

Title of Report:	Planning Committee Report – LA01/2021/0259/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th January 2022
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:

Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2021/0259/F **Ward:** PORTRUSH and DUNLUCE

App Type: Full

Address: 5 Fortview, Portballintrae

Proposal: Proposed side extension, including attic space, to existing dwelling

Con Area: N/A **Valid Date:** 05.03.2021

Listed Building Grade: N/A

Agent: Mark McAleese, 64 Haw Road Bushmills BT57 8YJ

Applicant: Mrs Brennan, 31 Drumbo Road, Drumbo BT27 5TX

Objections: 9 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

EXECUTIVE SUMMARY

- Full planning permission is sought for a proposed side extension, including attic space, to existing dwelling.
- The site is located within the development limit of Portballintrae as defined in the Northern Area Plan 2016.
- The scale, massing, design and external materials for the proposed extension is complementary to the existing dwelling and the proposal will not significantly impact the privacy or amenity of neighbouring dwellings.
- There is limited impact on amenity space, and no demonstrable impact on the parking and manoeuvring of vehicles.
- The proposal will not undermine the features of the Causeway AONB.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, and Addednum to PPS 7.
- A total of 9 objections from 6 objectors were received regarding this proposal raising concerns on road matters, noise and unacceptable impact on the character of the area.
- Consultations were issued to the following consultees who raised no objection:
 - DfI Roads
 - DFI Rivers
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

1 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, guidance, and consideration in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is semi-detached bungalow with roof space accommodation and is situated in a residential area of similar properties at Fortview, Portballintrae. The front and side of the property is open to the street with an area of grass to the front and a gravel parking area to the side. The rear garden is enclosed by a timber fence. The property has a brick and render finish to the front with render to the side and rear. There are three skylights to the rear roof.
- 2.2 The property is located within the settlement development limit of Portballintrae as defined by the Northern Area Plan 2016 (NAP) and lies within the Causeway Coast Area of Outstanding Natural Beauty (AONB).

3 RELEVANT HISTORY

There is no relevant planning history.

4 THE APPLICATION

- 4.1 Full planning permission is sought for a proposed side extension, including attic space, to existing dwelling.
- 4.2 During the processing of this planning application the design was revised to reduce the extent and prominence of a front dormer which was considered excessive as it was a prominent feature on the streetscape and unacceptably impacts on the character of it. This has now been reduced, with the revised design subject to consideration under this application.

Habitats Regulation Assessment

- 4.3 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 9 letters of objection from 6 objectors and the concerns raised include:
 - Lack of parking/parking arrangements
 - Road Safety
 - Unacceptable impact on the character of the area
 - Noise
- No letters of support were received on this application.

5.2 Internal

- **DfI Roads** was consulted and raises no objection to the proposal.
- **DFI Rivers** was consulted and raises no objection 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:

- The 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Nature Conservation

PPS7 Addendum- Residential Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to design and visual impact, impact on amenity, traffic matters and other matters.

Planning Policy

- 8.2 The Strategic Planning Policy Statement for Northern Ireland (SPPS) (Paragraph 4.27) states where the design of proposed development is consistent with relevant LPD policies and/ or supplementary guidance, planning authorities should not refuse planning permission on design grounds, unless there are exceptional circumstances. 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.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

8.4 Policy EXT1 of PPS7 Addendum, states that permission will be granted for a proposal to extend or alter residential property where all of the following criteria are met:

- 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;
- The proposal does not unduly affect the privacy or amenity of neighbouring residents;
- The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

Visual Impact and Design

8.5 The subject property is located within a cul-de-sac in Fortview, Portballintrae. The property is also within an AONB.

8.6 The existing property has four bedrooms the proposed extension will add two additional bedrooms to the property. During the processing of the application the proposed design was revised with a front dormer reduced.

8.7 While the proposal will result in a 6 bedroom dwelling, this is not a reason to withhold planning permission as the application must be assessed against planning policy. The extension is not excessive as it is the same width and height of the existing property and only extends the frontage length by 3.6m. The residual amenity space if the extension is developed is greater than the minimum standard set out in Creating Places. Given the limited public views of where the extension would be sited, at the corner of the cul-de-sac on the far side of the dwelling, the perception and impact of the extension replicating the height and width of the dwelling will be extremely

limited as it is only an additional 3.6 metres onto the existing frontage. It is considered the size and scale of the extension is acceptable.

