



Title of Report:	Planning Committee Report – LA01/2022/0873/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th June 2023
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: LA01/2022/0873/LBC **Ward:** Castlerock

App Type: Full Planning

Address: 8 Cliff Terrace, Castlerock

Proposal: Retention of as constructed garden room for domestic purposes (ancillary to existing dwelling)

Con Area: n/a **Valid Date:** 12/08/2022

Listed Building Grade: B1

Applicant: Mr James Martin, 8 Cliff Terrace, Castlerock

Objections: 11 (7 No Addresses) **Petitions of Objection:** 0

Support: 1 **Petitions of Support:** 0

EXECUTIVE SUMMARY

- Listed Building Consent is sought for the retention of as constructed garden room for domestic purposes (ancillary to existing dwelling)
- The site is located within the development limits of Castlerock as defined in the Northern Area Plan 2016 and also within the An Area of Outstanding Natural Beauty. The dwelling is listed and a Listed Building Consent Application accompanies this full application.
- The principle of development is considered acceptable in regards to Planning Policy Statement 6 – Policy BH 11 Development affecting the setting of a Listed Building.
- DfC Historic Environment Division were consulted on 16th August 2022 and are content with the proposal in their response dated 31st August 2023.
- There are 11 objections to the proposal.
- There is 1 letter of support to the proposal
- The application is recommended for approval.

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

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 **GRANT CONSENT** subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at No. 8 Cliff Terrace, Castelrock. The site comprises the existing mid terrace B1 listed dwelling, which forms part of a row of terraced dwellings known as 'The Twelve Apostles'. The site includes a garden area to the rear of the property which is separated from the dwelling by a narrow lane which provides rear access to this terraced row. A garden room building has already been constructed on site and is positioned in this rear garden area.
- 2.2 The site is located within the AONB – Area of Outstanding Natural Beauty and within the development limits of Castlerock.

3 RELEVANT HISTORY

- 3.1 LA01/2021/0362/LBC – Installation of new standalone Garden Room outbuilding in rear garden. – Permission Granted
- 3.2 LA01/2021/0361/F - Installation of new standalone Garden Room outbuilding in rear garden. – Permission Granted
- 3.3 LA01/2018/0002/LBC - Repair and renovation of existing building – Permission Granted

4 THE APPLICATION

- 4.1 The application seeks Listed Building Consent for the Retention of as constructed garden room for domestic purposes (ancillary to existing dwelling)

5 PUBLICITY & CONSULTATIONS

External

- 5.1 Advertising: Coleraine Chronicle 15th August 2022
- 5.2 Neighbours: There are 11 objections on this application and 1 letter of support
- 5.3 A total of 11 Objections have been received.
- 5.4 A total of 1 letter of Support has been received.

Internal

- 5.5 Historic Environment Division consulted on 16th August 2022 responded 31st August 2022 no objection to the application

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)
 - Area of Outstanding Natural Beauty

- 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

Regional Development Strategy (RDS) 2035

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact on the setting of the Listed Building and the Listed Building itself.

Planning Policy

- 8.2 The proposal must be considered having regard to the Northern Area Plan 2016, SPPS, PPS policy documents specified above. The plan identifies the site as being located with the development limits of Castlerock and within the Binevenagh Area of Outstanding Natural Beauty and the application site contains a Listed Building.

Principle of Development & Design & Character of the Area

- 8.3** Policy BH 8 Extension or Alteration of a Listed Building The Department will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met: (a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired; (b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and (c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building. Through consultation with HED they are content and therefore the approval can be recommended.
- 8.4** Policy BH 11 Development affecting the Setting of a Listed Building The Department will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met: (a) the detailed design respects the listed building in terms of scale, height, massing and alignment; (b) the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and (c) the nature of the use proposed respects the character of the setting of the building. Through consultation with HED they are content and therefore approval can be recommended.
- 8.5** The proposal is for the retention of as constructed garden room for domestic purposes (ancillary to existing dwelling). Having consulted with DfC Historic Environment Division their response states: HED (Historic Buildings) has considered the effects of the proposal on the listed building and on the basis of the information provided give the following advice: HED Historic Buildings is content the proposal as presented satisfies the policy requirements of SPPS 6.12 & 6.13 and BH8 & BH11 PPS6.
- 8.6** The previous approval under LA01/2021/0362/LBC was approved on 25/05/2021 this was for a proposed installation of a new standalone garden room outbuilding in rear garden. The proposal measured 3.5 metres in width, 7.8 metres in length and

4.2 metres in height. This proposal seeks to retain the building which measures 2.3 metres in width, 6.6 metres in length and 2.5 metres in height.

- 8.7** Objection letters were submitted referring to the Listed Building and through consultation with Historic Environment Division they are content with the proposal.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. There will be no significant detrimental impact to the setting of the listed building. Approval to grant Listed Building Consent is recommended.

10 CONDITIONS

1. This decision notice is issued under Section 85 of The Planning Act (Northern Ireland).

Reason: This is retrospective consent.

Site Location Plan

