

# Addendum 3

**LA01/2017/0596/F**

## **Update**

- 1.1 Further plans addressing DFI Roads concerns were received 13/11/19 and 25/11/19. DFI Roads have been consulted on these roads revisions and their consultation response remains outstanding. DFI Roads were also consulted with amended plans in September.

## **Assessment**

- 1.2 As no changes have been made to the layout to address Planning concerns and the agent has advised that they are unwilling to reduce the number of dwelling units to provide a quality residential environment we are returning this application to the Planning Committee as a refusal for the reasons set out in section 2 below. In addition due to the outstanding DFI Roads consultation it has not been demonstrated that a layout in accordance with Creating Places has been provided. On this basis a further refusal reason is required.

## **Recommendation**

- 1.3 That the Committee note the contents of this Addendum and agree with the recommendation to Refuse in that the proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The scheme does not provide a quality residential scheme which will enhance the character of the townscape and will detract from the urban form at this location. Overdevelopment of the site results in overlooking, poor outlook and a high number of dwellings units that

fail to meet the space standards. The scheme is contrary to current planning policy as highlighted above and is contrary to key site requirements as defined in the NAP 2016. In addition the proposal fails to provide a layout that meets with DFI Roads standards. Refusal is recommended.

## **2.0 Refusal reasons**

1. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development as proposed fails to provide a quality residential environment by being contrary to criteria (a) and (h) of Policy QD1.
2. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland and Policy LC 1 of the Addendum to Planning Policy Statement 7 (Safeguarding the Character of Established Residential Areas) in that the proposal fails to provide dwelling units of a size not less than those set out in the Annex to this policy.
3. The proposal is contrary to the Northern Area Plan 2016, Policy CEH 40, Daneshill Road South, in that the development as proposed, fails to comply with key site requirements (1) relating to density.
4. It has not been demonstrated that proposed roads layout and parking meet with Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments) and Creating Places Guidance.