- 8.8 The dormer proposed on the front elevation has been significantly reduced from the original submission and is considered to be more in keeping with the character of this residential area as it is no longer a prominent or dominant feature on the front elevation. The dormer sits within the existing roof and does not impact on the eaves or ridge height of the dwelling. Given its scale, this element of the proposal is considered acceptable.
- 8.9 The proposal meets the policy requirements set out in criterion (a) of EXT 1 of the APPS7. The proposal also meets the requirements set out Policy NH6 of PPS 2 as the size, scale and location of the proposed extension will have minimal impact on the features of the AONB.

Impact on Amenity

- 8.10 A number of the objections raise concerns about noise. This is a residential dwelling in a residential area. The applicant has applied for a domestic extension to a residential and must be considered on its own merits. If there is anti-social behaviour then this is a matter for the PSNI.
- 8.11 The dormer to the front has one small window which allows light into a stair well and hall/landing. There will be no unacceptable overlooking from this area.
- 8.12 While the extension includes a first floor window for a new bedroom which will extend closer to the properties to the southwest, weight is given to the separation distance that will remain and that this is looking onto the front of these properties. On balance, it is considered that any overlooking will not be so unacceptable as to warrant withholding planning permission.
- 8.13 Having regard to the separation distances and orientation to neighbouring and surrounding properties, the proposal will not result in unacceptable overlooking, overshadowing, loss of light or unduly affect the privacy or amenity of these neighbours. The proposal therefore complies with criterion (b) of EXT 1.

Traffic Matters

- 8.14 Concerns have been raised regarding the increase of bedrooms and parking, both in curtilage and on the street/footpath. DfI Roads has been consulted as the competent authority on traffic matters and it raises no objection regarding the number of parking spaces within the curtilage of the dwelling. The Planning Department agrees with this position as there are 2 incurtilage spaces, and one on street space shown on Drawing No. 02A. As this complies with policy and guidance no objection is raised in this regard.
- 8.15 Objectors have also raised concern regarding road safety within Fortview and on street parking. Again, DfI Roads is the competent authority on such matters, and it raises no objection in this regard. As there is no objection from DfI Roads, and the proposal meets policy, the Planning Department support this position. As there is no conflict, the proposal satisfies the requirements of criterion (d) of EXT 1.

Other Matters

- 8.16 The proposal does not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality and is therefore compliant with criterion (c) of EXT 1. The proposal complies with all the criteria as set out in Policy EXT 1.
- 8.17 All matters raised within objections have been considered within Section 8 of the Report.

9 CONCLUSION

- 9.1 The proposal is acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS and the Addendum to PPS 7. The proposed scale, design and materials are acceptable in relation to the existing dwelling, and the proposal will not detrimentally impact on the character or appearance of the area, including the AONB. The proposal will not unacceptably impact on the privacy or amenity of surrounding neighbours and sufficient parking remains. Approval is recommended.

