

COMMITTEE ITEM	3.4 - ADDENDUM
APPLICATION NO	LA03/2025/0006/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retention of change of use of garden pod to beauty business and proposed relocation of pod
SITE/LOCATION	7 Ferrard Grange, Antrim, BT41 4FT
APPLICANT	Krystian & Kinga Stelmaszynska
AGENT	Nicholas Dallat
LAST SITE VISIT	22/01/2025
CASE OFFICER	Dan Savage Tel: 028 90340438 Email: daniel.savage@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 Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk/application/695425	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Committee Report, additional information has been received including an Additional Planning Statement, Document 04, date stamped 8th May 2025.</p> <p>The Planning Statement makes reference to 4no. approvals for hairdressing/beauty salons which were approved within Derry City and Strabane, Causeway Coast and Glens and Mid Ulster Council areas. No reference has been submitted to any approval within Antrim and Newtownabbey Council area nor is the Council bound by decisions made by other Councils in Northern Ireland.</p> <p>The first decision referred to (Ref: LA01/2023/1068/F) within the Causeway Coast and Glens Council refers to an approval of a beauty salon within a detached garage, used for occasional homeworking purposes. The agent contends that this is a similar scheme, however, as noted within the description 'the salon will be used for occasional homeworking purposes by applicant'. Whilst the Council is not aware of the specifics of another application which was granted within a different Council area, it is noted that the description refers to occasional homeworking, whilst the application seeks permission for a beauty salon which operates between 9-2 Monday-Friday (according to submitted Document 01, date stamped 06th January 2024), which is considered to be more than occasional.</p> <p>The second decision (Ref: LA11/2021/0233/F) within the Derry City and Strabane Council saw the approval of the change of use from domestic garage to hairdressing salon (homeworking). It is noted within the Case Officer's report has justified the proposed conversion to hairdressers on health and safety grounds. It further states that whilst it is likely that there will be sequentially preferable sites, the applicant's needs in terms of well-being and health are unlikely to be addressed in such locations, concluding that the proposed development could be distinguished as an exception and therefore would not cause an unacceptable precedent.</p>	

It is noted within the Committee Report that A Supporting Statement, Document 01 date stamped 6th January 2025 was submitted alongside the application. The statement outlines that the applicant is the primary care giver of the household and as a result of this it is not possible for the applicant to secure work as a beautician in a traditional salon setting. It is set out within Document 01 that the subject building enables the applicant to operate the beauty business from the garden pod while working around her role and responsibility as the primary carer. The applicant's agent states (within Document 01, date stamped 6th January 2025) that there are extraordinary circumstances relating to this application which are worthy of due consideration and should establish the principle of development in this individual case.

The applicant states within Document 01 that the business operates from 9am to 2pm on Monday – Friday with only very occasional individual appointments out with these times. The business runs a strict 'appointment only' policy as the business consists solely of the applicant. Therefore, there is a maximum of only 1 client on the site at any one time, thereby minimising traffic movements.

While the applicant's circumstances are acknowledged, it has not been satisfactorily demonstrated that the applicant's circumstances would justify a relaxation in planning policy or that the applicant would not be unable to work these same hours within the town centre which is located approx. 1.1km away.

The third decision referred to (Ref: LA11/2019/0032/F) within Derry City and Strabane Council saw the approval of an outbuilding as a hairdressing salon. It is noted within the Case Officer's report that whilst the proposal does not meet with the criteria of 'Homeworking', it is acceptable as the building reverts back to a domestic playroom when the hairdressing salon is not in use through Sunday-Wednesday.

The fourth decision referred to (Ref: LA09/2015/1082/F) within Mid Ulster Council saw the approval of a hairdressing salon within a domestic store. It is noted that this application was seen to comply with homeworking as set out within Annex A of PPS 4.

It remains the position of the Council that Annex A of PPS 4 refers to homeworking and although it does not provide a definition of homeworking, it provides a list of criteria that may lend themselves to the definition of homeworking. It is recognised that the beauty salon meets a number of the criteria listed, such as work being carried out by persons living in the residential unit (e.g. No.7 Ferrard Grange), however, in its current form would fail a number of the criteria.

