

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/0604/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> November 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Referred Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>No</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

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

<b>Screening Requirements</b>	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:

<b><u>No:</u></b> LA01/2022/0604/F	<b><u>Ward:</u></b> Portstewart
<b><u>App Type:</u></b> Full	
<b><u>Address:</u></b> 2B Prospect Road, Portstewart	
<b><u>Proposal:</u></b> Proposed Replacement Dwelling and all associated works/landscaping	
<b><u>Con Area:</u></b> N/A	<b><u>Valid Date:</u></b> 26/05/2022
<b><u>Listed Building Grade:</u></b> N/A	
<b>Agent:</b> Kris Turnbull Studio, 135 Lisburn Road, Belfast, BT9 7AG	
<b>Applicant:</b> Grace Dobson, 83 Moy Road, Dungannon	
<b>Objections:</b> 4	<b>Petitions of Objection:</b> 0
<b>Support:</b> 0	<b>Petitions of Support:</b> 0

## **Executive Summary**

- The application site falls within Portstewart Settlement Limit.
- 4 letters of objection have been received in relation to this application.
- No objections have been raised by statutory consultees in relation to this proposal.
- The proposal results in unacceptable damage to the established character of the surrounding area.
- The proposal is unacceptable in terms of design, layout, scale and massing.
- The proposal creates conflict with adjacent land uses and adversely impacts upon neighbouring residential amenity.
- The proposal is acceptable in terms of archaeology and does not have an impact on nearby listed buildings.
- The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact.
- Access and parking arrangements are acceptable.

**Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.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 is located at No. 2B Prospect Road, Portstewart. The site comprises a chalet bungalow finished in cream render with hipped and pitched roofs. The bungalow has an integrated garage and is accessed from Prospect Road. The dwelling has small, mainly paved, front and rear gardens. The dwelling sits on an elevated site and has sea views from the western elevation. The topography of the site is relatively flat however the land to the west slopes steeply downwards. Therefore, No. 49 Strand Road sits at a much lower ground level than the application site. Boundary treatment of the site consists primarily of a 1m high cream rendered wall.
- 2.2 The immediate area is characterised by single storey and two storey detached and semi-detached properties in a variety of styles and scale. Parking is generally off-street along Prospect Road given plot sizes.

## **3.0 RELEVANT HISTORY**

- 3.1 C/2015/0028/F  
2B Prospect Road, Portstewart  
Extension and Alterations with Roof Conversion  
Refusal – 09.07.2015

## **4.0 THE APPLICATION**

4.1 Proposed Replacement Dwelling and all associated works/landscaping.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External:**

4 letters of objection have been received in relation to this application. The main issues raised are summarised below and will be considered and assessed in the report below:

- Previous planning permission was refused for a conservatory extension at this site, so it is difficult to see why planning should be approved for this extent of glazing in the west.
- Height of replacement dwelling – over powering and precedence
- Exceeds Building Line at front – should remain the same as the existing property
- Design dominant and not in keeping with neighbouring houses
- Unacceptable scale and massing
- Size of built footprint
- Topography will result in this dwelling being skyline
- Overlooking of properties in Strand Road
- Overlooking of No. 17 Prospect Road bedrooms in front elevation
- Low amount of amenity space provision for replacement dwelling
- Reduction in space inside curtilage for vehicle turning/parking
- Visual impact of solar panels

### **5.2 Internal:**

Environmental Health (No objections)

NI Water (No objections)

DFI Roads (No objections)

DAERA: Water Management Unit (No objections)

Historic Environment Division: Historic Monuments (No objections)

Historic Environment Division: Historic Buildings (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 7: Quality Residential Environments

Addendum to PPS 7: Safeguarding the Character of Established Residential Areas

PPS 6 – Planning, Archaeology & the Built Heritage

PPS 3: Access, Movement and Parking

### **Supplementary Planning Guidance**

Development Control Advice Note 15 Vehicular Access Standards

DCAN 8 – Housing in Existing Urban Areas

Creating Places

## **8.0 CONSIDERATIONS & ASSESSMENT**

### **Planning Policy**

- 8.1 The site is located within Portstewart settlement limit. Policy SET 2 of NAP 2016 applies for development within settlement development limits. Planning permission will be granted provided that the proposal is sensitive to the size and character of the settlement.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Local Character, Environmental Quality and Residential Amenity, Archaeology, Listed Buildings, Sewerage, Access and Parking.