10 Conditions

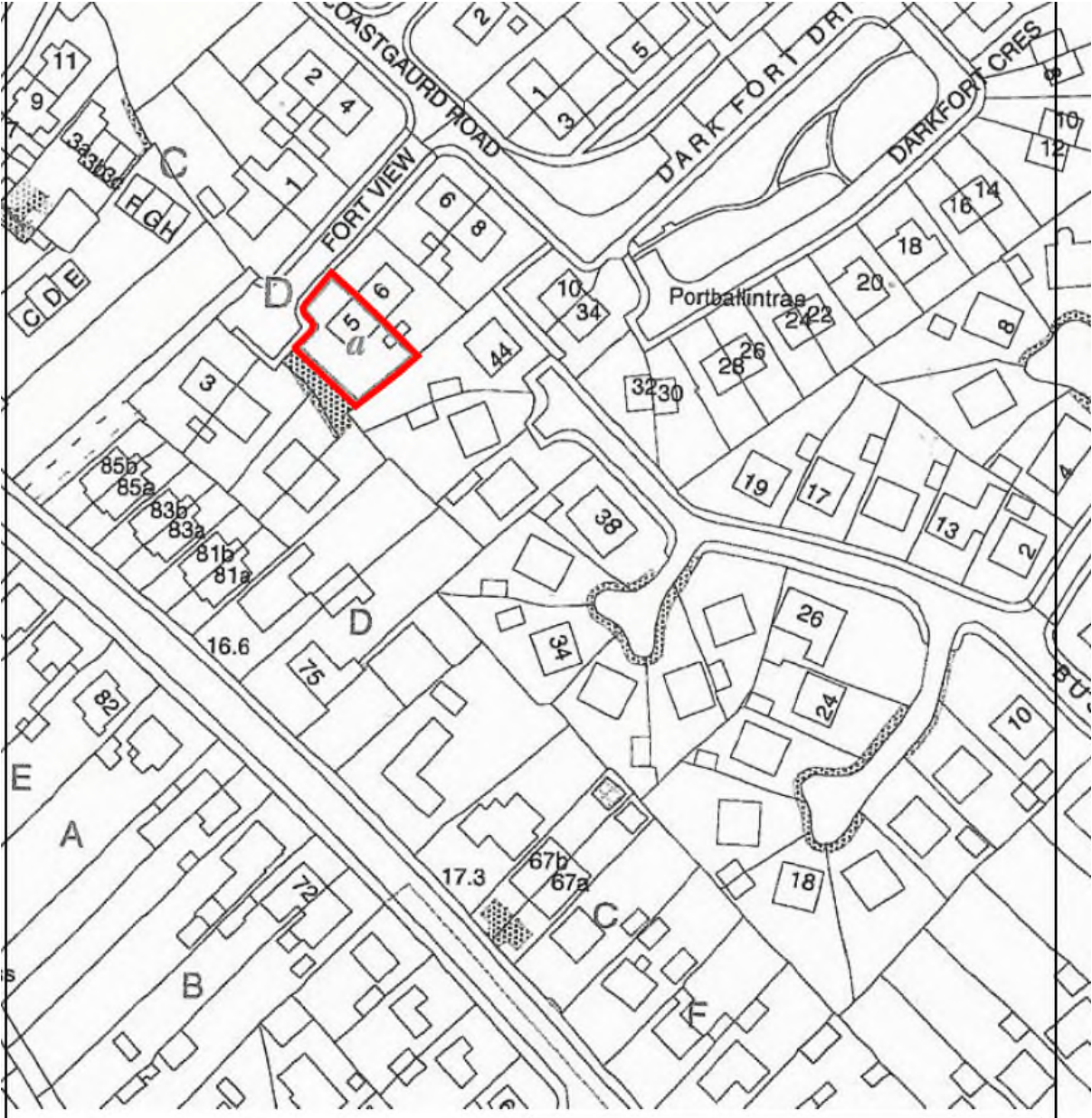
1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

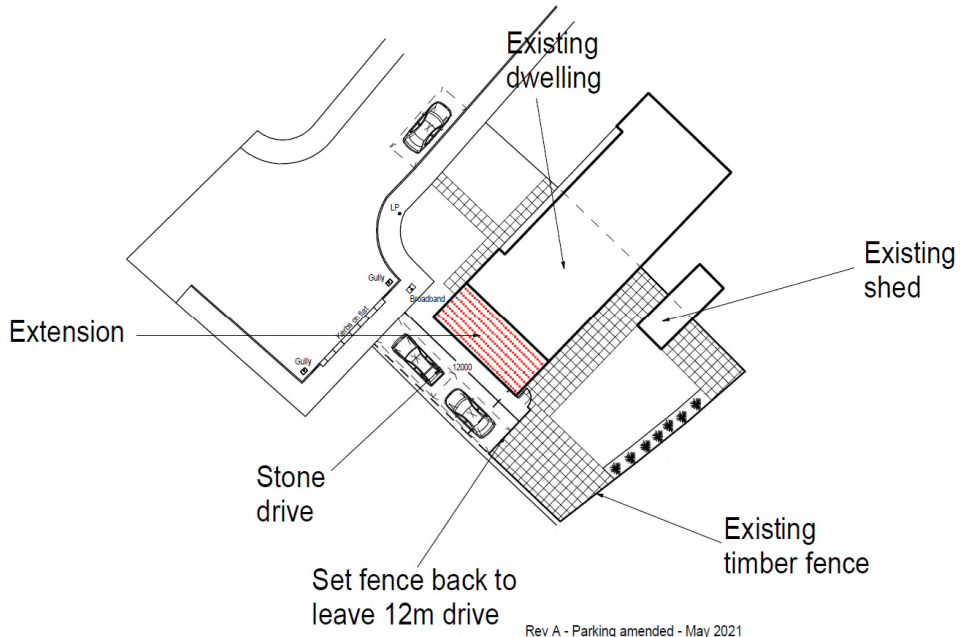
Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site location Map



Block Plan



Floor Plans & Elevations