The beauty salon is not carried out within the existing dwelling but instead the detached garden pod some 6m away from the dwelling house. In the current application, it is considered that the beauty salon would attract more than occasional visitors. The application form indicates that an additional 2 cars will attend the site on a daily basis with an average of 2 customers a day. However, this equates to 4 additional car trips to and from the site each day for appointments and therefore would result in more than the occasional visitor therefore not constituting homeworking as laid out within PPS 4.

Accordingly, no substantive argument exists to justify the location of a beauty salon within the curtilage of a dwellinghouse which is also located within a residential

development. In addition, no assessment of need nor a sufficient sequential test has been submitted. The proposal is contrary to the policy provisions of the SPPS and it is considered that there are no overriding reasons as to why this business cannot be accommodated within the town centre of Antrim.

In addition, since the publication of the Committee Report one additional letter of support has been received, however, no new matters were raised which were not previously considered.

Overall, it is considered that the proposal is contrary to the provisions of the Strategic Planning Policy Statement and those set out in Annex A of PPS 4, in that this business use is situated within a residential area, outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre.

The recommendation remains to refuse planning permission.

CONCLUSION

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

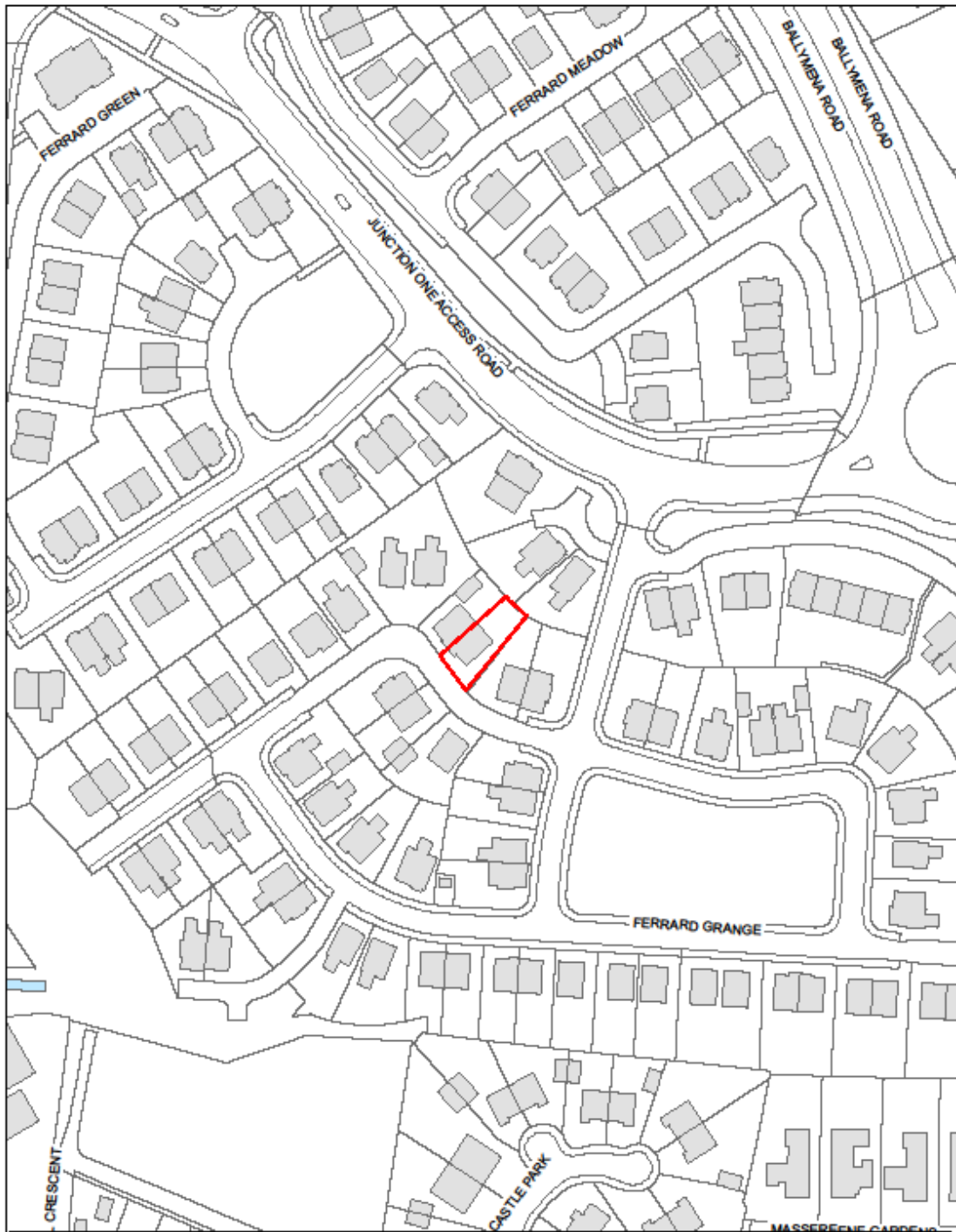
- The principle of development is considered unacceptable;
- The proposal is contrary to the policy provisions in the SPPS;
- The proposal is contrary to the policy provisions set out in Annex A of Planning Policy Statement 4;
- The proposed design and appearance of the proposal is considered acceptable; and
- The proposal will have no significant detrimental impact on neighbour amenity.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement in that the retailing element of the development lies outside any designated town centre and it has not been demonstrated that a suitable site does not exist within the town centre or other retailing area.