### **Local Character, Environmental Quality and Residential Amenity**

- 8.3 PPS 7 promotes quality residential development in all types of settlements. DCAN 8 and Creating Places is additional guidance

intended to supplement this policy in terms of improving the quality of new housing development.

*Policy QD1 - Quality in New Residential Development*

- 8.4 This policy sets out a presumption against housing development in residential areas where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. Proposals for new residential development should comply with the following criteria:
- (a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;**
- 8.5 The proposal seeks to demolish the existing chalet bungalow and erect a replacement dwelling with two floors of accommodation. The new replacement dwelling will be positioned forward of the existing built form. The layout shows an entrance hall link in the middle with one block of accommodation being parallel to Prospect Road and the other block being angled towards the north west corner of the site.
- 8.6 Several examples of contemporary design approved throughout the local area have been provided in the Design and Access Statement (Doc 02) in favour of this proposal. Paragraph 4.29 of the SPPS states “Planning authorities should not attempt to impose a particular architectural taste or style arbitrarily.” The SPPS also advises it is important to reinforce local distinctiveness and new development should integrate. The acceptability of modern architecture is dependent upon the site characteristics and local context and assessment of planning policy. It is important to note that public views of this site are available when travelling both directions along Prospect Road and Strand Road.
- 8.7 The original proposal submitted was deemed unacceptable in terms of design, scale and massing and the adverse impact upon neighbouring residential amenity. Amendments have been forwarded trying to address concerns.



- 8.8 The built form for this replacement dwelling is positioned forward of the existing bungalow so the development will be closer to Prospect Road. Objectors have concerns about a breach in the building line with this development. Dwellings positioned on the western side of Prospect Road, are not considered to have a strong building line. No. 8 Prospect Road has a garage positioned forward of the building line close to the road. This replacement dwelling comes closer to the road by a maximum of 1.6m for development in the southern section of the site. The main difference will be the development in the northern section of the site as it comes forward approx. 5.2m in front of the existing integral garage.
- 8.9 Due to the location of this site being on the curve along Prospect Road (road rises in north eastern direction), the perception of the building line being different would hardly be recognisable from this vantage point when travelling north. However, when travelling south along Prospect Road, one will be aware of a stepping out of development in terms of the development positioned along the northern boundary. The reason the replacement dwelling is being pushed forward is to try and achieve an improved usable rear amenity space as this area was a narrow strip for the chalet bungalow. The footprint of this replacement dwelling, coming forward of the existing bungalow location, is accepted attributing material weight to the improved private rear amenity space and considering the stepping out of development would not be so uncharacteristic of this area, to warrant refusal on this basis.
- 8.10 The original design incorporated a flat roof for the whole replacement dwelling which was not contextually appropriate in this streetscape. This roof form has been amended to a new sculpted roof form which folds down to respect the existing single storey elements of Nos. 2 and 2A Prospect Road which helps give the impression of a 1.5 storey dwelling to the front as opposed to 2 storey. This design alteration provides an interesting architectural feature within the streetscape and is considered acceptable along the frontage of Prospect Road.
- 8.11 The layout and design for the rear elevation is not considered appropriate for this site, given the public views available from Strand Road due to the elevated nature of the site. There will be several views of this site when travelling Strand Road in between existing properties. The 'Proposal in Context' showed two

viewpoints from Strand Road but other more critical views are not provided for example between Nos. 47 and 49 Strand Road. The rear elevation would appear dominant and out of context from various perspectives along Strand Road with the extent of glazing appearing incongruous.

- 8.12 The agent believes the two storey element to the rear is sympathetic to the large two storey flat roof extension at No. 2 Prospect Road. This extension at No. 2 Prospect Road was approved under application reference C/2011/0625/F in 2012. This extension appears dominant and does not blend sympathetically with the existing dwelling. The Council was not the decision maker on this application and little weight is attributed to this. Furthermore, the property at No. 2 significantly overlooks the properties on Strand Road and is dominant and overbearing to them. The proposal extends over the full second floor with significant areas of glazing. PPS 7 Policy QD1 states that the overall design concept draws upon the positive aspects of the character and appearance of the surrounding area. Little weight should be given to the approved extension at No. 2 for this reason.
- 8.13 The design of this rear elevation also harms neighbouring residential amenity which is assessed in detail later in this report.
- 8.14 The proposal causes unacceptable damage to the character of the surrounding area in terms of viewpoints from Strand Road due to the elevated nature of the site, inappropriate design, scale and massing of the rear elevation.

