with Nos. 19, 21 and 23 Dundesert Road. Critical transient views are evident when travelling in both directions along the stretch of Dundesert Road between Nos. 19 and 23 Dundesert Road. Paragraph 5.34 of Policy CTY 8 states that many frontages in the countryside have gaps between houses or other buildings that provide relief and visual breaks in the developed appearance of the locality and that help to maintain rural character. It is considered that the application site provides such a visual break in the existing development in the area.

The infilling of this critical gap is considered to be detrimental to the rural character of the area as the development proposal will result in the creation of a linear form of ribbon development along the Dundesert Road. The proposal is therefore considered contrary to criteria (d) of Policy CTY 8 of PPS 21 and will therefore have a detrimental impact on the character of the rural area.

Policy CTY 13 'Integration and Design of Buildings in the Countryside' of PPS 21 states that planning permission may be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and is of an appropriate design. Criterion (a) of the policy indicates that a new building will be unacceptable if it is a prominent feature in the landscape. The application site is a large agricultural field however given the existing development on either side and the backdrop of vegetation along the field boundaries, it is considered that the a suitably designed building would integrate into the surrounding landscape. As this application seeks outline planning permission no details have been submitted regarding the proposed design or layout. It is considered that the proposed dwellings could have a suitable degree of enclosure and would not be a prominent feature in the landscape. While the test is not one of invisibility, it is rather an assessment of the extent to which the development of the proposed site will blend unobtrusively with the immediate and wider surroundings. However, this does not overcome the concerns regarding the creation of ribbon development, and it is therefore considered that the proposal fails to comply with Policy CTY 14 of PPS 21.

Neighbour Amenity

As the application seeks outline permission, limited details have been provided regarding the proposed design, however, a site location plan has been provided. It is considered that a dwelling could be appropriately designed for the site to ensure that the privacy and amenity of the existing properties are not negatively impacted upon. The Environmental Health Section was consulted and has identified that there is a farm / associated sheds approximately 40 metres away and suggested an informative be placed on any grant of planning permission.

Access

The proposed access arrangement is onto the Dundesert Road and consultation was carried out with DfI Roads which has stated that the access arrangement is acceptable subject to compliance with the RS1 form at Reserved Matters stage should planning permission be forthcoming. It is therefore considered that the proposal is compliant with Policy AMP 2 of PPS 3.

Natural Heritage

The application site abuts an existing watercourse along the western boundary. General practice would be to request a biodiversity checklist and, if necessary, an Ecological Assessment to consider the impacts on natural heritage; however, as the principle of development is unacceptable, this information has not been requested so as to ensure the applicant is not put to undue expense.

Other Matters

Belfast International Airport

With the limited information submitted with an outline application Belfast International Airport has advised that a building to the maximum height of 12 metres can be erected in this area without infringing on the protected surface. However, Belfast International Airport cannot comment further until additional details are provided at Reserved Matters stage should planning permission be forthcoming.

CONCLUSION

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

- The principle of the development is considered unacceptable as the proposal is contrary to the provisions of the SPPS, Policy CTY 1, CTY 2a and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location;
- The proposal constitutes ribbon development that will cause a detrimental change to and further erode the rural character of the area;
- The dwelling, if permitted would not have a detrimental impact on the amenity of the neighbouring properties;
- There are no road safety concerns regarding the proposal.

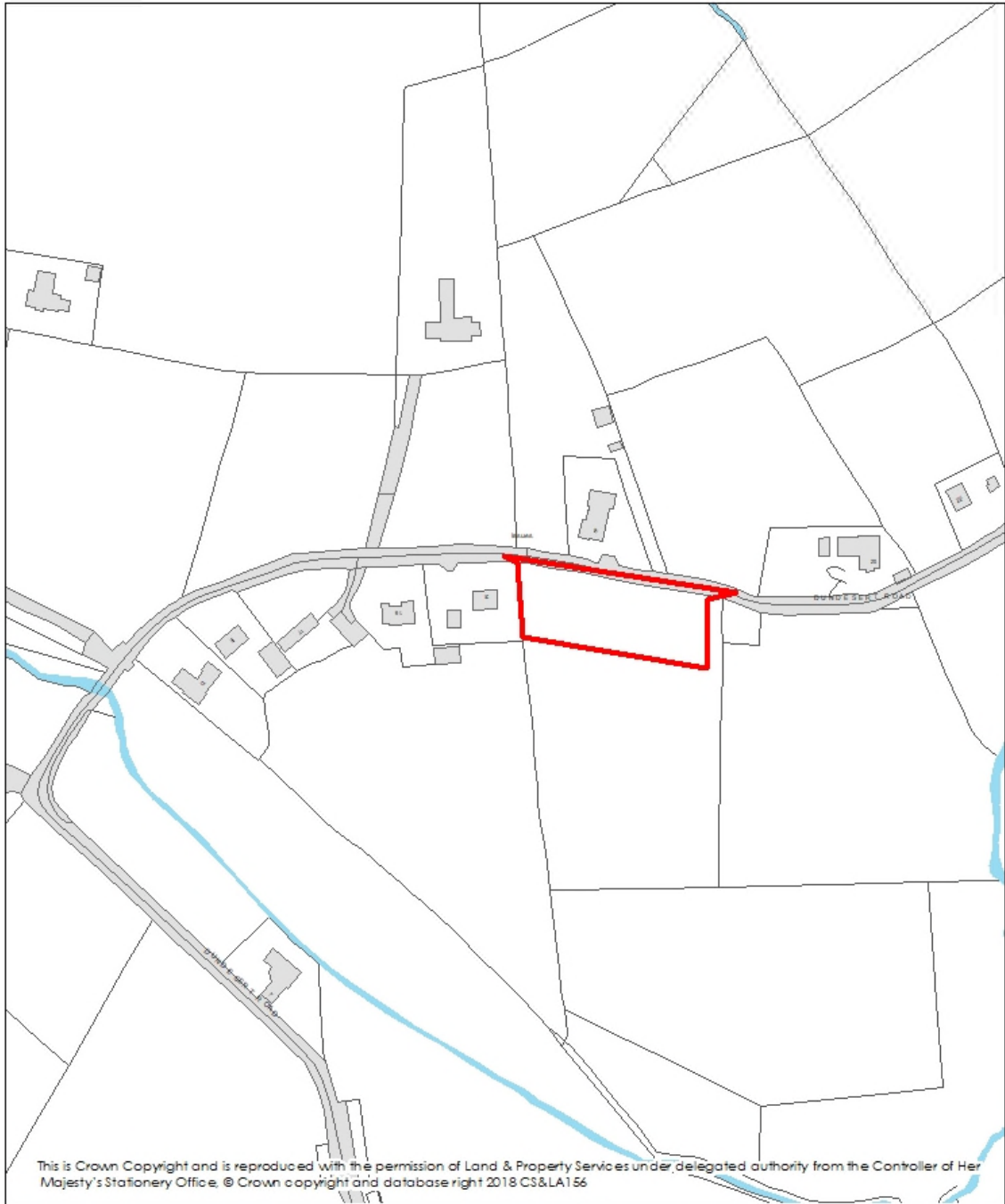
RECOMMENDATION

REFUSE OUTLINE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 8 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in suburban style build up when viewed with the existing dwellings on the Dundesert Road.
4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policies NH2 and NH 5 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposed development would not have an adverse impact on fauna or their habitat.



Site Location Plan

Application Reference: LA03/2021/1178/O

Site for 2no. single storey detached dwellings with detached garages as an infill.