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Site Location Plan

1:1,250 

Reference: LA03/2025/0006/F

 Site Location



COMMITTEE ITEM	3.8 - ADDENDUM
APPLICATION NO	LA03/2025/0106/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed dwelling and detached garage (change of design and curtilage from previous approval LA03/2020/0203/F)
SITE/LOCATION	Lands 60m southwest of 71 Ballydonaghy Road, Crumlin, BT29 4ES
APPLICANT	Scott McComb and Joanne McClurkin
AGENT	The Designworks Studio
LAST SITE VISIT	27 th February 2025
CASE OFFICER	Morgan Poots Tel: 028 903 40419 Email: morgan.poots@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 Register https://planningregister.planningsystemni.gov.uk/application/696654	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Committee Report, additional information has been received including an Amended Site Layout Plan, Critical Views Plan and Site Images, Drawings 01/2, 02 and Document 02, date stamped 9th May 2025.</p> <p>Drawing Number 01/2, date stamped 9th May 2025 shows the detached garage moved approximately 2m south to accommodate an existing easement on site. This is not considered to significantly alter the proposal and there were no concerns in relation to the garage in this regard.</p> <p>The agent has also submitted Google Imagery Photos contained within Document 02 and a supporting Critical Views Plan, Drawing 02, both date stamped 9th May 2025. The agent seeks to demonstrate that there are either no views or only fleeting views into the site from the Moira Road.</p> <p>As outlined within the Committee Report, it is noted within the outline permission for the previous approval, Ref: LA03/2016/0578/O, that a two-storey dwelling on this site would appear as a dominant feature along the Moira Road.</p> <p>The agent contends that for a large stretch of the Moira Road, the site will not be visible due to the sites topography and existing vegetation and whilst it is accepted that the application site is not visible along the entire stretch of the Moira Road, there are sections where the site is visible including the junction between Moira Road and Ballydonaghy Road and the a portion of the Moira Road approximately 120m northwest of 15 Mount Road especially when hedgerows are removed to accommodate the necessary sightlines.</p>	

Whilst there is a degree of screening from the roadside embankment, the site is situated at a higher level than the road and a storey and a half dwelling would still appear visually prominent at this location.

This is a prominent site and it was considered that only a single storey dwelling would be considered acceptable. The proposal at its current ridge height is not considered to integrate into the landscape, would not blend with the landform and would read as prominent within the site when travelling along the Moira Road. The previous approval of a single storey dwelling on the site is considered to be more appropriate to the site given the critical views of the site when travelling along Moira Road.

