

Planning Committee Report LA01/2019/0284/F	28 August 2019
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>No:</u> LA01/2019/0284/F	<u>Ward:</u> Garvagh
<u>App Type:</u> Full	
<u>Address:</u> 75 Mettican Road, Garvagh	
<u>Proposal:</u> Proposed front and rear extension to existing dwelling to include bay window, dining/kitchen, 2no. bedrooms, bathroom and new domestic garage.	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 25/03/2019
<u>Listed Building Grade:</u> N/A	
<u>Agent:</u> Simpson Design, 42 Semicock Road, Ballymoney	
<u>Applicant:</u> Mr. R. Linton, 75 Mettican Road, Garvagh	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0
<u>Support:</u> 0	<u>Petitions of Support:</u> 0

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

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within the countryside – 1km outside the town of Garvagh. It forms part of a row of semi-detached dwellings with a small cluster of residential development, which is uniform in appearance and form. The wider area is agricultural.
- 2.2 The site comprises a semi-detached bungalow along with driveway and front and rear gardens. The dwelling has a small front porch and is finished in a white painted pebble dash render.
- 2.3 To the rear is situated a covered area directly adjoining the rear wall. It appears to serve as a storage area and is constructed in a temporary fashion.
- 2.4 The dwelling benefits from a long rear garden parallel with neighbouring gardens. Boundaries are defined by a post and wire fence.

3 RELEVANT HISTORY

C/2000/0477/F – Proposed light engineering work-shop.
Permission granted on 23.01.2001.

LA01/2016/0259/F – Demolition of garden shed to enable construction of downstairs bedroom, and ensuite to the rear of the existing house. Permission granted on 10.05.2016.

4 THE APPLICATION

- 4.1 Planning permission is sought for the construction of a new domestic garage within the rear garden, a proposed rear extension and the construction of a new roofed window to the front of the property.

Habitats Regulation Assessment

- 4.2 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The Proposal would not be likely to have a significant effect on the Features, conservation objectives or status of any of these sites.

5 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

Historic Environment Division has no objections to the proposal.

6 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 both 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Addendum to PPS 7: Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: planning history; size, scale and design; impact on neighbouring amenity and; landscape features and traffic.

Planning Policy

- 8.2 The site is not situated within any settlement development limit, and is not within any specific zonings or designations.
- 8.3 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.
- 8.4 The SPPS states that:
“Planning Authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.”

Planning History

- 8.5 A light engineering workshop was approved in January 2001, planning ref: C/2000/0477/F. Although similar in scale to the current proposal, the use now differs from that previously approved; domestic use, whereas permission was granted for a light industrial use. As the policy consideration and context differs from 2001, and the application does not comply with Policy EXT 1, this previous decision is given little weight.
- 8.6 A single storey extension was approved to no. 69 under LA01/2016/0259/F. This extension was single storey in height, projected below the ridge line of the host dwelling, was narrower in width, smaller in scale and removed from the property boundary. It did not create the same degree of overshadowing to neighbouring properties, as its orientation is different when considering the path of the sun. Furthermore, the approved extension was for the purposes of creating facilities and access for any disabled users. It is considered that this approval is not comparable to this current proposal.

Size, Scale & Design

- 8.7 Policy EXT 1, Criteria (a) states that planning permission will be granted for proposals to extend or altar a residential property, provided that:

“The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.”

- 8.8 The proposed extension will project 7.1m from the rear wall at 8.8m in width, and with a ridge height of 5.1m. The proposed front extension consists of a new bay window to the right hand side of the property. Both will be finished to match the existing dwelling.
- 8.9 The proposed extension seeks to create an additional floorspace of 62.48m² and will project at the same ridge height as the existing dwelling, with a higher eaves height. This creates a large-scale extension which is dominant when viewed alongside the original dwelling, and which upsets the form of the dwelling.

The proportions of the extension are not considered sympathetic to the existing dwelling and it does not appear subordinate or integrated.