Between 21 and 23 Dundesert Road, Crumlin, BT29 4SL



 Site boundary



COMMITTEE ITEM	3.6
APPLICATION NO	LA03/2021/0615/O
DEA	AIRPORT
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for Infill Dwelling
SITE/LOCATION	Lands 50 metres west of 36 Aughnabrack Road, Ballyutoag, Belfast
APPLICANT	Mr. Gary Bates
AGENT	Park Design Associates
LAST SITE VISIT	19 July 2021
CASE OFFICER	Simon Thompson Tel: 028 9034 0433 Email: simon.thompson@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located at lands 50 metres west of no. 36 Aughnabrack Road, Ballyutoag Belfast which is located within the countryside and outside of any settlement limits as designated in the Antrim Area Plan 1984-2001.</p> <p>The roadside site comprises the front garden, in curtilage area of dwelling no. 36 and the greater portion of it, an agricultural field with a small grass verge and remaining tree stumps. The width of the site (not including full site visibility splays) measures approximately 40 metres wide. There is evidence of recent tree felling along this boundary.</p> <p>The south western boundary parallels the boundary of a laneway access and is defined by mature trees and hedgerows. The south eastern boundary is defined by the rear elevation of the detached garage associated with no. 36 and part hedgerow. Whilst part of the site is located within the curtilage of an existing dwelling, no. 36 is in a poor state of repair and has clearly been abandoned. The site extends approximately 70 metres back from the roadside and rises to the southern tip of the site boundary.</p>	
RELEVANT PLANNING HISTORY	
No relevant planning history.	
PLANNING POLICY AND GUIDANCE	
<p>Under the provisions of the Planning Act (Northern Ireland) 2011, all decisions must be taken in accordance with the provisions of the Local Development Plan unless material considerations indicate otherwise.</p> <p>Until the Council adopts its new Local Development Plan, 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</p>	

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 application site is located outside any settlement limit and lies in the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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

Department for Infrastructure Roads: Clarification sought and received regarding site visibility splay requirements. No objection.

Environmental Health section: No objection. Informative recommended regarding siting of a proposed dwelling.

NI Water: No objections, with standard conditions identified.

REPRESENTATION

No neighbour notifications were issued regarding this application.

No objections or representations were received by the Council.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development;
- Integration and Impact on the Character and Appearance of the Area;
- Neighbour Amenity; and
- Other Matters.

Policy Context and Principle of Development

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to the determination of the proposal. The application site is located within the countryside outside any settlement limit defined in AAP. There are no specific operational policies or other provisions relevant to the determination of the application contained in the Plan.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. There are a number of cases when planning permission will be granted for an individual dwelling house.

The agent has clarified that the proposal has been submitted to be assessed primarily under infill policy which relates to the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8. Policy CTY 1 goes on to state 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.

Whilst the main thrust of Policy CTY 8 is to resist ribbon development as this is detrimental to the character, appearance and amenity of the countryside, the policy exceptionally provides for the development of a gap site where the following four specific criteria are met:

- (a) the gap site is within an otherwise substantial and continuously built up frontage;
- (b) the gap site is small, sufficient only to accommodate up to a maximum of two houses;
- (c) the proposal respects the existing development pattern along the frontage in terms of size, scale, siting and plot size; and
- (d) the proposal meets other planning and environmental requirements.

For the purposes of the policy, the definition of a substantial and continuously built up frontage includes a line of three or more buildings along a road frontage without accompanying development to the rear. A building has frontage to the road if the plot in which it stands abuts or shares a boundary with the road.

The first element (a) of Policy CTY 8 requires that a substantial and continuously built up frontage exists. The agent has submitted a supporting statement with this application which refers to two nearby dwellings: "The existing buildings in the continuously built-up frontage are the two dwellings at number 36 and 40, and the outbuildings beside number 40". The statement goes on further to state, "The gap between the nearest corners of the two existing buildings is 104 metres (including the laneway) and the gap is capable of accommodating two dwellings. Plot sizes would be similar to the existing dwellings in the built-up frontage, in compliance with Policy CTY 8 of PPS21".

It is agreed that there are two dwellings either side of the site. No. 36 is located approximately 6 m to the north east of the application, set back approximately 40 metres from the roadside. Comprising a long linear abandoned single storey dwelling and detached garage (to be retained), it sits elevated from the roadside. No. 40 is located approximately 95 metres to the south west of the site and comprises an abandoned, modest storey and a half detached dwelling. A collection of out buildings partially envelopes this dwelling and are located to the rear and side of no. 40. These outbuildings share the same road frontage with no. 40 but have separate means of access/egress. Both existing dwellings are set within mature, landscaped sites.

No. 36 has a road frontage of approximately 60 metres and No. 40 approximately 90 metres (this includes the dwelling and outbuildings to the rear and side). The application site proposes a road frontage of approximately 40 metres, which is a significant reduction on the average of these two dwellings (75 metres). As the outbuildings to the rear and side of dwelling no. 40 read as one visual unit, the two existing roadside dwellings (no. 36 and 40) cannot be considered as a substantially built up frontage. The outbuildings alone do not contribute visually to what could be considered a substantial and continuously built up frontage. Policy CTY 8 clearly states, "...a line of 3 or more buildings along road frontage without accompanying development to the rear". Furthermore, any approval for a dwelling within the application site would give rise to opportunity to develop the site immediately to the south west which has a modest frontage of approximately 50 metres, and would result in a further ribboning effect.

It is considered that given the size of the gap (approximately 100 metres including the laneway) between the curtilage of no. 36 and 40, there is no substantial and continuously built up frontage, therefore the proposal does not comply with criterion (a) of the policy. Because of this, development of the application site would create a ribbon of development and be contrary to Policy CTY 8 of PPS 21. As outlined above, whilst it is not considered that a substantial and continuously built up frontage exists to be infilled, nevertheless Criterion (b) of Policy CTY 8 requires that the gap site is small and sufficient only to accommodate up to a maximum of two houses. It is therefore considered the separation distance between the relevant buildings does not equate to a small gap site as set out within criterion (b) of Policy CTY 8. The site forms an important visual break in the countryside.

It is noted that the application site comprises part of the curtilage of no. 36, and is proposed to retain the detached garage associated with this dwelling. No other evidence has been submitted to suggest that the proposal falls to be considered under any other category of development that is noted as acceptable in principle in the countryside in accordance with Policy CTY 1 of PPS 21. Furthermore, it is not considered that there are any other overriding reasons as to why this development is essential at this location and could not be located within a settlement.

Concern was expressed with the agent on 8 October 2021 that the application site is not considered a small gap within a continuously and closely built up frontage. Whilst further supporting statements and map were received from the agent on 12 and 28 October 2021, it is considered that these do not raise any new, significant evidence.

Integration and Impact on the Character and Appearance of the Area

All dwellings in the countryside must integrate with their surroundings in accordance with the policy requirements of the SPPS and Policies CTY 13 and CTY 14 of PPS 21. Policy CTY 13 requires that a dwelling in the countryside will not be prominent in the landscape and will integrate into its surroundings, whilst Policy CTY 14 states that planning permission will be granted where the proposed dwelling will not cause a detrimental change to, or further erode the rural character of an area.

As this application seeks outline planning permission, no details have been provided regarding the proposed design or layout of the dwelling. However, given the context of the site and its immediate area, a single storey/storey and a half dwelling of modest scale and size is considered the most appropriate form of development to use for the purposes of assessment.

Policy CTY 13 states that a new building in the countryside will be unacceptable where the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure. Whilst the south western and southern boundaries of the site are defined by mature trees and hedgerows, the north eastern boundary is currently non-defined, and significant tree felling has taken place along the northern roadside boundary. It is considered that the site would require a significant element of planting and landscaping to adequately define new boundaries and provide a suitable degree of enclosure. It is therefore considered that a new dwelling on the site would not satisfactorily integrate into the surrounding area and therefore does not comply with the criteria set out under CTY13 of PPS 21. Landscaping alone for integration is not a satisfactory solution.

Policy CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of the area. It is considered that the development of a dwelling on this site would be visually linked with existing buildings to the north east and south west and consequently would lead to a build-up of development in the area.

It is considered that the development of another roadside dwelling in the area would effectively create a ribbon of development and resultant suburban change in character. Furthermore, the development of a dwelling on this site would be likely to create opportunity for additional development along this part of Aughnabrack Road, in a linear fashion. Therefore, it is considered that the proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies

CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along the Aughnabrack Road.

Neighbour Amenity

As the application is for outline planning permission, no specific details of house type, siting location or design have been submitted. Whilst nearby dwellings are clearly in an abandoned state, there is potential for them to be renovated or replaced (subject to the necessary planning approvals). No indicative block plan has been submitted with this application to consider the impact of a dwelling on the amenity of adjacent dwellings. Considering the lack of a mature boundary along the sites north eastern boundary and the relative proximity of the gable end of no. 36 to the site, concern is therefore raised regarding the potential impact upon the amenity of no. 36. In order to preserve the amenity of No.36, careful orientation of a proposed dwelling on this site would be required, coupled with a robust landscape planting scheme along the proposed north eastern boundary. Taking into account the separation distance from the site to the gable end of No. 40, it is considered this dwelling will not result in any amenity issues.

Other Matters

Whilst the agent raised a query regarding the original DfI Roads consultation response received on 4 August 2021, this was subsequently clarified by DfI Roads in their latest response received on 24 August 2021.

