

Title of Report:	Planning Committee Report – LA01/2023/1101/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th February 2024
For Decision or For Information	For Decision – Referred Item

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	Development Management and Enforcement Manager

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:

<u>No:</u> LA01/2023/1101/F	<u>Ward:</u> Churchland
<u>App Type:</u> Full	
<u>Address:</u> Lands at 1 Somerset Road, Coleraine	
<u>Proposal:</u> Reconfiguration of the rear amenity spaces for Units 01, 34 and 39. Retention of brick piers and completion of boundary in metal railings, hedging and fencing associated with approved social housing development granted under planning permission LA01/2021/1198/F	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 01/11/2023
<u>Listed Building Grade:</u> N/A	
Agent: Turley	
Applicant: Windsor Developments Ltd	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Executive Summary

- The proposal is considered unacceptable at this location having regard to the Northern Area Plan 2016 and other material considerations.
- The application site falls within Coleraine Settlement Limit.
- No letters of objection have been received in relation to this application.
- No statutory consultees were consulted in relation to this proposal.
- The proposal results in a visually unacceptable front boundary treatment for a housing development due to inappropriate layout, design, form and materials.
- The use of the 1.8m fencing to a public road to screen private amenity and public open space is contrary to policies and guidance (Creating Places) on the provision of quality residential developments.
- The proposal is contrary to criteria (a) and (g) of Policy QD1 of PPS 7 “Quality residential environments”.

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 the north western end of Somerset Road where it adjoins Dunhill Road roundabout and is on the site of the former Pinetrees Country Club which was demolished and the site cleared. The site consisted of areas of hard standing, grassed areas and large trees prior to re-development. An approved housing development is currently being constructed at this location in accordance with planning permission LA01/2021/1198/F for 39 residential units.
- 2.2 Boundary treatments of the site prior to re-development comprised to the north and north west, existing mature trees which bound the Dunhill Road. To the east, the site is bounded by a wall, wooden fencing with pillars and a hedgerow which bounds Somerset Road. To the south, the site is defined by a wire fence which forms the boundary with the premises of a car dealership. The western boundary of the site comprises trees which are adjacent to Dunhill Road. Boundary treatments have been changed given the residential use now under construction.
- 2.3 Development within this area is mixed and includes car dealerships, the Jet Centre, Riverside Retail Park and residential dwellings. The dwellings are made up of a mix of bungalows and two storey dwellings finished with brick and smooth render.

3.0 RELEVANT HISTORY

- 3.1 LA01/2023/1086/DC
1 Somerset Road, Coleraine
Discharge of Conditions 7 & 21 of LA01/2021/1198/F
Under consideration
- 3.2 LA01/2023/1000/NMC
1 Somerset Road, Coleraine
Amend the bin store behind Apartment Block G from a rendered wall to a timber fence boarded both sides
Refusal – 25/10/23
- 3.3 LA01/2023/0400/F
1 Somerset Road, Coleraine
Section 54 application for the variation of condition no's 7, 14 & 21 of LA01/2021/1198/F
Approval – 06/06/23
- 3.4 LA01/2023/0389/NMC
1 Somerset Road, Coleraine
Amendments to site boundary treatments
Approval – 06/07/23
- 3.5 LA01/2021/1198/F
1 Somerset Road, Coleraine
Proposed social housing residential development comprising 12no. apartments and 27no. dwellings, open space, landscaping, parking, associated site works and access arrangements from Somerset Road (39no. units in total)
Approval – 11/05/22
- 3.6 LA01/2021/1044/DC
1 Somerset Road, Coleraine
Discharge of Condition 15 of LA01/2017/1351/F
Approval – 12/10/21
- 3.7 LA01/2017/1351/F
1 Somerset Road, Coleraine
Proposed re-development of site for housing development comprising 2 no. 2 bedroom apartments, 26 no. two storey semi-detached dwellings, 2 no. two storey detached dwellings,

detached garages and roadways for Private Streets
Determination
Approval – 20/05/20

- 3.8 C/2006/0493/F
Pinetrees Country Club, Somerset Road, Coleraine
Residential Development comprising 62 units.
Approval – 23/10/09

4.0 THE APPLICATION

- 4.1 Reconfiguration of the rear amenity spaces for Units 01, 34 and 39. Retention of brick piers and completion of boundary in metal railings, hedging and fencing associated with approved social housing development granted under planning permission LA01/2021/1198/F.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

No letters of objection have been received in relation to this application.

