

Title of Report:	Planning Committee Report – LA01/2021/1163/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th March 2024
For Decision or For Information	For Decision – Referred Application by Alderman Fielding

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:

No: LA01/2021/1163/F **Ward:** PORTRUSH AND DUNLUCE

App Type: Full

Address: 21-27 Causeway Street, Portrush

Proposal: Proposed replacement of existing 4no. private dwellings with 4no. private dwellings (2no. 2.5 storey & 2 no. 3 storey) with associated amenity areas and concealed private roof terrace

Con Area: N/A **Valid Date:** 23.09.2021

Listed Building Grade: N/A

Agent: Shane Birney Architects, 80-81 Ebrington, Derry-Londonderry, BT47 6FA

Applicant: Mr E Kelly, 43 Fallalea Lane, Maghera, BT46 5JU

Objections: 2 **Petitions of Objection:** 0

Support: 2 **Petitions of Support:** 0

EXECUTIVE SUMMARY

- Full planning permission is sought for the proposed replacement of existing 4no. private dwellings with 4no. private dwellings (2no. 2.5 storey & 2 no. 3 storey) with associated amenity areas and concealed private roof terrace
- The site is located within the Portrush Settlement Development Limit as defined Northern Area Plan 2016. The site is located within an Area of Archaeological Potential.
- DFI Roads, Environmental Health, NI Water, HED (Historic Monuments and Historic Buildings) were consulted on the application and raise no objection.
- Two objections and two letters of support have been received on the proposal.
- This proposed frontage and fenestration pattern is considered to be of detriment to the character of the street. The first floor window pattern is replicated four times and the scale of the proposed dwellings exacerbates this pattern and the units appear unacceptably prominent in the street. Arguments have been made in relation to precedent in the area which is not set.
- The proposal is not considered to respect its surrounding context and is not appropriate to the character of the area in terms of the appearance of the buildings. The pattern of development proposed is not in keeping with the overall character and environmental quality of the established residential area.
- An enforcement notice has been served for the removal of four unauthorised dwellings and all rubble and construction materials. Due to differences in the drawings submitted under this application and the buildings constructed on site, a grant of approval of this

application will not resolve the matters within the enforcement notice.

- Refusal is recommended.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

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 and guidance in sections 7 and 8 and resolves to **REFUSE** outline planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located 21-27 Causeway Street, Portrush

On site were four dwellinghouses fronting onto Causeway Street. The dwellings were in a traditional design. To the rear of the site is a laneway which serves properties at No's 6 and 7 Strandmore. The properties to the rear of the site at Strandmore sit at a lower level to that of the application site. The properties were a mixture of smooth and dash render painted with tiled pitched roofs. The character of the area is predominately residential with some commercial development in close proximity.

- 2.2 The site is located within the Portrush Settlement Development Limit as defined in the Northern Area Plan 2016. The site is located within an Area of Archaeological Potential.

3 RELEVANT HISTORY

Planning Reference: LA01/2015/1072/F

Location:

Proposal: Proposed replacement two storey dwelling @ 6 Strandmore, Portrush for domestic use

Decision: Permission Granted 21.07.2016

Planning Reference: LA01/2018/0204/F

Location:

Proposal: Alterations and refurbishment to existing dwelling, which

includes the demolition and reconstruction of existing rear return
(Amended scheme)
Decision: Permission Granted 29.08.2018

Planning Reference: LA01/2020/1082/F

Location:

Proposal: Proposed replacement two storey dwelling for domestic use
(Change of house type from LA01/2015/1072/F)

Decision: Permission Granted 23.02.2021

Planning Reference: LA01/2023/1172/F

Location:

Proposal: Alterations to the rear of dwelling, addition of a second floor
including new balcony and extension of the pitched roof

Decision: Under Consideration

4 THE APPLICATION

- 4.1 This is a full application for the proposed replacement of existing 4no. private dwellings with 4no. private dwellings (2no. 2.5 storey & 2 no. 3 storey) with associated amenity areas and concealed private roof terrace

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Advertised in the Coleraine Chronicle on 27.09.2021.

Neighbours: Neighbours were notified on 22.10.2021 and re-notified on 29.11.2023

Two letters of support and two objections were received on this application.

Letters of Support

The letters of support raise the following matters:

- Support for the application from No's 19 and 29 Causeway Street.