- 8.10 The dwellings within the row where the dwelling forms part are uniform in character. The box window proposed to the front elevation is considered to disrupt the uniformity of the dwellings within the area, and is not sympathetic with the character of the area.
- 8.11 The application also proposes the construction of a domestic garage within the rear garden, measuring 14.2m in length, 8.2m in width, and 5.25m in height. The garage will be finished with a roughcast render to match the existing dwelling on the lower portion of the walls, and with box profile cladding to the roof. It will house a roller shutter door on its front elevation.
- 8.12 The proposed domestic garage is considered excessive in scale and massing. The footprint to be created is 116.4m²; 26.6m² larger than the dwelling. The ridge height is marginally higher than the dwelling, and the eaves are 1.6m higher than the dwelling's eaves. This creates a garage that appears out of scale and context within its location, and which is significantly larger in scale than the existing house. The rear garden is not considered sufficiently large to house a garage of this scale.
- 8.13 The box profile cladding to the roof and upper walls, coupled with the scale of the garage mean the shed takes an appearance not considered consistent with the residential nature of the site. It is considered excessive for domestic purposes in relation to this dwelling.
- 8.14 It is considered that the proposed extension and garage fail to comply with Criterion (a) of EXT 1 of PPS 7 Addendum.

Impact on Neighbouring Amenity

- 8.15 Policy EXT 1, Criterion (b) states that planning permission will be granted for proposals to extend or altar a residential property, provided that:

“The proposal does not unduly affect the privacy or amenity of neighbouring residents.”

- 8.16 While an existing temporary structure has been constructed in the same location as where this extension is proposed; this structure is unauthorised. The proposed extension is 1½ storey in height and it is expected that it will cause a loss of light and overshadowing to no. 77 beside. No 77 is situated directly north of the application site and would therefore lose a significant amount of light during daytime hours when the sun is to the south of the dwellings. The extension fails to meet the light assessment tool as set out in Add. PPS 7, and given it is higher than the existing dwelling, it is considered to cause a significant loss of light for no. 77.
- 8.17 It is likely that that proposed garage will appear extremely prominent and imposing when viewed from other neighbouring properties. By virtue of its scale, it is considered that it will cause overshadowing to neighbouring properties and impede the outlook from neighbouring dwellings.

Landscape features and traffic

- 8.18 The proposal will not result in the unacceptable loss of any trees or landscape features and complies with criterion (c) of this policy. The proposal will not affect car parking and manoeuvring at the dwelling. Sufficient access to the rear is maintained allowing for domestic activities to take place; the proposal complies with criterion (d) of this policy.