5.2 Internal:

None necessary.

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

Supplementary Planning Guidance

DCAN 8 – Housing in Existing Urban Areas

Creating Places

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within Coleraine 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.

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 9 listed criteria.
- 8.5 Planning permission was granted under LA01/2021/1198/F for a social housing residential development comprising 12no. apartments and 27no. dwellings, open space, landscaping, parking, associated site works and access arrangements from Somerset Road (39no. units in total) at land at 1 Somerset Road, Coleraine.
- 8.6 The previously approved plans for this housing development showed Units 1, 34 and 39 with their rear amenity space enclosed by a render wall onto Somerset Road to provide privacy while also ensuring an appropriate aesthetic appearance onto Somerset Road. Landscaping was also proposed in the form of trees in front of these render walls as well as hedging. The approved front boundary treatment onto Somerset Road comprised a 0.45m plinth red brick wall with railings on top at an overall height of 1.1m as well as red brick pillars 1.35m high.
- 8.7 This proposal entails reconfiguration of the rear amenity spaces for Units 1, 34 and 39. Retention of brick piers and completion of

boundary in metal railings, hedging and fencing associated with approved social housing development granted under planning permission LA01/2021/1198/F.

8.8 The proposed boundary treatment along Somerset Road will comprise red brick pillars 1.35m high and railings in between at a height of 1.1m. Behind this is to be a 1.8m high close boarded timber fence with existing and proposed hedging in front to act as a screen. At other sections along Somerset Road at the entrance, the boundary treatment is to be 1.8m high close bow top galvanized and polyester powder coated black railings. The walkway into the housing development was previously open onto the pavement along Somerset Road but this proposal now seeks to have a gate with railings at this pedestrian entry.

8.9 Relevant planning policy consideration for this proposal is Policy QD1 of PPS 7, criteria (a) and (g) detailed below:

(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;

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

8.10 Paragraph 4.21 states “The overall design concept for a new residential environment should seek to provide contrast and interest balanced by unifying elements to provide coherence and identity.....Coherence can be created in the detailed design of the different dwelling types by following the best local traditions of form, materials and detailing. Developers will be required to provide details of the boundary treatment of buildings as this can significantly affect the overall quality and character of new housing areas. The Department will expect use of appropriate hedge planting and well designed walls or railings as opposed to the wholesale use of close boarded fencing.”

8.11 During the processing of application LA01/2021/1198/F, time was spent ensuring the front boundary treatment along Somerset Road was of a quality design which would contribute positively to the area while the render walls provided privacy to rear gardens of dwellings. These proposed changes to the boundary treatment

along Somerset Road are not considered to be an appropriate design solution as it is resulting in a 1.8m high timber fence at the front which effectively is cutting off the housing development from the road. Timber fencing is not a suitable boundary treatment at the front of housing developments. Although hedging is proposed behind the railings, this would take time to be established and would not screen the whole fence out so visibility would remain. It is important to note that this 1.8m high fence is proposed along approx. 116m adjoining the footpath to Somerset Road. In addition, the change to railings instead of the dwarf wall and railings is not considered a good choice as there is more chance of rubbish gathering at the bottom of these railings which would look unsightly.

- 8.12 The design would result in presenting a hostile frontage to Somerset Road, the very antithesis of what the Quality Initiative set out to achieve. A more appropriate design option should be considered. Paragraphs 3.28 regarding the external image of the development and 4.19 regarding hard landscape works from Creating Places refer.
- 8.13 The use of the 1.8m fencing to a public road to screen private amenity and public open space is contrary to policies and guidance (Creating Places) on the provision of quality residential developments. In addition to the above policies paragraph 4.19 of Creating Places states “Inappropriate choice of means of enclosure, such as the wholesale use of close boarded fencing, can greatly detract from the quality of the development as a whole.” This would have a significant adverse impact on the area and the quality of the housing scheme, furthermore an appropriate treatment has been approved in the previous permission.

Habitats Regulations Assessment

- 8.14 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.