Objections

The objections raise the following matters:

- Lack of notification
- Removal of stone wall with it not built to the same standard
- Sand and dirt being blown onto property and requirement for temporary fencing
- Vehicles blocking the laneway to the rear
- Limited information provided in relation to existing dwellings has been provided which is required to assess appropriately.
- Replacement of modest terrace dwellings with significantly larger replacement dwellings with footprints doubling.
- Overdevelopment of the site with the form utilising the entire site behind the building line with built form to include a rear covered terrace with balcony over.
- The rear returns are not subservient to the main building and question the accuracy of the drawings in this area. Sections and 3D modelling are required.
- The ridge levels have increased and are incongruous in the street when compared to existing dwellings. Existing ridge levels should be respected.
- The provision of private amenity in the form of a balcony and roof terrace are inappropriate for large 5 bedroom dwellings.
- The first floor rear balconies will have an unacceptable adverse effect on existing properties in terms of overlooking etc.
- Proposal contrary to criteria a, c and h of Policy QD 1 of PPS 7.
- No objection to redevelopment but the considerably larger dwellings is wholly inappropriate.

5.2 Internal

DFI Roads no objections.

NI Water no objections.

HED no objections.

Environmental Health no objections.

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 3 (PPS 3) – Access, Movement and Parking

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

Planning Policy Statement 7 – Quality Residential Environments

Planning Policy Statement 7 (Addendum) – Safeguarding the Character of Existing Residential Areas

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development, visual integration/impact on rural character, access and flooding.

Principle of development

- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.
- 8.3 The proposal relates to the demolition of four 2 storey terraced dwellings on Causeway Street, Portrush and the replacement with four new dwellinghouses. The proposed dwellings comprise two 2.5 storey and two 3 storey dwellings.
- 8.4 During the assessment of this application, the dwellings on site were demolished and four unauthorised dwellings were constructed. An enforcement notice has been served for the removal of the four unauthorised dwellings and all rubble and construction materials.
- 8.5 The assessment under this application is solely on the drawings submitted with the application. The buildings constructed on site differ from that depicted on the drawings submitted under the application. Therefore, a planning approval for this application would not resolve the matters within the enforcement notice.
- 8.6 The proposal relates to the replacement of four dwellings with four dwellings. Consequently, the density of the proposal will be the same as existing.
- 8.7 The principle of the replacement of four dwellings in this location is acceptable.

Design

- 8.8 The proposal results in an increase in the scale and massing from that of the existing dwellings on site. A contextual elevation drawing has been submitted which shows the ridge heights of the proposed

dwellings sitting lower than No. 15 Causeway Street in the case of all four units. The ridge heights are in context with that existing on the street. The eaves heights for No's 21 and 27 sit in keeping with that of No. 25. The eaves heights for No's 23 and 25 sit lower than that of No. 15. The eaves heights are acceptable.

- 8.9 There will be views of the gables on approach to the site in both directions. The gables are plain and due to the height difference between the adjoining properties at No's 19 and 29 there will be views of the gables. These views are considered to be acceptable in context. The roof design conceals the terraces at the rear. Between each unit is a party wall. The side elevations indicates that this projects above the ridge slightly in the case of the transition from the two end units to the two middle units. This will be read in context of the gable differences between the said units.
- 8.10 An objection raises the ridge levels as being incongruous in the streetscape. The ridge levels are shown in the contextual drawing to be in keeping with the ridge heights along Causeway Street.
- 8.11 The proposal results in an increase in massing. This is raised by an objector as doubling the footprint and as overdevelopment with the site filling up the plot. The proposal relates to replacement of terrace properties. Generally, there are no concerns in relation to the footprint or massing of the proposal subject to it being acceptable in terms of the separation distances and impact on the residential amenity of neighbouring properties and so long as there is sufficient amenity space provision. The size of the units are not considered to unacceptable. It is considered that the size of the building will not read inappropriately in the streetscene from Causeway Street. The units are indicated to sit flush with the established building line. It is considered that the proposal is appropriate to the character and topography of the site in terms of its layout, scale, proportions and massing. There are no other structures proposed and landscaping and hard surfacing are considered below.
- 8.12 In relation to the appearance and pattern of development there are concerns with the design of the front elevation. Two front elevation options were provided with an option agreed on 4th November 2022. Further to this agreement amendments to the elevation were sought from the agent. This arrangement is not considered to be acceptable in terms of the fenestration pattern. It is considered to be of detriment to the character of the street and would be intrusive. The first floor

window pattern is not appropriate and given that the proposal relates to four dwellings it is replicated four times. The units are the largest units book ended by No's 15 and 35 Causeway Street which are a similar height and higher. The scale of these units exacerbates this pattern and the units appear unacceptably prominent in the street. Arguments have been made by the agent in relation to development in the area. These are not considered to be comparable to the proposal.