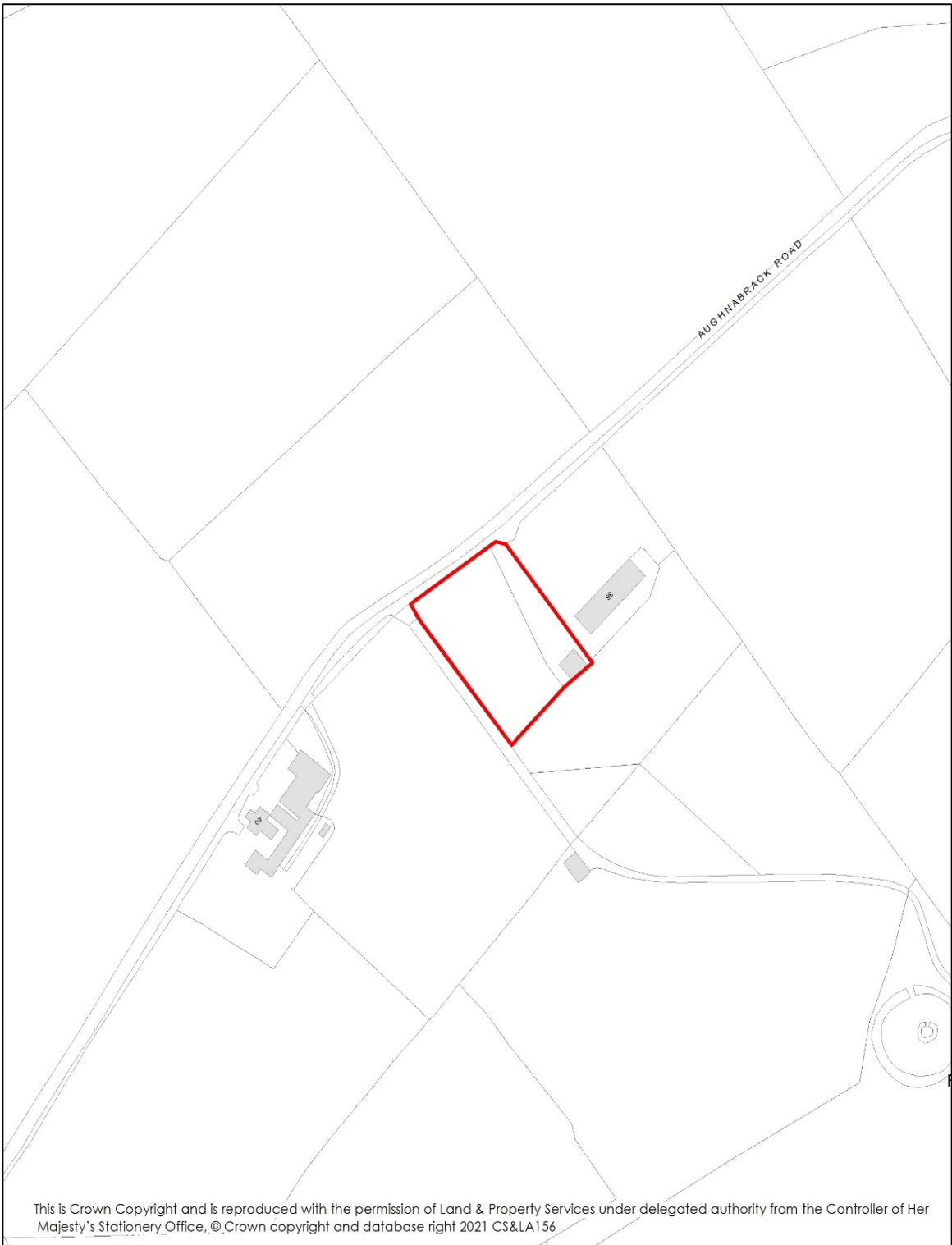
CONCLUSION

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

- The principle of the development is considered unacceptable as the proposal is contrary to the provisions of the SPPS, Policy CTY 1 and Policy CTY 8 of PPS 21 as no infill opportunity exists at this location;
- The proposal constitutes ribbon development that will cause a detrimental change to and further erode the rural character of the area;
- The proposal would not integrate satisfactorily into the surrounding landscape;
- No evidence has been advanced that the proposed development could not be located in a settlement; and
- It is considered that there are no neighbour amenity issues.

RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL	
<p>1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21 'Sustainable Development in the Countryside' in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>2. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and fails to meet the provisions for an infill dwelling in accordance with Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site does not comprise a small gap within a substantial and continuously built up frontage.</p>	

3. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site, if permitted, would fail to integrate into the countryside.
4. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement and Policies CTY 8 and 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in ribbon development resulting in a suburban style build up when viewed with the existing dwellings along the Aughnabrack Road.



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Location Map

Reference: LA03/2021/0615/O

Location: 50m west of 36 Aughnabrack Road, Belfast

Proposal: Site for infill dwelling

 Site Boundary



COMMITTEE ITEM	3.7
APPLICATION NO	LA03/2021/1126/O
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE OUTLINE PLANNING PERMISSION
PROPOSAL	Site for replacement dwelling (superseding approval granted under LA03/2020/0866/F)
SITE/LOCATION	158 Staffordstown Road, Cranfield, Randalstown
APPLICANT	Dympna Bateson
AGENT	Park Design Associates
LAST SITE VISIT	10 th December 2021
CASE OFFICER	Dani Sterling Tel: 028 903 40438 Email: dani.sterling@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
SITE DESCRIPTION	
<p>The application site is located at 158 Staffordstown Road, Randalstown and is partially located within the settlement limits of Creggan-Cranfield and partially within the countryside as defined within the Antrim Area Plan 1984- 2001.</p> <p>The topography across the site is relatively flat and is split over two sections. The dwelling to be replaced (No. 158) is situated within a corner plot at the junction with Staffordstown Road and Cranfield Road. The other portion of the site is situated on the opposite side of the Staffordstown Road, comprising an overgrown grassed area associated with an agricultural field.</p> <p>The existing dwelling is a modestly sized two storey dwelling with a single storey side extension to the southeastern gable elevation. The dwelling is gable fronted onto the road and is accessed directly off the Staffordstown Road.</p> <p>The second portion of the application site which is on the opposite side of the Staffordstown Road is triangular in shape and is defined by mature vegetation approximately 3-4 metres in height. This vegetation exists on all boundaries with the exception of the northeastern boundary which is undefined as the site is a portion of land cut out of a wider agricultural field. The northeastern boundary of No. 158's domestic curtilage is shared with No. 156a and is defined by a 1.5 metre high metal rail. The southeastern and southwestern boundaries are defined by mature hedging and trees approximately 6-8 metres in height. The northwestern roadside boundary of No. 158's domestic curtilage is undefined.</p> <p>A new housing development approved under LA03/2016/0732/F comprising 17 dwellings is currently under construction directly to the rear of No. 158.</p>	

RELEVANT PLANNING HISTORY

Planning Reference: LA03/2020/0866/F
Location: 158 Staffordstown Road, Randalstown,
Proposal: Replacement dwelling and garage
Decision: Permission Granted (25.06.2021)

Planning Reference: T/2005/0697/F
Location: Beside 158 Staffordstown Road, Randalstown
Proposal: Dwelling house
Decision: Permission Granted (06.11.2005)

Planning Reference: LA03/2016/0732/F
Location: Cranfield Road, Randalstown (opposite Cranfield Cottages)
Proposal: Housing development (15 no dwellings) and associated site works.
(Reduced and Amended Proposal)
Decision: Permission Granted (23.06.2017)

PLANNING POLICY AND GUIDANCE

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

Until the Council adopts its new Local Development Plan, 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 application site is located both within the settlement limits of Creggan-Cranfield as defined by Antrim Area Plan 1984-2001 (AAP) Alteration No.1 and outside the settlement within the countryside as designated by the Plan which offers no specific policy or guidance pertinent to 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

Northern Ireland Water - No objection

Department for Infrastructure Roads- No objection subject to conditions

Department for Infrastructure Rivers – No objection

REPRESENTATION

Seven (7) neighbouring properties were notified, and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Neighbour Amenity
- Impact on Character and Appearance of the Area
- Access, Movement and Parking
- Other matters

Policy Context and Principle of Development

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal. The proposal is partially located within the settlement limit of Creggan-Cranfield and partially within the countryside. As the new development is located within the countryside, it is that aspect of the Plan which has the most determining weight, while its juxtaposition with the settlement limit is of critical importance also.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) is material to all decisions on individual planning applications. The SPPS sets out the transitional arrangements that will operate until the Council has adopted a Plan Strategy for the Borough and it retains certain existing Planning Policy Statements (PPSs). Amongst these is PPS 21: Sustainable Development in the Countryside. Taking into account the transitional arrangements of the SPPS, retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland

Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

Policy CTY 1 of PPS 21 indicates that there are certain types of development acceptable in principle in the countryside and that will contribute to the aims of sustainable development. It is relevant to note that the application site is split across the settlement limits of Creggan-Cranfield and the designated countryside. Although PPS 21 is specific to countryside development, given that the application proposes to relocate an existing dwelling sited within the settlements limits of Creggan-Cranfield to an off-site location across the Staffordstown Road, subsequently proposing new development within the countryside, it is considered that the relevant policy consideration in this case is PPS 21.