Accordingly, the storey and a half element associated with the proposed dwelling would result in a proposal which is unduly prominent in the landscape, inappropriate for the site and locality and would fail to blend with the landscape. Consequently, the proposal fails to meet the policy provisions set out in the SPPS and Policy CTY 13 and CTY 14 of PPS 21.

The recommendation remains to refuse planning permission.

CONCLUSION

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

- The principle of development is considered acceptable;
- It is considered the proposal will not blend with the landform, and will have a detrimental impact on the character and appearance of the area;
- The proposal is not considered to result in adverse impacts on neighbouring properties; and
- The proposal is not considered to prejudice road safety.

RECOMMENDATION

REFUSE PLANNING PERMISSION

PROPOSED REASON FOR REFUSAL

1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the approval of a storey and a half dwelling on this site would result in a prominent feature in the landscape, would fail to blend with the landform, the design of the building is inappropriate for the site and its locality and the proposal would result in a detrimental change to the rural character of the area.



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Site Location Plan

1:1,250 

Reference: LA03/2025/0106/F

 Site Location



COMMITTEE ITEM	3.8 ADDENDUM 2
APPLICATION NO	LA03/2025/0106/F
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Proposed dwelling and detached garage (change of design and curtilage from previous approval LA03/2020/0203/F)
SITE/LOCATION	Lands 60m south west of 71 Ballydonagh Road, Crumlin, BT29 4ES
APPLICANT	Scott McComb and Joanne McClurkin
AGENT	The Designworks Studio
LAST SITE VISIT	27 th February 2025
CASE OFFICER	Morgan Poots Tel: 028 903 40419 Email: morgan.poots@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 Register https://planningregister.planningsystemni.gov.uk/application/696654	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, following the publication of the Committee Report, further additional information has been received including an Amended Site Layout Plan, Drawing Number 01/3, date stamped 16th May 2025.</p> <p>Drawing Number 01/3 date stamped 16th May 2025 shows the dwelling increased to 6.2m in height, an increase of 0.6m from the previously approved dwelling approved under Planning Approval Ref: LA03/2020/0203/F. The proposal also includes cutting into the landscape by 0.3m to accommodate the increase in height.</p> <p>As detailed within the Committee Report, it is not considered acceptable to alter and cut into the landscape to make the scheme more appropriate. The proposal is not considered to integrate into the landscape and the storey and a half dwelling would still read as prominent within the landscape when travelling northeastwards along the Moira Road and the previous approval of a single storey dwelling on the site is considered to be more appropriate to the site and its rural context.</p> <p>Accordingly, the storey and a half element associated with the dwelling would result in a proposal which is unduly prominent in the landscape, inappropriate for the site and locality and would fail to blend with the landscape. Consequently, the proposal fails to meet the policy provisions set out in the SPPS and Policies CTY 13 and CTY 14 of PPS 21.</p> <p>The recommendation remains to refuse planning permission.</p>	

CONCLUSION	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none">• The principle of development is considered acceptable;• It is considered the proposal will not blend with the landform, and will have a detrimental impact on the character and appearance of the area;• The proposal is not considered to result in adverse impacts on neighbouring properties; and• The proposal is not considered to prejudice road safety.	
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL	
<p>1. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement and Policies CTY 13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the approval of a storey and a half dwelling on this site would result in a prominent feature in the landscape, would fail to blend with the landform, the design of the building is inappropriate for the site and its locality and the proposal would result in a detrimental change to the rural character of the area.</p>	



