

Planning Committee Report LA01/2017/0641/F	27th June 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u> LA01/2017/0641/F	<u>Ward:</u> Macosquin
<u>App Type:</u> Full Planning	
<u>Address:</u> Between 36 & 40 Altikeeragh Road, Castlerock	
<u>Proposal:</u> 2 infill dwellings & garages	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 19.05.2017
<u>Listed Building Grade:</u> N/A	
Applicant: Mr P Glenn	
Agent: Simpson Design	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site incorporates a large roadside field plot. It is undefined along the eastern boundary. To the roadside there is part hedging and part post and wire fencing. To the north and south boundaries with the neighbouring properties there is wooden fencing. The land is generally flat in the locality with a gentle fall on the site from roadside to the east. There are 3 bungalows to the north of the site at roadside with associated detached garages. There is a bungalow and garage to the south at roadside. There are multiple buildings on the other side of the road to the north west.
- 2.2 The site is located within the countryside as designated in the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 No planning history exists on the application site.

4.0 THE APPLICATION

- 4.1 Full Planning Permission is sought for 2 infill dwellings and garages.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:**
None.

5.2 Internal:

DFI Roads: Further Information required.

Environmental Health: No objections.

NI Water: No objections.

Historic Environment Division (Historic Monuments): No objections.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where 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.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 3: Access, Movement and Parking

PPS 6: Planning, Archaeology and the Built Heritage

PPS 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

Building on Tradition – A Sustainable Design Guide for the NI Countryside

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The application site is located within the countryside.
- 8.2 The proposed dwelling must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development, visual impact and rural character, archaeology and access.

Principle of Development

- 8.3 Policy CTY 1 of PPS 21 advises there are a range of types of development which in principle are acceptable in the countryside. This application is considered under Policy CTY 8.

Policy CTY 8 – Ribbon Development

- 8.4 Planning permission will be refused for a building which creates or adds to a ribbon of development.

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 requirements.

For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.

- 8.5 The site is roadside, south of 2 roadside bungalows with garages and north of a single bungalow and a garage.
- 8.6 The site has a frontage approximately 95 metres wide. The dwelling to the south no. 40 Altikeeragh Road has a frontage of 37m on the site location plan. The dwelling adjacent to the north (No. 36) has a frontage to the road of approx. 22 metres and No 34 further north has a frontage of 39 metres to the roadside. No. 32 though it is not shown on the plans submitted so this office measures on SpatialNI as 31m.
- 8.7 The distance between No 36 and No 40 is 104m. The average plot depth is 32m. The proposal is contrary to policy because this is not perceived as a small gap able to achieve a maximum of 2 houses. A total of 3 houses could be accommodated. The proposal fails this policy test.
- 8.8 Policy goes further in the justification of policy text to state that in considering in what circumstances two dwellings might be approved in such cases it will not be sufficient to simply show how two houses could be accommodated. Applicants must take full account of the existing pattern of development and can produce a design solution to integrate the new buildings.
- 8.9 It also states that many frontages in the countryside have gaps between houses that provide relief and visual breaks in the

developed appearance of the locality and that help maintain rural character some gaps in the countryside. In this instance, the site is not considered a small gap but rather a larger gap which helps to maintain rural character in the countryside. In terms of house type design, the proposed dwellings have house design frontage lengths of 22 metres each whereas the adjacent dwelling frontages are significantly smaller ranging from 14 metres for no. 40 to the south and 17 metres for no. 36 to the north. The dwellings would by way of their frontage length, plot sizes and paired access fail to respect the existing development pattern along the frontage in terms of size, scale, siting and plot size.

- 8.10 Appeal Ref: **2016/A0120** Adjacent to 89 Glenstall Road, Macfin, Ballymoney, sets out the policy test for infill sites and the measurement from building to building which is relevant to this application.

Integration and Rural Character

- 8.11 Permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design and where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.
- 8.12 The field is road side, a low road side hedge runs along most the western boundary. The boundary between No 40 and the site has a low hedge defining it. The eastern boundary is undefined. To the north the boundary treatment is defined by a 1m high fence. The road side hedging is to be mainly removed to provide the entrance and visibility splays. The proposed dwellings are one storey.
- 8.13 Removal of the roadside boundary treatments result in a suburban style build-up of development when viewed with existing dwellings. It does not respect the traditional pattern of settlement in the area, of smaller plots sizes, modest single storey dwellings and individual access. Furthermore, development of the sites would create a ribbon of development and further erode the rural character of the area. The proposal is considered contrary to CTY 14 of PPS 21 as it will cause a

detrimental change to further erode the rural character of the countryside.

Access

- 8.14 DFI Roads was consulted in relation to this application, they advise that the splays are available to provide a safe access. However, they require amended plans to accurately show the proposed access in line with DCAN 15 requirements. As the principle is considered unacceptable it was not considered expedient to hold this application further.

9.0 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal is contrary to Policy CTY 8 of PPS 21 in that the dwellings are not located within a small gap within a substantial and built up frontage and would add to a ribbon of development. Refusal is recommended.

10.0 REFUSAL REASONS

1. The proposal is contrary to Paragraph 6.73 of the SPPS 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 Paragraph 6.73 bullet point 5 of the SPPS and Policy CTY 8 of Planning Policy Statement 21 “Sustainable Development in the Countryside” in that the proposal, if permitted, would create and add to a ribbon of development.
3. The proposal is contrary to Paragraph 6.70 of the SPPS and Policies CTY 8 and CTY 14 of Planning Policy Statement 21 “Sustainable Development in the Countryside” in that the proposal would, if permitted, not respect the traditional pattern of settlement; and add to a ribbon of development along Alteeragh Road resulting in a suburban style build-up of development; and cause a

detrimental change to further erode the rural character of the countryside.

4. The applicant has failed to demonstrate that the proposal would not prejudice road safety in accordance with Policy AMP 2 of Planning Policy Statement 3 “Access, Movement and Parking” and Development Control Advice Note 15 due to insufficient information on submitted plans allowing DFI Roads to make a determination.

Site Location Map