- 8.13 The proposal is not considered to respect its surrounding context and is not appropriate to the character of the area in terms of the appearance of the buildings. The pattern of development proposed is not in keeping with the overall character and environmental quality of the established residential area.
- 8.14 The proposed materials and finishes comprise natural slate roof tiles, smooth render painted walls, white triple glazed windows, hardwood painted doors and black rainwater goods. These materials and finishes are in keeping with the character of properties along the street and draw from the best location traditions.
- 8.15 The size of each of the units exceeds the space standards within Annex A of APPS 7.
- 8.16 An objection has raised that insufficient information for existing dwellings has been provided and the accuracy of the drawings has been queried.
- 8.17 Additional information was submitted further to this objection in relation to existing properties. Planning history and photographic evidence has also been used in this assessment. Accuracy of the drawings was raised in relation to gable elevations and this has been amended. It is noted that there are still some discrepancies between plans. However, assessment is still able to be made on the proposal. Sections were submitted and 3d visuals are not considered to be necessary.

Residential Amenity

- 8.18 The proposal is located on Causeway Street with properties located along both sides of the street. To the rear of the development is a laneway which provides access to the rear of the properties on Causeway Street and properties on Strandmore. The dwellings on Strandmore are located at a lower level than Causeway Street with

the rear gardens generally raising from the rear of the dwellings to meet the laneway and rear boundaries of properties on Causeway Street.

- 8.19 Views from the front windows of the proposal are onto the public road. There are no concerns with overlooking from these windows.
- 8.20 The rear elevation features rear windows, a roof terrace, first floor balcony and ground floor terrace. There no overlooking concerns from the ground floor terrace given its location. The Light and Privacy Section drawing indicates that there is a 1.8 metre roof line at the rear of the terrace. This means that any views from the roof terrace towards the properties on Strandmore would be restricted. There are no overlooking concerns from the roof terrace.
- 8.21 The nature of the impacts from the first floor balcony and windows and second floor windows differs between No's 3 – 5 Strandmore and No's 6 and 7 Strandmore.
- 8.22 The land at the rear of No's 3 -5 Strandmore steps down from the laneway at the rear of the proposal. Along the boundary with this laneway there are walls/buildings which enclose the rear of No's 3 – 5. The laneway ends at the rear garden area of No. 6 and 7 Strandmore. The rear area of No's 6 and 7 Strandmore are flat with land falling away into a landscaped garden at No.7 Strandmore.
- 8.23 Creating Places outlines a 20 metre separation distance between opposing properties and a 10 metre minimum separation distance from the rear windows of the property to the common boundary. Where proposals are located on sloping sites or accommodation is on upper floors this separation distance requirement increases.
- 8.24 The buildings at the rear of No's 3 – 5 Strandmore are located approximately 10.5 metres from the second floor rear windows and 7.5 metres from the first floor balconies.
- 8.25 The Light and Privacy drawing outlines that the properties at No's 4 – 7 Strandmore have their private amenity space to the front of the units. This position is not accepted as this space is not private.
- 8.26 Due to the presence of the structures/walls and level difference from the rear of No's 3 – 5 Strandmore it is considered that any overlooking from the first floor balconies and rear windows at first floor would be

limited towards the most private amenity space area and rear windows of these properties. These views would not be unacceptable.

- 8.27 The second floor windows were requested to be reduced to prevent any unacceptable overlooking. The plans were amended to indicate the second floor windows to have infill panels within opening apertures. These panels are required to be implemented under condition. The second floor rear windows are indicated to each serve a bedroom.
- 8.28 These windows are located approximately 10.5 metres from the common boundary of No's 3 -5 Strandmore. This distance includes the rear separation to the common boundary of the application site and the laneway. The separation distance from the rears of No's 3 – 5 Strandmore and its common boundary is also approximately 10.5 metres. Having regard to the separation distances achievable, the bedroom use and the size of the window opening, it is considered on balance that any overlooking from the second floor windows to No's 3 – 5 Strandmore would not be unacceptable.
- 8.29 The nature of the views from the first and second floor rear windows and first floor balcony to No's 6 and 7 Strandmore differs from that towards No's 3 – 5. The laneway terminates at the boundary of No. 6. However, both No. 6 and 7 do not have a defined curtilage and it appears that the laneway continues along the rear to allow for access to both properties. The two southern most units directly adjoin the boundaries with No. 6 with the remaining two units located further to the north. The separation distance from the first floor balcony to the common boundary with No. 6 from the southernmost units ranges between 3 – 3.2 metres. The second floor windows are approximately 6 metres from the boundary from the same units. These distances are significantly below the separation distances outlined in Creating Places.
- 8.30 The first floor balconies are indicated to have 1.4 metre high glazing handrails on the floor plans but 1.2 metre high infill panels on the rear elevations. The Light and Privacy drawing argues that this will reduce views when sitting down. Where the proposal adjoins the rear boundaries with No's 6 and 7 Strandmore it is considered given the similar levels directly at both sides of the common boundary that guidance should be applied in relation to views from main use accommodation on upper floors.