**(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;**

- 8.15 Historic Environment Division was consulted for this application and express no objections. There are no archaeological concerns and the proposal does not impact the setting of listed buildings. There no important landscape features within the site in need of protection. Boundary treatments for this site include 1.2m high render pillars, a fence (vertical timber slatted 1.1m high), and hedge along the front of Prospect Road and a rendered wall and hedging for all remaining site boundaries. These boundary

treatments are considered satisfactory at this location in terms of height and materials.

**(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;**

8.16 Adequate provision for public and private open space and landscaped areas should be an integral part of the development. Creating Places, paragraph 5.19 states all houses should have an area of private open space behind the building line and it should be approx. 70m<sup>2</sup> per house or greater. Smaller areas may be more appropriate for houses with 1 or 2 bedrooms but any individual house with an area of less than around 40m<sup>2</sup> will generally be unacceptable.

8.17 The existing dwelling on site has a narrow rear amenity space which is paved with the majority of space located in the north western corner. The replacement dwelling has been moved forward of the existing built footprint to increase the amount of private amenity space at the rear. This area will be finished in grass and planting. This rear amenity space measures approx. 178m<sup>2</sup> which meets recommended requirements and is considered acceptable for the usual domestic needs.

**(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;**

8.18 Not applicable to a development of this scale. The site is within the settlement limit of Portstewart with various amenities available so neighbourhood facilities are not required as an integral part of this development.

**(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;**

8.19 The proposal is for a replacement dwelling so a movement pattern is not required as access to public transport and the amenities of Portstewart is already available.

**(f) adequate and appropriate provision is made for parking;**

8.20 The proposal has been assessed in detail under the sub-heading “Access and Parking” and is considered compliant with this criterion.

**(g) the design of the development draws upon the best local traditions of form, materials and detailing;**

8.21 The replacement dwelling is contemporary in design compared with the existing chalet bungalow located on site. Amendments have been forwarded for this replacement dwelling trying to address concerns of unacceptable scale and massing; impact upon neighbouring residential amenity in terms of overlooking and dominance; and inappropriate design for this local context. It was considered a design incorporating a flat roof for the whole replacement dwelling did not appear contextually appropriate in this streetscape.

8.22 The changes made to the design of this replacement dwelling in the front elevation include a new sculpted roof form which folds down to respect the existing single storey elements of Nos. 2 and 2A Prospect Road which helps give the impression of a 1.5 storey dwelling to the front as opposed to 2 storey. This design alteration provides an interesting architectural feature within the streetscape and seeks to respect other roof forms along Prospect Road and is an improvement on the previous submission. The design at the front along Prospect Road combined with the height being similar or lower to the existing dwelling addresses previous design concerns along Prospect Road.

8.23 However, the design of the rear elevation is unacceptable in terms of the scale and massing and would appear dominant and out of keeping with the character due to the extent of glazing across the first floor level. There are several views of this application site when travelling both directions along Strand Road.

8.24 Proposed materials/finishes for this dwelling include smooth render, linear faced grey brick and timber fins for the walls; a grass

roof and grey aluminium panels for the roof; grey aluminium triple glazed windows and doors; and grey aluminum downpipes. Proposed materials/finishes are considered satisfactory and in keeping with those used in the local area.

- 8.25 Objectors have concerns about the visual impact from solar panels. Solar panels are a renewable source of energy and are encouraged in development proposals. Solar panels will not create a negative visual impact upon the streetscape.

**(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;**

Properties located opposite the site along Prospect Road

- 8.26 The replacement dwelling has several windows located at ground and first floor in the front elevation. No. 17 Prospect Road has concerns of overlooking of their bedrooms in their front elevation. Dwellings along Prospect Road range in height from single to two storeys and all dwellings have windows at ground and first floor level looking at properties across the road. This is a normal relationship in an urban context so there is no unacceptable overlooking of properties located across the road. The proposal will not result in unacceptable overshadowing, loss of light or dominance to these properties given the site orientation, height and adequate separation distances.

No. 2a Prospect Road

- 8.27 The proposal should not result in unacceptable overlooking of this property. The proposed side elevation closest to the shared boundary has no first floor windows. The first floor balcony for Bed 2 will not result in overlooking of this property as views are restricted by a screen wall. There are ground and first floor windows proposed in the wing located along the northern site boundary. Given the angle of the built wing and separation distances of approx. 25m to the shared boundary with No. 2a Prospect Road, overlooking should not be unacceptable as views would primarily be of the bottom of their garden.