Policy CTY 3 relates to the replacement of a dwelling within the countryside and does not generally relate to any development whether existing or proposed within designated settlement limits. Not all development proposals fall neatly within policy and it is considered prudent to explore the policy context of CTY 3 to ascertain whether the proposal would derive any benefit from the policy.

Policy CTY 3 requires that the building to be replaced exhibits all the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. The dwelling to be replaced is a large two storey detached dwelling that features a projected front porch and a single storey side extension to the northwestern gable. It has a pitched roof finished in concrete tiles with two chimney stacks expressed along the ridgeline of the main dwelling and a third chimney located to the single storey extension. Overall, it is accepted that this building exhibits the essential characteristics of a dwelling/house and therefore the subject dwelling satisfies this element of Policy CTY 3.

Policy CTY 3 goes on to advise that in addition to the above, proposals for replacement dwellings must also fulfil a number of other criteria. Firstly, the proposed replacement dwelling should be sited within the established curtilage of the existing building unless (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling or (b) it can be demonstrated that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.

It is relevant to note that the dwelling to be replaced was recently granted an approval under planning reference LA03/2020/0866/F to remove the existing dwelling and construct a new dwelling over the existing footprint of the dwelling to be replaced. The dwelling approved under this application had a ridge height of 8.3 metres above finished floor level and was re-positioned away from the roadside edge and orientated to front the road to better reflect the existing pattern of development. A detached single garage was also approved adjacent to and set back from the dwelling.

The current application subsequently seeks the replacement of the existing dwelling, to an off-site location on the opposite side of the Staffordstown Road which is immediately outside the development limits. It is relevant to acknowledge that the Staffordstown Road at this location acts as the boundary line of the Creggan-Cranfield settlement limit.

The agent has submitted a supporting statement under Document 01 date stamped 22 November 2021 outlining the required need for a new dwelling at this proposed off-site location. The agent has stated that the previous LA03/2020/0866/F approval is no longer sufficient, as the applicant's daughter requires a larger home of approximately 2500 sq. ft. and comparatively the approved dwelling only had a floor space of 1350 sq. ft. In addition, the agent has also noted that the site accommodating the existing dwelling is too restricted which results in the amenity/garden area being too small and the house being located too close to the road. The agent has also stated that the housing development to the rear of the application site approved under LA03/2016/0732/F and currently under construction had been developed closer than expected, with one of the new houses built only 7 metres from the common boundary creating privacy and overlooking issues to the dwelling at No. 158.

As stated above Policy CTY 3 allows for an exception to an offsite location for a replacement dwelling under two criteria. The first criterion (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling. It has already been established through the approval of application LA03/2020/0866/F that the curtilage of the existing dwelling is capable of accommodating a modestly sized two storey, three bedroom dwelling and a detached garage, with sufficient space for amenity space, movement, parking and access. No substantive evidence outlining personal circumstances has been provided that outlines why there is a need for a larger dwelling other than the applicant's daughter's statement.

The second criterion (b) states that an alternative siting may be permitted if it can be demonstrated that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.

The agent has stated within Document 01 date stamped 22nd November 2021 that the proposed off-site location would provide landscape benefits as the roadside boundary is made up of mature trees and hedging which screens and integrates the application site from the public road. Comparatively, a dwelling within the existing curtilage would provide open views due to its open frontage.

Whilst it is acknowledged that there is a substantial row of hedging along the roadside boundary of the proposed off-site location, it is noted that this boundary will likely require removal of hedging to provide any required visibility splays. In addition, the current location of No. 158 is within the settlement limits of Creggan-Cranfield and therefore development is encouraged towards lands within settlement limits. Comparatively, the proposed off-site location would introduce new development into the countryside, on the opposite of the road where no other development presently exists with the exception of a number of dwellings set much further back off the Staffordstown Road. As a consequence the dwelling at the proposed roadside location would be at odds with policy and would have a much greater visual impact than the dwelling to be replaced.

The agent has also stated Document 01 date stamped 22nd November 2021 that there would be access benefits as the access to the existing dwelling would not be located adjacent to the junction with Cranfield Road. There was no objection from DfI Roads during the determination of the previous 2020 approval and therefore

there was not considered to be any road safety concerns with the previously approved access point.

The agent lastly states that the proposal would bring amenity benefits in that appropriate garden areas could be achieved for both the proposed dwelling to be replaced and the applicant's own dwelling at No. 156a, as the existing domestic curtilage of No. 158 is to be incorporated as additional garden area to the applicants own dwelling. The extension to the curtilage of No. 156a is not part of the current application proposal and therefore does not fall to be considered as part of this application.

The amenity space approved under application LA03/2020/0866/F amounted to some 116 sqm, this comprises the amenity space located to both the side and rear of the previously approved dwelling. This is noted as being substantively more than the average space standard of around 70 sqm per house or greater as required by Creating Places - Achieving Quality in Residential Environments which is the appropriate design guidance for dwellings within a settlement limit.

It is therefore considered that the proposed off-site location in this instance would not be acceptable under Policy CTY 3 of PPS 21. The use of Policy CTY 3 as a reason for refusal is not deemed to be appropriate as the dwelling to be replaced is within the settlement limit where PPS 21 does not apply.

There does not appear to be any other evidence to suggest that the proposal falls to be considered under any other category of development that is noted as acceptable in principle in the countryside in accordance with Policy CTY1 of PPS 21. Furthermore, it is not considered that there are any other overriding reasons as to why this development is essential at this location and could not be located within a settlement given the proximity of the existing dwelling.

The development of a new dwelling immediately outside the development limits of Creggan-Cranfield would be considered urban sprawl. The principle of drawing a settlement limit is partly to promote and partly to contain new development within that limit and so maintain a clear distinction between the built-up area and surrounding countryside. It is considered that building a dwelling immediately outside the development limit would mar the distinction between the settlement limit and the surrounding countryside leading to urban sprawl which is in direct contradiction to the purpose of the settlement limit. As a consequence the development is considered contrary to Policy CTY 15.

Design and Impact on Character and Appearance of the Area

As the application is seeking outline permission details regarding the siting, design and external appearance of the dwelling, together with the landscaping of the site, are not available at this time.

Policy CTY 13 requires that a new building in the countryside will be unacceptable where the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure. The application site is a roadside location that would be accessed directly off Staffordstown Road.

The proposed off-site location features long established natural boundaries to the northwestern and southeastern boundaries. However, the southeastern roadside boundary would require removal to accommodate visibility splays and as a result despite a backdrop of vegetation being provided by the northwestern boundary, a proposed dwelling at this location would be wide open to public views. As stated above, a dwelling at this location would introduce development outside of the settlement limits, which would not only begin to mar the distinction between the rural countryside and the settlement limit but would appear in an isolated position with no direct relationship to existing development.

Whilst it is accepted that No. 158 does appear prominent due to it being gable fronted and sited directly at the road side edge, the dwelling is located within the settlement limits, and reads with existing development along this side of the Staffordstown Road. Whereas, a new dwelling constructed at the proposed off-site location would appear at odds and isolated from existing development and therefore it is considered that a dwelling could not be appropriately integrated into the site contrary to CTY 13.

Neighbour Amenity

As the application seeks outline permission, limited details have been provided regarding the proposed design, however, it is considered that due to the separation distances of nearby properties from the proposed off-site location that a dwelling could be appropriately designed for the site to ensure that the privacy and amenity of the existing properties are not negatively impacted upon.