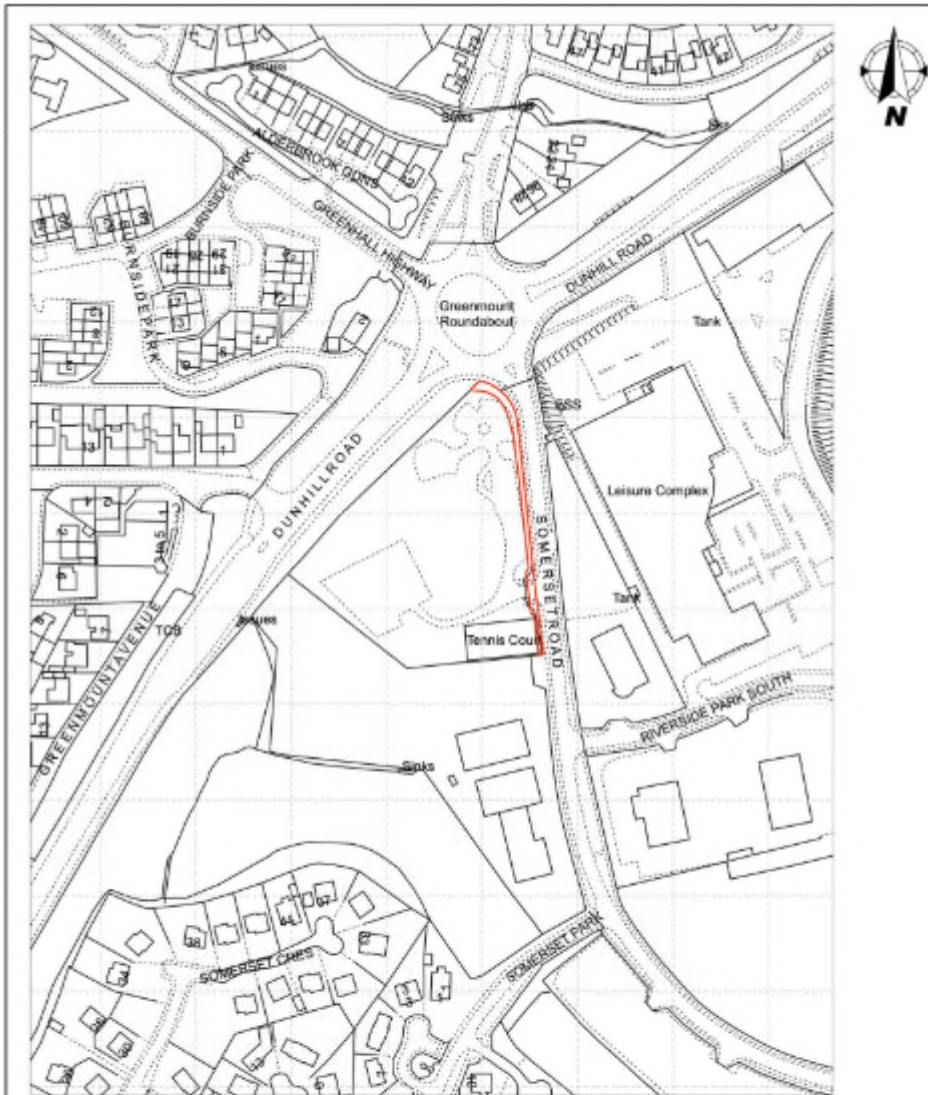
9.0 CONCLUSION

- 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 comprises a new boundary treatment for a housing development adjacent to Somerset Road which is visually unacceptable in terms of design, form, and materials. Refusal is recommended.

10.0 REFUSAL REASONS

1. The proposal is contrary to Paragraphs 4.26 & 4.27 of the SPPS and Policy QD1 of Planning Policy Statement 7 “Quality residential environments” and Creating Places, in that it fails to satisfy criteria (a) and (g) resulting in a visually unacceptable front boundary treatment for a housing development due to inappropriate layout, design, form and materials.

Site Location Map



SITE LOCATION PLAN - OSNI ACE MAP:

RESIDENTIAL DEVELOPMENT AT THE PINES,
SOMERSET ROAD, COLERAINE

Date: September 2023

Scale: 1:2500 @ A4

Drawing No: 21-106-255

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