- 8.28 The proposal should not result in unreasonable overshadowing, loss of light or dominance to this property given its location south of the application site and adequate separation distances.

No. 2 Prospect Road

- 8.29 The existing situation is that there is overlooking of this property from the ground floor windows in the gable wall of the existing dwelling and from the rear garden given ground levels between neighbouring properties.
- 8.30 The replacement dwelling following amendments will not result in further unacceptable overlooking of this property. The proposed side elevation has no ground floor windows facing this property. A first floor master bedroom window is proposed however, this is deemed satisfactory due to the small size and location with views towards a blank wall and front of this property. The living/kitchen/dining at ground floor level has two windows in the rear elevation but a wall is erected to restrict views into this neighbouring property. The Master bedroom with sitting area at first floor level has been amended to show a fixed glazing panel with fixed timber louvres so this section is no longer a balcony. These measures help limit unacceptable overlooking of No. 2 Prospect Road and prevent direct views into their ground floor living area and first floor bedroom. In the built wing running parallel to Prospect Road there is a first floor Bed 2 with balcony in the rear elevation. This should not result in overlooking of No. 2 Prospect Road due to the location of this element, separation distances and the wall restricting views. It is considered the amendments resolve overlooking concerns to this property. The replacement dwelling should not have a detrimental impact on loss of privacy for this property.
- 8.31 To aid assessment of overshadowing the agent submitted a Sun Shadow Analysis. This Document shows the existing and proposed dwelling in relation to No. 2 Prospect Road. Shadows are shown for 4 months (January, April, July and October) at different times of the day (09:00, 12:00 and 16:00). January 12 noon shows increased overshadowing to the front car parking area of No. 2 Prospect Road by the proposal. As overshadowing is only to this area when the sun is at its lowest there is no significant adverse impact to their amenity that would warrant refusal. It is determined that the replacement dwelling due to the reduction in

overall length of the living/kitchen, dining and master bedroom block by 1m will protect this neighbouring property in terms of unacceptable overshadowing and loss of light. The proposal should not be dominant to No. 2 Prospect Road given the side elevation is no higher than the existing dwelling and adequate separation distances.

#### No. 49 Strand Road

- 8.32 This property sits at a much lower level than the application site given the topography. The existing situation is that there is overlooking of this property when standing in the rear amenity space looking towards No. 49 Strand Road. Overlooking of No. 49 Strand Road from inside the ground floor windows is limited given the set back from the shared rear boundary and the rear boundary treatment.
- 8.33 No. 49 Strand Road has several windows in their rear elevation and a patio and garden area. Their main living area and kitchen is located at ground floor with bedrooms at first floor.
- 8.34 The planning history of the site (C/2015/0028/F) is relevant. This proposal was for an Extension and Alterations with Roof Conversion at No. 2B Prospect Road. This was refused given the overlooking to No. 49 Strand Road from the upper floor accommodation.
- 8.35 The proposed replacement dwelling has been set back in the site from the shared rear boundary to try and alleviate overlooking concerns to No. 49 Strand Road. There are no anticipated concerns from proposed ground floor windows as these have been set back from the existing footprint. The proposed first floor of this development comprises several windows – Master Bedroom sitting area (windows in rear and side), Hall link, Bed 3 and ensuite, Bed 2 and first floor balconies.
- 8.36 Whilst amendments have been provided in the way of timber louvres and opaque glazing, there remains unacceptable overlooking and loss of privacy to No. 49 Strand Road. Views will be possible from the first floor of this development into their windows located at the rear (main living/kitchen area) and of their patio/garden area. Even though some windows may be obscure glass (ensuites) the perception of overlooking remains given the

excessive amount of glazing at this level. Windows are also large in size and balconies will exacerbate the issue of overlooking. While it is acknowledged that first floor windows have been recessed to try and reduce sight lines, the proposal still results in unacceptable overlooking and loss of privacy from the extent of glazing and balconies proposed.

- 8.37 The agent advises the separation distance of 33m back-to-back is sufficient and in line with Creating Places to minimize overlooking. The proposal is 1.5m – 4.5m from the shared rear boundary and well below the minimum standard of 10m. Creating Places also requests an enhanced separation between properties above the 20m on sloping sites and 30m where upper floor living rooms and balconies are proposed. The replacement dwelling being positioned less than the standard 10m from the shared rear boundary due to the restricted site width and house design has caused insurmountable problems in terms of overlooking and dominance.
- 8.38 The proposal will not result in unacceptable overshadowing and loss of light to No. 49 Strand Road given the site orientation and separation distances. However, due to the proximity of the proposal to the shared rear boundary and the length of approx. 25.5m, it will be dominant and overbearing to No. 49 Strand Road when utilising the rear patio and garden or any of the rear rooms of the house.
- 8.39 The proposal is therefore unacceptable in terms of criteria (h) as it results in significant overlooking and loss of privacy as well as being dominant and overbearing to No. 49 Strand Road.