It is noted that the agent has outlined within Document 01 date stamped 22nd November 2021 that the applicant was unaware that the housing development currently under construction (LA03/2016/0732/F) to the rear of the application site was to be built in such close proximity to the rear boundary of No. 158, resulting in privacy and overlooking concerns. The agent has outlined that at one point there is only a 7 metre separation distance from the rear elevation of the recently constructed dwelling at No. 3 Cranfield Lane and the common boundary. It is noted that this is measured at the narrowest part between the new housing development and the common boundary and does not reflect the relationship that would exist given that the separation distances increase beyond this point in both directions.

In addition, given the orientation of the replacement dwelling approved under LA03/2020/0866/F, no direct rear to rear relationship between elevations would have occurred, as the previous approval positioned the replacement dwelling further back into the site but orientated the rear elevation to face towards the rear garden areas of adjacent dwellings at 'Cranfield Lane'. Furthermore, the southeastern and southwestern common boundaries shared with 'Cranfield Lane' housing development are defined by mature hedging and trees approximately 6-8 metres in height, which is considered would have been sufficient to off-set any direct views between the previous approval and the adjacent dwellings.

Access, Movement and Parking

DfI Roads were consulted on the application in relation to road safety. They have responded and advised that they are content with the application subject to addition of the standard RS1 Form condition being attached to any grant of planning permission should it be forthcoming.

Other Matters

A section of the northern part of the application site is identified as being within a Pluvial Surface Water Flood Zone. DfI Rivers was consulted on the application and has responded with no objection to the proposal subject to the submission of a Drainage Assessment if the proposal is to exceed 1000sqm of hard standing. As there is no such detail provided at outline stage, this can be further considered through the submission of a Reserved Matters should planning permission be forthcoming.

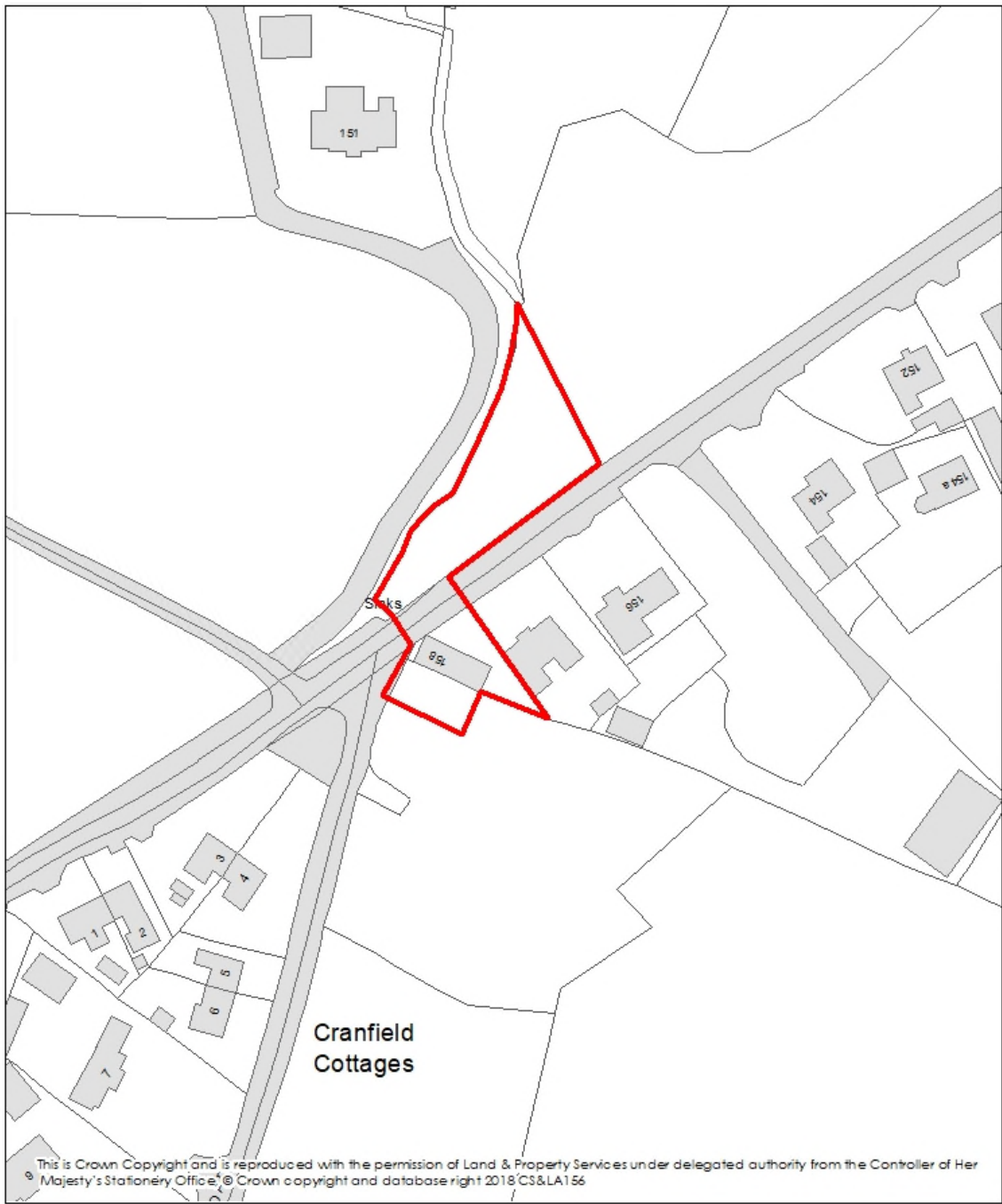
CONCLUSION

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

- The principle of the development cannot be established as the proposal fails to fulfil the policy requirements of CTY 1 of PPS 21.
- The application site is unable to provide a suitable degree of enclosure for the proposed development, contrary to CTY 13.
- An appropriately designed dwelling on site would not have a detrimental impact on neighbour amenity.
- No evidence has been provided that the proposed development could not be located in a settlement.
- The proposal would lead to urban sprawl which would mar the distinction between the urban area and surrounding countryside.

RECOMMENDATION**REFUSE OUTLINE PLANNING PERMISSION****PROPOSED REASONS OF REFUSAL**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY1 of PPS 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY 15 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building would, if permitted, result in urban sprawl as it would mar the distinction between the settlement limit and the surrounding countryside.

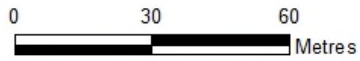



Site Location Plan

Application Reference: LA03/2021/1126/O

Site for replacement dwelling
(superceding approval granted under
LA03/2020/0866/F)

158 Staffordstown Road Cranfield,
Randalstown BT41 3LH



 Site boundary



COMMITTEE ITEM	3.8
APPLICATION NO	LA03/2021/1124/F
DEA	DUNSILLY
COMMITTEE INTEREST	REFUSAL RECOMMENDED
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works
SITE/LOCATION	Land adjoining and immediately south-west of 202 Moneynick Road, Toome
APPLICANT	Aspen Developments Ltd
AGENT	Alan Patterson Design
LAST SITE VISIT	15 th December 2021
CASE OFFICER	Alexandra Tipping Tel: 028 903 402164 Email: alexandra.tipping@antrimandnewtownabbey.gov.uk
Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk	
SITE DESCRIPTION	
<p>The application site is located on lands adjoining the curtilage of the existing dwelling at No. 202 Moneynick Road, Toome. The site lies within the settlement development limit of Toome as designated in the Antrim Area Plan -1984-2001. The site presently exists as a narrow grassed strip adjacent to a Right of Way which is laid out in the form of a concrete laneway. The site is accessed via a private laneway which extends off an estate road which provides access to a number of other private dwellings beyond the application site.</p> <p>There is a small single storey dwelling at No. 202 and a white rendered outbuilding (associated with No. 202) with corrugated metal roofing lies adjacent to the rear of the site at the northeastern boundary. The remainder of this boundary is defined with a 1.8 metre high closed board wooden fence which encloses the rear garden area of a detached dwelling house (site 56) which is currently under construction within the larger Red Row housing development scheme. The narrow section of the site boundary to the southeast is also defined with 1.8 metre high closed board wooden fencing which provides enclosure for the garden at another semi-detached dwelling (site 57) which is also currently under construction within the same new development. The sites southwestern boundary is defined with ranch style wooden fencing, 2 no. trees with a small section of hedging. Open fields lie beyond this site boundary to the southeast and these fields are outside of the development limit.</p>	
RELEVANT PLANNING HISTORY	
<p>Planning Reference: LA03/2021/0126/F Location: Land adjoining and immediately NE of 202 Moneynick Road Toome BT41 3QP Proposal: Erection of 2 no. dwellings (Change of house type on sites 54 & 55 of previous approval LA03/2019/0459/F), including landscaping, hardstandings, access and all other associated site works</p>	

Decision: Permission Granted

Planning Reference: LA03/2019/0459/F

Location: Land situated 180m north east of 206 Moneynick Road, Toome, BT41 3QP and immediately to the south and rear of 196 and 198a Moneynick Road

Proposal: Erection of 43 no. dwellings (including change of house type to sites 54-89 previously approved under T/2007/0378/F) and all other associated site works

Decision: Permission Granted -17/12/2019

PLANNING POLICY AND GUIDANCE

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

Until the Council adopts its new Local Development Plan, 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 application site is located within the settlement limits of Toome.