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Site Location Plan

1:1,250 

Reference: LA03/2025/0106/F

 Site Location



COMMITTEE ITEM	3.10 - ADDENDUM
APPLICATION NO	LA03/2025/0004/RM
DEA	AIRPORT
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT RESERVED MATTERS
PROPOSAL	Dwelling and Garage
SITE/LOCATION	50m east of No. 186 Seven Mile Straight
APPLICANT	Brian Price
AGENT	Norman McKernan
LAST SITE VISIT	23/01/25
CASE OFFICER	Eleanor McCann Tel: 028 903 40422 Email: Eleanor.mccann@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 https://planningregister.planningsystemni.gov.uk/application/686965	
ADDENDUM TO COMMITTEE REPORT	
<p>Members, following the circulation of the Planning Committee report, an amended scheme was received which included an amended Site Layout Plan, (Drawing No. 02/2), an amended Elevation Plan, (Drawing No. 07/1) and an amended Floor Plan, (Drawing No. 07/1), all date stamped 14th May 2025, which are discussed in detail below.</p> <p>The proposed dwelling maintains its dual frontage to both the Loanends Road to the southeast and to the Seven Mile Straight to the southwest. The proposed dwelling is set back approximately 30m from the Seven Mile Straight and approximately 23.5 m from the Loanends Road. The southwestern frontage to Seven Mile Straight is rectangular with a pitched roof forming a porch like design. The southeastern frontage to the Loanends Road has a front projection, a flat roofed porch and an outshot to the northern elevation of the dwelling. The outshot extends approximately 1.2m from the building line of the dwelling. It is noted that a rear projection is proposed to the northwestern elevation of the dwelling.</p> <p>The proposed dwelling has a maximum length of approximately 20 metres, a width of approximately 17 metres and has a maximum height of approximately 5.8 metres. The proposed finishes of the dwelling include blue-black flat roof tiles, smooth white render walls, natural stone cladding, black Upvc windows and black Upvc rainwater goods. The proposed finishes of the dwelling are considered acceptable as they do not detract from the character of the surrounding area. There are areas of the elevations noted as being finished in black natural stone cladding, however, this can be conditioned to be Antrim Basalt should permission be forthcoming.</p> <p>The proposed dwelling is considered to have some suburban design features, namely the front projection on the elevation fronting onto the Loanends Road and the mix of ridge heights and roof profiles. These design features are not normally considered traditional in the countryside, however, they are considered acceptable in this instance given that these design characteristics are evident on other designs along the Seven Mile Straight. Although views of the proposal will be visible when travelling along the Loanends Road, it is considered that neighbouring dwellings along this</p>	

section of the road also exhibit suburban design features, such a hipped roofs and mix of ridge heights and roof profiles. Therefore, the proposal is not considered to detract from the character or appearance of the area. It is also noted that further planting is proposed to the northern boundary to aid integration, which shall be conditioned to maintain and ensure the provision, establishment and maintenance of a high standard of landscape and to ensure the development integrates into the countryside.

In summary, due to the submission of the amended plans, it is considered that the proposed development is acceptable and will satisfactorily integrate with its surroundings whilst respecting the rural character of the area. The proposal therefore meets the criteria of Policies CTY 13 and CTY 14 of PPS 21.

RECOMMENDATION	GRANT RESERVED MATTERS
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PROPOSED CONDITIONS

1. The development to which this approval relates must be begun by whichever is the later of the following dates:
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

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

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02/2 date stamped 14th May 2025 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

3. The gradient(s) of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

4. The existing natural screenings of the site as shown in blue on approved Drawing No. 02/2 date stamped 14th May 2025 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be given to the Council in writing prior to their removal.

Existing hedging shall be retained at a minimum height of 2.5 metres and existing trees as shown shall be retained at a minimum height of 6 metres. If any retained

tree or vegetation is removed, uprooted, or destroyed, or dies, it shall be replaced within the next planting season by another tree, trees or vegetation in the same location of a species and size as specified by the Council.