#### Nos. 47 and 51 Strand Road

- 8.40 These properties are not located directly behind the application site. There will be an element of overlooking of the gardens of these residential properties given the topography with the application site, but views will not be imposing or detrimental to their residential amenity given large separation distances. There are no issues of overshadowing, loss of light or dominance to both of these properties.

#### Noise



8.41 Noise is not perceived to be an issue as this proposal is for a replacement dwelling adjacent to existing housing within the settlement limit of Portstewart and Environmental Health have no objections.

**(i) the development is designed to deter crime and promote personal safety.**

8.42 The development has been designed to deter crime and promote personal safety.

8.43 The Addendum to PPS 7 seeks to safeguard the character of Established Residential Areas. The key consideration is to ensure that new residential schemes are sensitive in design terms to people living in existing neighbourhoods and are in harmony with the local character of established residential areas, villages and smaller settlements.

**Policy LC1 – Protecting Local Character, Environmental Quality and Residential Amenity**

8.44 The proposal is acceptable in terms of density as the application is for a replacement dwelling. The pattern of development is in keeping with the overall character of the established residential area. The proposed dwelling is satisfactory in terms of size requirements.

**Archaeology**

8.45 Consultation was carried out with HED: Historic Monuments. Their response advised no objections. The proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

**Listed Buildings**

8.46 The application is in proximity to a listed building (St Mary's Dominican Convent, 2 Strand Road, Portstewart) which is of special architectural and historic interest which should be protected. HED: Historic Buildings was consulted and offer no objections. Based on the scale of the development and as it is in

an urban setting and sufficiently removed from the listed building, HED considers that the application poses no greater demonstrable harm to the setting of the listed buildings with respect to paragraph 6.12 of the SPPS and Policy BH 11 of PPS 6.

### **Sewerage**

8.47 NI Water was consulted in relation to this application and offer no objections. There is available capacity at the Waste Water Treatment Works. The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact.

### **Access and Parking**

8.48 The existing dwelling on site was accessed from Prospect Road leading to an integral garage. There was space for in-curtilage parking on the front tarmac area. The proposal consists of relocation of the existing access in a southern position onto Prospect Road. Space will be provided for car parking at the front of the replacement dwelling. This parking area will be completed in resin bond finish – colour grey. A new pedestrian gated entrance and pathway is also proposed. DFI Roads was consulted in relation to this application and express no objections. The proposal is acceptable in terms of the car parking provision and road safety. Objectors mention concerns about vehicle turning and parking but the application site allows for parking of vehicles and DFI Roads have no objections. The proposal meets the requirements of Policies AMP 2 of PPS 3.