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

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

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

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

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.

CONSULTATION

Council Environmental Health Section – No Objection

Northern Ireland Water – No Objection

Department for Infrastructure Roads- No Objection

REPRESENTATION

Five (5) neighbouring properties were notified of the application and no letters of representation have been received.

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

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

- Policy Context and Principle of Development
- Design, Appearance and Impact on the Character of the Area
- Neighbour Amenity
- Built Heritage and Natural Heritage
- Amenity Space and Parking

Policy Context and Principle of Development

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

The Antrim Area Plan (AAP) currently operates as the statutory local development plan for the area where the application site is located and there is also a range of regional planning policy which is material to determination of the proposal. In respect of the proposed development, there is no conflict or change of policy direction between the provisions of the SPPS and that contained in the following PPSs which provide the relevant regional policy context for consideration of the proposal:

- PPS 7: Quality Residential Environments;
- APPS7: Safeguarding the Character of Established Residential Areas
- 2nd Addendum to PPS7 (APPS7): Safeguarding the Character of Established Residential Areas;
- PPS 2: Natural Heritage;
- PPS 3: Parking and Movement;
- PPS 8: Open Space, Sport and Outdoor Recreation

This application seeks full planning permission for the erection of 1 no. single storey dwelling and garage, including landscaping, hardstanding, access and all other

associated site works. As noted above the application site is located within the development limits of Toome as designated in the Antrim Area Plan 1984-2001. It is also noted that the application site is surrounded to the northeast and northwest with existing residential development.

Within this policy context, it is considered the principle of residential development on the site would be acceptable subject to the development complying with the Plan's provisions for residential development and the creation of a quality residential environment as well as meeting other requirements in accordance with regional policy and guidance which are addressed in detail below.

Design, Appearance and Impact on the Character of the Area

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 Planning Policy Statement 7 (PPS 7) 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.'

As noted above the application is for the erection of 1 no. new single storey dwelling. The proposed dwelling is sited directly behind the rear elevation of the existing dwelling at No. 202 and to the south west, beyond the Right of Way which exists between the existing neighbouring dwelling and proposed dwelling.

The proposed dwelling provides accommodation with 2 no. bedrooms, 1 no. ensuite, 1 no. bathroom and an open plan kitchen, living, dining area. The dwelling takes a long and narrow form and has a maximum depth of 21.1 metres and width of 5 metres. It has a hipped style roof with a low ridge height of 4.65 metres. It is to be finished in soft white coloured render with upvc windows and a blue/grey slate roof tile.

The proposed dwelling is accessed via an existing Right of Way which runs directly adjacent and to the west of the existing neighbouring dwelling at No. 202. There are 2 no. in-curtilage parking spaces provided to the front of the proposed dwelling and another within the proposed garage. The proposed garage is located to the rear of the plot in the most southeasterly portion of the proposed garden. The garage measures 5.1 metres by 3.7 metres and has a height of 4 metres. It is to be finished to match the external finishes of the proposed dwelling house.

The first criterion (criteria a) of Policy QD 1 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.

Policy LC1 of the addendum to PPS 7 provides further criteria to be met in an established residential area. Criterion (b) of this policy also relates to character and

states that the pattern of development must be in keeping with the overall character and environmental quality of the established residential area.

The application site is located within an established residential area, however, it is on the edge of the settlement limit. The dwelling at No. 202 has been in existence long before the residential development of Red Row which partially encloses the site. Before the development of Red Row began a number of existing dwellings in the area were demolished. The dwelling No. 202 is one of the only remaining existing dwelling houses within immediate proximity to Red Row. No. 202 is unique now in the pattern of development expressed in the area. It is a small single storey dwelling on an elongated plot but still presents with a wider frontage than the proposed dwelling house. The overall character of the area mostly comprises a mixture of two storey detached and semi-detached dwelling houses laid out to front onto the internal estate road.

It is considered that the proposed dwelling does not respect the typical pattern of development within the area and that instead it represents overdevelopment of the site. The proposed dwelling is sited on a very narrow strip of ground and thus a detached dwelling with a maximum width of just 5 metres has been proposed. This long and narrow house type is representative of the site's restricted spatial nature and would be considered to be a cramped form of development and one that does not compliment the surrounding context. It is therefore considered the proposal fails to comply with Policy QD1 of PPs7 and Policy LC1 of APPS 7.

Neighbour Amenity

Criteria (h) of Policy QD 1 requires that the design and layout of the proposal will not create conflict with adjacent land uses or have an unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

As noted above the dwelling is sited behind the rear elevation of No. 202 and approximately 5 metres to its southwest. The rear garden area of the existing dwelling house at No. 202 is enclosed by closed board wooden fencing at a height of approximately 1 metre. The windows proposed on the side and eastern elevation nearest to this garden area of No. 202 are to serve an ensuite and a bathroom. These windows will be fitted with obscure glazing and thus there would be no direct overlooking from these windows to the existing garden area or the property at No. 202.

This private amenity space associated with No. 202 will be visible and directly overlooked when accessing the proposed garage and rear garden area of the proposed dwelling via the existing Right of Way. It is considered that the relationship of both the existing dwelling at No. 202 and the proposed dwelling with the existing Right of Way would result in a level of disturbance at both the existing neighbouring property as well as at the proposed new dwelling resultant from car movements/lights/pedestrian movements etc. along the Right of Way. The relationship of the private laneway and the outbuilding associated with No. 202 would mean that there would be an opportunity for overlooking into bedrooms/kitchen at the proposed dwelling when persons were accessing this outbuilding/using the Right of Way as the windows serving these rooms lie directly opposite this building.

There are a number of dwellings approved under planning application references LA03/2021/0126/F and LA03/2019/0459/F at sites 55, 55a and 56 which all have a back-to-gable relationship with the proposed dwelling. There is 9.5 metres to the boundary of the application site from the detached dwelling at site 56. Although there will be a degree of overlooking of the rear garden area associated with the proposed dwelling, this overlooking will not be directly towards the dwelling itself or its immediate area of private amenity space. The presence of the proposed garage in the southeasterly corner of the application site will also provide a degree of screening. Overall, it is considered that the presence of the dwelling on site 56 would not result in a significant detrimental impact on this proposed dwelling's amenity prospects in terms of overlooking.

It is also noted that the proposed dwelling's side elevation (with windows serving bedroom and kitchen) faces towards the rear gardens of a number of sites within the Red Row development to include sites 57 and 57a which lie to the northeast of the application site beyond the outbuilding associated with No. 202. Given the single storey nature of the proposed dwelling there are no concerns that the proposal would result in any detrimental impact from overlooking to these existing neighbouring properties. Given the separation distance between the rear elevation of these two storey dwellings and the side elevation of the proposed dwelling is approximately 22 metres (over the recommended 20 metre separation distance suggested in Creating Places for the back-to-back development), it is not considered that the relationship with these dwellings would have any significant detrimental impact on the amenity at the proposed dwelling house.

Overall it is considered that there are no significant concerns with overlooking or impact on amenity posed physically from the proposed dwelling house or upon the proposed dwelling house from any existing dwelling within the area. There are however, concerns that the relationship of the proposed dwelling and the Right of Way immediately to the northeast of the proposed dwelling would result in a level of disturbance at both the existing neighbouring property at No. 202 as well as at the proposed new dwelling from car movements/lights/pedestrian movements etc. along the Right of Way. It is also considered that this layout would result in overlooking into the rear amenity space of the neighbouring dwelling at No. 202 and at the proposed dwelling via the kitchen and bedroom windows which are located directly opposite to the outbuilding associated with No. 202. It is therefore concluded that the proposal does not meet the policy criteria as laid out under Criteria (h) of Policy QD1.