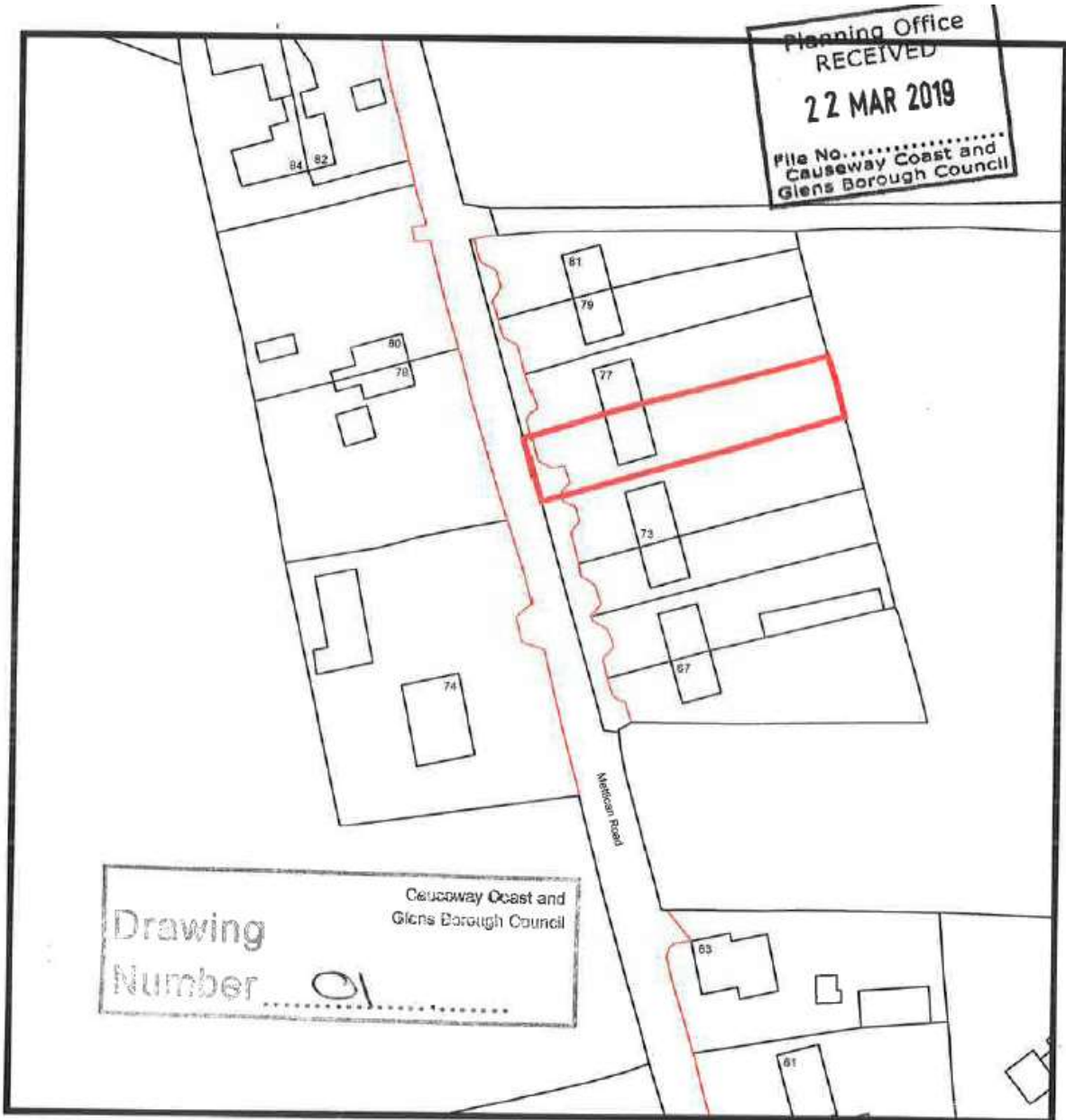
9 CONCLUSION

- 9.1 The proposal is considered unacceptable having regard to the Northern Area Plan, relevant policies and other material considerations. The scale, massing and design of both the extension and the domestic garage is considered unacceptable in its context. The proposal is considered to have an unacceptable impact on neighbouring amenity. Refusal is recommended.

10 REFUSAL REASONS

- 10.1 The proposal is contrary to paragraph 4.27 of the Strategic Planning Policy Statement, and Policy EXT 1, criteria (a) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the scale, massing and design of the proposed extension would, if permitted, detract from the appearance and character of the dwelling and the surrounding area.
- 10.2 The proposal is contrary to paragraph 4.12 of the Strategic Planning Policy Statement, and Policy EXT 1, criteria (b) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the proposed extension would, if permitted, unduly affect the amenity of the adjoining property by way of overshadowing and loss of light.
- 10.3 The proposal is contrary to paragraph 4.27 of the Strategic Planning Policy Statement, and Policy EXT 1, criteria (a) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the scale, massing and design of the proposed domestic garage would, if permitted, detract from the appearance and character of the dwelling and the surrounding area.
- 10.4 The proposal is contrary to paragraph 4.12 of the Strategic Planning Policy Statement, and Policy EXT 1, criteria (b) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the proposed domestic garage would, if permitted, unduly affect the amenity of neighbouring properties by way of dominance, overshadowing and loss of outlook.
- 10.5 The proposal is contrary to paragraph 4.27 of the Strategic Planning Policy Statement, and Policy EXT 1, criteria (a) of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that the design of the proposed window to the front elevation will detract from the appearance and character of the surrounding area.

Site Location



File No.
Causeway Coast and
Glenties Borough Council



Client Mr. R. Linton		 <small>41 SCARBOROUGH BALLYMONEY Co. ANTRIM TEL: 09456 34000 Email: sales@simpson-design.co.uk ©2015 Simpson-Design.com</small>	
PROJECT Proposed Extension to existing dwelling and new domestic garage at 75 Mellican Road, Garagh	SCALE 1-500	PLANT DATE Mar. 19	JOB NO -
DRAWING FILE PROPOSED Site Plan	DRAWING NO SP-01	REVISION	