### **Habitats Regulations Assessment**

8.49 The potential impact of 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.

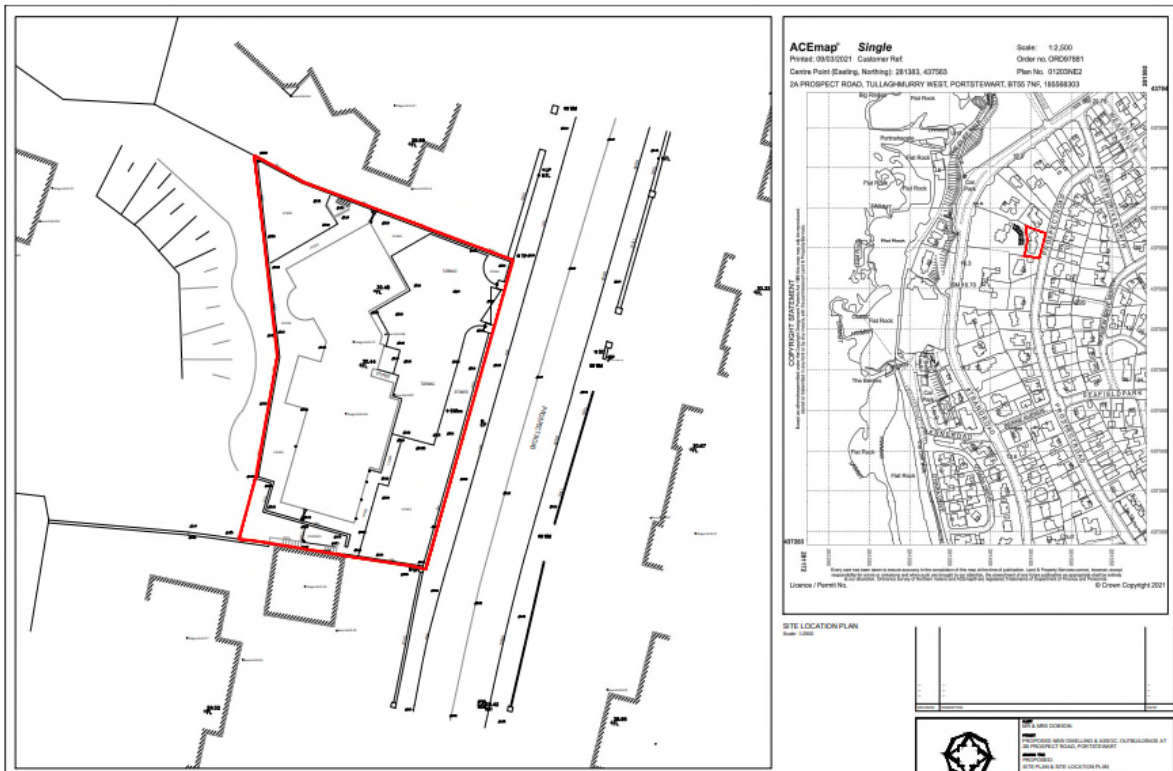
## **9.0 CONCLUSION**

- 9.1 The proposal is considered unacceptable at this location having regard to the Northern Area Plan 2016, SPPS and other material considerations. The proposal causes unacceptable damage to the character of the surrounding area in terms of viewpoints from Strand Road due to the elevated nature of the site, inappropriate design, scale and massing of the rear elevation. The proposal would appear dominant and out of keeping with the character due to the extent of glazing across the first floor level. The proposal is unacceptable as it results in significant overlooking and loss of privacy as well as being dominant and overbearing to No. 49 Strand Road. Refusal is recommended.

## **10.0 REFUSAL REASONS**

1. The proposal is contrary to Paragraph 4.26 & 4.27 of the SPPS and Policy QD1 of Planning Policy Statement 7 “Quality residential environments” in that it fails to satisfy criteria (a), (g) and (h) resulting in unacceptable damage to the established character of the surrounding area through inappropriate design, layout, scale, massing and adversely impacts upon neighbouring residential amenity.

# Proposed Site Plan



# Proposed Block Plan



**From:** Mark Fielding

**Sent:** Friday, October 13, 2023 10:50 PM

**To:** Planning <[Planning@causewaycoastandglens.gov.uk](mailto:Planning@causewaycoastandglens.gov.uk)>; Denise Dickson ;Oliver McMullan >

**Subject:** LA01/2022/0604/F

LA01/2022/0604/F Proposed Replacement Dwelling and all associated works/ landscaping  
2B Prospect Road Portstewart.

I wish to defer the above application to the Planning Committee for the following reasons:

The proposed development is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing, appearance of buildings, structures, landscape and hard surfaced areas.

Considering the design approach on this site, the existing footprint has been put back towards Prospect Road which reduces the scale of the property when viewed from Strand Road and gives the impression of a single storey development.

Unlike surrounding properties in the area, the proposal have kept the living accommodation on the ground floor. This improves the rear amenity while also dramatically improving any overlooking when compared to the existing living accommodation. The existing living accommodation is positioned only 1.2 metres from the elevated boundary with No. 49 Strand Road. The distance from the new footprint to the existing boundary ranges from 4.8 - 6 metres, this encourages sight lines out towards the Atlantic Ocean and will dramatically improve any potential overlooking from the proposed open plan living accommodation.

The first floor bedroom accommodation to the rear has been designed to sympathetically direct and limit views away from No. 49 Strand Road unlike the neighbouring properties in the area which have already set a precedence for overlooking along Strand Road.

Adequate provision is made for public and private open space and landscaped areas as an integral part of the development. In support of the improved amenity space to the rear of the property, it should be noted that this application provides an extra 108 sq m (Total of 178 sq m) when compared to the Creating Places guidelines of 70 sq m per property.

The design of the development draws upon the best local traditions of form, material and detailing.

The design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Yours,

Mark  
Ald. M Fielding

Sent from [Outlook for iOS](#)