Built and Natural Heritage

Criteria (b) of Policy QD1 requires that any features of archaeological, built heritage and landscape features which were identified be protected or integrated into the proposed development. There are no built or natural heritage features in close proximity to the application site and therefore there will be no impact resultant from the proposal in this regard.

Amenity Space and Parking

Criteria (c) of Policy QD1 requires that adequate provision is made for private open space as an integral part of the development.

The proposed dwelling has a rear garden area of approximately 71 square metres. This is an appropriate level of private amenity space provision in accordance with the standards provided within the 'Creating Places' guidance.

Criteria (f) of Policy QD1 states that there must be adequate provision made for parking. According to Drawing No. 11 bearing the date stamp 19th November 2021 there are 2 no. in curtilage spaces provided to the front of the dwelling and 1 no. parking space within the proposed garage. This is considered to be a sufficient provision based on the standards for the size of dwelling house.

CONCLUSION

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

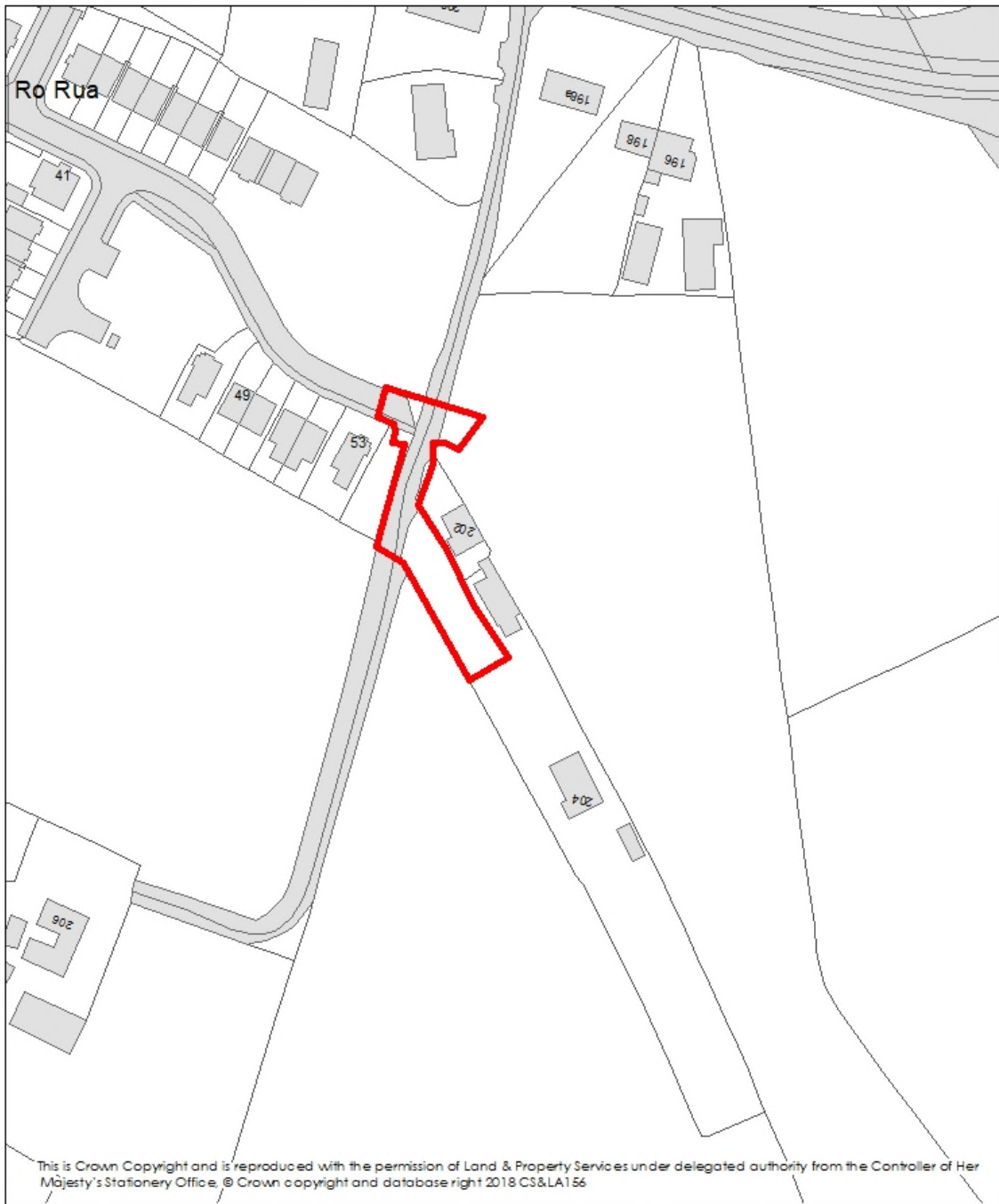
- The principle of the development is considered acceptable;
- The proposal is considered to be representative of a cramped form of development and one that does not compliment the surrounding context;
- There are no overriding concerns in relation to neighbour amenity;
- The proposal will not impact any built heritage features;
- There is sufficient amenity space and parking to facilitate the development.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASONS OF REFUSAL

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development does not respect the surrounding context and would result in a cramped form of development that is not in keeping with the overall character and environmental quality of this established residential area.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD1 of Planning Policy Statement 7 'Quality Residential Environments', in that, if permitted, it would result in an unacceptable adverse effect on both the existing dwelling at No. 202 Moneynick Road and the proposed dwelling in terms of overlooking and general disturbance mostly associated with the site layout and its relationship with the existing Right of Way which runs through the application site.

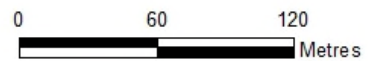


Site Location Plan

Application Reference: LA03/2021/1124/F

Land adjoining and immediately south-west of 202 Moneynick Road Toome

Erection of 1 no. dwelling including landscaping, hardstandings, access and all other associated site works.



PART TWO
OTHER PLANNING MATTERS

ITEM 3.9

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during January 2022 under delegated powers together with information relating to planning appeals is **enclosed** for Members information.

Members will note that there were no planning appeal decisions for the Borough issued during January by the Planning Appeals Commission. One appeal in relation to LA03/2020/0778/F (PAC reference 2021/A0130) regarding 17 Carnanee Road, Templepatrick was withdrawn by the appellant.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning

ITEM 3.10

P/PLAN/1 PROPOSAL OF APPLICATION NOTICES FOR MAJOR DEVELOPMENT

Prospective applicants for all development proposals which fall into the Major development category under the 2011 Planning Act are required to give at least 12 weeks' notice to the Council that an application for planning permission is to be submitted. This is referred to as a Proposal of Application Notice (PAN). One PAN was registered recently, the details of which are set out below.

PAN Reference:	LA03/2022/0057/PAN
Proposal:	Proposed use class B4 storage and distribution warehouse with associated ancillary office, car parking, areas of circulation and hard standing, landscaping and boundary treatment
Location:	Land west of B101 Nutts Corner, Dundrod Road, Nutts Corner
Applicant:	Tamar (Selby) Limited
Date Received:	20 January 2022
12 week expiry:	14 April 2022

Under Section 27 of the 2011 Planning Act obligations are placed on the prospective developer to consult the community in advance of submitting a Major development planning application. Where, following the 12-week period set down in statute, an application is submitted this must be accompanied by a Pre-Application Community consultation report outlining the consultation that has been undertaken regarding the application and detailing how this has influenced the proposal submitted.