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

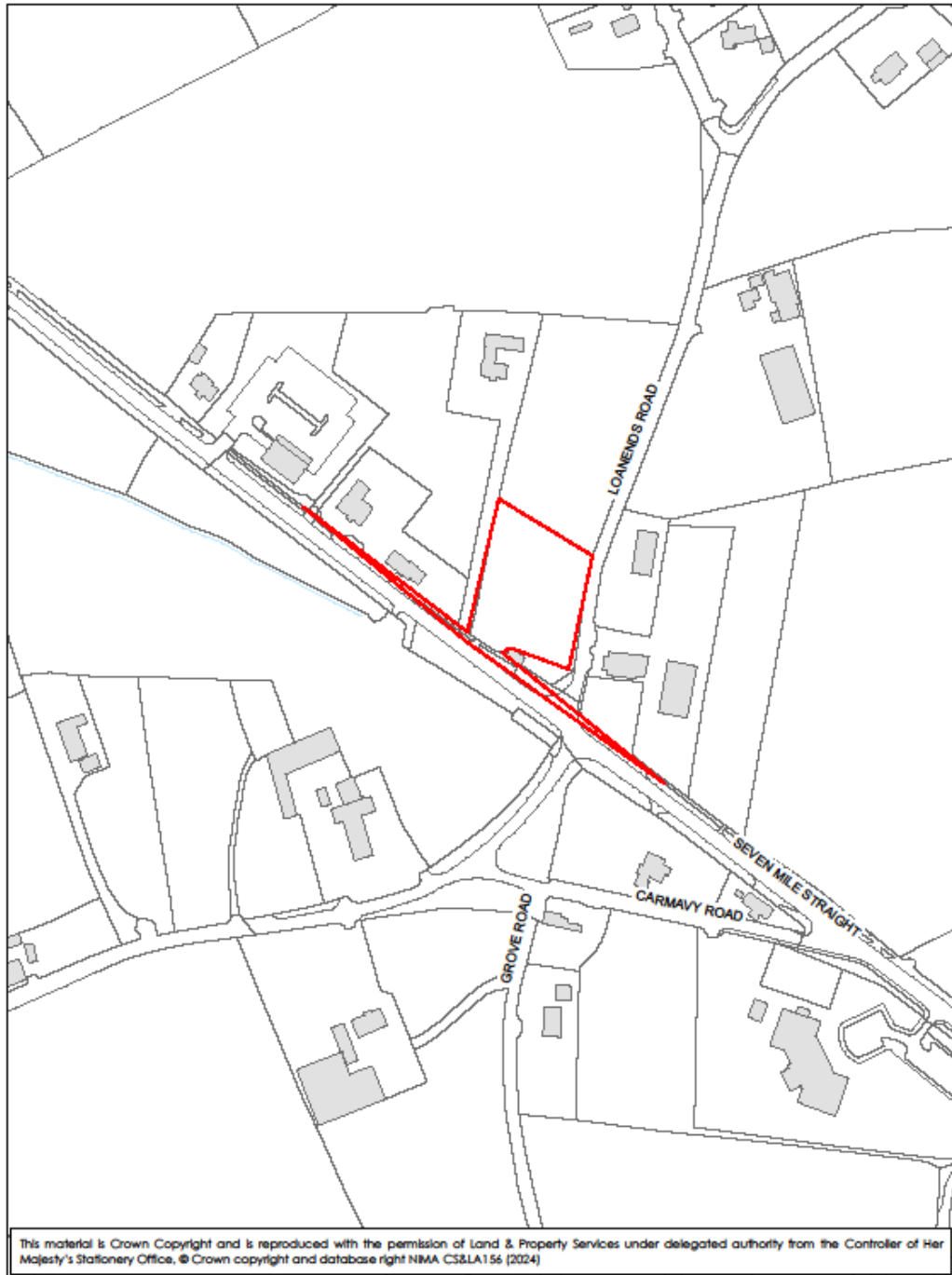
5. During the first available planting season after the commencement of development the new boundary as indicated in red on Drawing No. 02/2 date stamped 14th May 2025 shall be defined by a post and wire fence and a hawthorn/natural species hedge shall be planted in a double staggered row 200mm apart, at 450mm spacing, on the inside along its entire length.

Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape and to ensure the development integrates into the countryside.

6. The stone to be used for the cladded areas as indicated on Drawing No. 07/1 date stamped 14th May 2025 shall be locally sourced Antrim Basalt.

Reason: To ensure that the proposal is in keeping with the character of the rural area and in the interests of visual amenity



Site Location Plan

1:2,500

Reference: LA03/2025/0004/RM

 Site Location