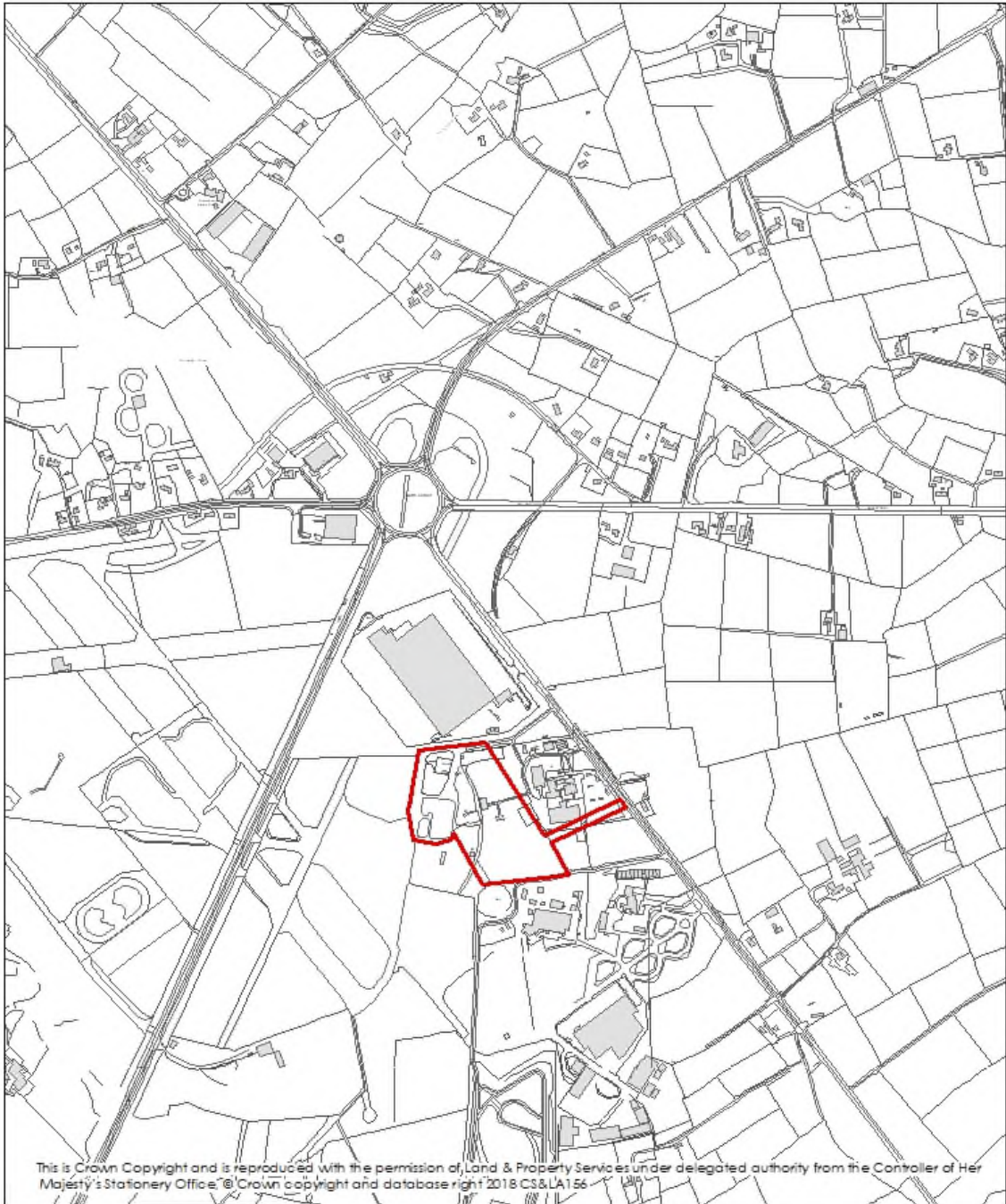
As part of its response to Coronavirus, the Department for Infrastructure (DfI) introduced an amendment to subordinate legislation to temporarily remove the requirement for a public event as part of the pre application community consultation (PACC). The initial Departmental Regulations were subsequently extended and given the ongoing pandemic The Planning (Development Management) (Temporary Modifications) (Coronavirus) (Amendment No.2) Regulations (Northern Ireland) 2021 which came into effect on 1 October 2021, have temporarily amended The Planning (Development Management) Regulations (Northern Ireland) 2015 and therefore the temporary relaxation of pre-application community consultation requirements during Coronavirus emergency period now apply until 31 March 2022. As with the previous Regulations applicants will still need to comply with other requirements to ensure communities are aware of and can input to major development proposals for their areas. However, this temporary change will allow major planning applications to continue to be submitted during the COVID-19 outbreak.

Guidance issued by the Department indicates that specific detail should be included in the PAN application indicating what consultation methods the prospective applicant is proposing to ensure that the local community is able to access, and comment on, information about a proposed development, despite the absence of a PACC public event.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning



Site Location Plan

Application Reference: LA03/2022/0057/PAN

Location: Land west of B101 Nutts Corner to Dundrod Road (and located immediately south of Lidl Distribution Warehouse) Dundrod Road

Proposal: Proposed use class B4 storage and distribution warehouse with associated ancillary office, car parking, areas of circulation and hard standing, landscaping and boundary treatment



ITEM 3.11

P/FP/LDP/52 PLANNING APPEALS COMMISSION – CORRESPONDENCE

Members are advised that correspondence has been received from the Planning Appeals Commission (PAC) in relation to the Independent Examination of Lisburn & Castlereagh City Councils Local Development Plan 2032: Draft Plan Strategy.

A copy of the correspondence is **enclosed** for Members' information.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning

ITEM 3.12

P/PLAN/1 AGENDANI NORTHERN IRELAND PLANNING CONFERENCE 2022

Members are advised that the annual Northern Ireland Planning Conference will take place this year on Wednesday 2 March 2022 at the Europa Hotel, Belfast.

The discussion topics include the following:

- Planning policy for recovery and growth
- Planning case law update
- Reimagining Belfast for the next decade
- The effectiveness of the planning system in Northern Ireland
- Planning and transport: Ensuring women-led design at every stage of the placemaking process
- Putting Net Zero at the heart of the planning system
- Tactical Urbanism: Rethinking public spaces post-Covid
- Planning for the future development of Northern Ireland

Full details can be found on the following link: <https://www.ni-planning.agendani.com/>

The conference provides an opportunity for all those with a role in planning to come together for discussion and debate. The Local Government delegate cost is £195 + VAT per person and the event will take place at the Europa Hotel, Belfast commencing at 9.00am.

RECOMMENDATION: that the Chairperson and Vice Chairperson (or their nominees) attend this conference along with the appropriate Officers.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning

ITEM 3.13

P/FP/LDP96 DEPARTMENT FOR INFRASTRUCTURE (DFI), ISSUES PAPER – REVIEW OF STRATEGIC PLANNING POLICY ON RENEWABLE & LOW CARBON ENERGY

The Department for Infrastructure (DfI) published an Issues Paper relating to the review of their Strategic Planning Policy on renewable and low carbon energy, announced by Minister Mallon on 21 April 2021 – copy **enclosed** for information.

The aim of this review is to ensure that Strategic Planning Policy on renewable and low carbon energy remains fit for purpose and up-to-date to inform decision-making in relation to development proposals for this subject area. It is intended to inform the Local Development Plan (LDP) process and enable plan-makers to bring forward appropriate local policies, all within the wider contemporary context for energy and the climate emergency.

Officers drafted a response (copy **enclosed**) which was circulated to Members for feedback before submission to DfI on 11 February 2022. It is the Department's intention to issue a draft revised policy document for full public consultation in due course. This document will be brought to Elected Members for further consideration.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth & Planning

ITEM 3.14

P/PLAN/1 PLANNING PORTAL UPDATE

The Department for Infrastructure is continuing to work on the delivery of the new replacement Planning Portal in 2022. An update will be brought to the Planning Committee in due course. In the meantime the current Planning Portal is experiencing a number of technical issues that has the potential to impact on service delivery. It is recommended that the Chair of the Planning Committee writes to the Chief Planner seeking clarification and an urgent update on the resolution of current issues.

RECOMMENDATION: that the Chair of the Planning Committee writes to the Chief Planner seeking an update on the operation of the current Planning Portal.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning

ITEM 3.15

P/PLAN/1 DEPARTMENT OF INFRASTRUCTURE AND NORTHERN IRELAND AUDIT OFFICE CORRESPONDENCE –

Members are advised that correspondence has been received from the Department for Infrastructure (DfI) to advise that they have published the review of The Planning Act 2011, and from the Northern Ireland Audit Office (NIAO) to advise that they have published a report on Planning in Northern Ireland.

Links to these publications can be found at: <https://www.infrastructure-ni.gov.uk/publications/review-planning-act-ni-2011-report> and; <https://www.niauditoffice.gov.uk/publications/planning-northern-ireland-0>

Officers are currently reviewing both publications and will report back to Elected Members in due course.

RECOMMENDATION: that the report be noted.

Prepared by: Sharon Mossman, Deputy Director of Planning

Approved by: Majella McAlister, Deputy Chief Executive of Economic Growth and Planning