- 8.31 Planning history indicates the arrangements for No's 6 and 7 Strandmore.
- 8.32 Application LA01/2020/1082/F relates to a proposed replacement two storey dwelling for domestic use as a change of house type from LA01/2015/1072/F. From site visits the original dwelling was demolished with construction of a dwelling taking place on site. The construction of this dwelling resulted in non-delivery of a neighbour notification letter to No. 7 Strandmore which was cordoned off. Further notification took place in November 2023 to this property.
- 8.33 The approved plans indicate a two story dwelling. Due to the difference in levels between the front and rear of the site, the first floor has access onto the land to the rear where the laneway at the rear of the proposal terminates. Access onto this area is from a hall and stairwell with three windows and a door. These windows/door are located 11.5 metres from the common rear boundary with the proposal. The ground floor is not visible from the rear of the dwelling as the parking area is located on top of the ground floor bedroom. The access from the rear is directly onto an area of parking. Beyond this area of parking is an area of hardstanding operating as lane providing vehicular access to the parking area, to the laneway to the north and No. 7 Strandmore to the south.
- 8.34 Application C/2012/0412/F relates to a 2 storey rear extension with kitchen on ground floor and bedroom above to No. 7 Strandmore. The approved floor plans indicate a bridge serving a proposed bedroom at first floor. This bedroom has a door with two small connected windows. This door/windows are 11 metres from the common boundary. There are no other windows facing the common boundary at first floor. The ground floor has two windows facing the common boundary. These windows serve a bathroom and bedroom. Both these windows have outlook onto the rear garden which sits at a lower level than the common boundary with the proposal. The bathroom window is located 14.5 metres from the common boundary. The bedroom window is located 16 metres from the common boundary. The outdoor areas indicate a driveway in the western portion adjoining the boundary with the proposal. There is a garden area adjoining the dwellinghouse. From site visit this is tiered with the main sitting out area located at the lower level accessed off a set of steps. The closest location of this sitting out area to the common boundary with the proposal is 9.3 metres away.

- 8.35 The dwellings to be replaced have windows on the rear returns which overlook the rears of both No's 6 and 7 Strandmore. However, the proposed windows/balconies at first and second floor would introduce further overlooking given the increase in the number of viewpoints.
- 8.36 Views towards the rear facing bathroom at No. 7 are not considered to be unacceptable given the nature of the use of the room. The views towards the ground floor bedroom window are not considered to be unacceptable having regard to the size of the window and the separation distances involved.
- 8.37 In relation to the outdoor areas, No. 6 Strandmore does not have any formal recreational space indicated at the rear with parking only. However, the space to the front of the property is not private space. The space at the rear would be more private than at the front of the property and it could be utilised as private space. Conversely, there is a formal sitting out area located at the rear of No. 7 Strandmore.
- 8.38 Views from the windows at first floor into these areas will be obscured by the 1.4 metre screen on the balcony. This obscuring of the windows in combination with the separation distances and extent of overlooking with the dwellings to be replaced it is considered on balance that any views from the first floor windows would not be unacceptable. Similarly, the second floor windows have been reduced with the introduction of the infill panels. These result in the windows being similar in size to that on the returns of the dwellings to be replaced. It is considered on balance, having regard to the existing circumstances and the separation distances involved that any overlooking from the windows at the rear would not be unacceptable. The rear balconies at first floor sit closer to the boundary than the windows. The obscure screen will prevent overlooking whilst standing closer to the rear wall of the dwelling. Standing at the edge of the balcony there will be views down towards No's 6 and 7. Any views towards the windows of these properties is not unacceptable as previously outlined. Views towards the garden areas are not on balance considered to be unacceptable considered the separation distances involved.
- 8.39 Given the separation distances involved there are no concerns in relation to loss of light or overshadowing to any of the properties on Strandmore.

- 8.40 Conditions should be applied requiring the installation and retention of the balcony screen as well as the infill panels at second floor.
- 8.41 The Light and Privacy Section drawing indicates that there was no objection from adjoining neighbours at No's 19 and 29 Causeway Street. Two letters of support have been received from these properties. Although this is acknowledged this does not mean that compliance with the policy test is not required.
- 8.42 Given the siting within a terrace, any impact on No's 19 and 29 Causeway Street is relative to the increase in size and footprint of the dwellings from that existing. Given the siting of the windows/balconies/terraces of the proposal and the location of the screen walls relative to these properties there are no concerns in relation to unacceptable overlooking.
- 8.43 The proposal sits flush with the building line at the front and extends further back at the rear. The front/rears of the proposal are orientated west/east. No. 29 Causeway Street is located to the southeast of the proposal. Any loss of light or overshadowing to this property would be in the early morning and would vary throughout the year as to the extent of impact with sun position. Any impact is unlikely to be significant and there are no concerns with loss of light or overshadowing to this property.
- 8.44 No. 19 is located to the north. Impacts at the front are not likely to be unacceptable given the siting within the building line. The proposed dwelling closest to No. 19 is 2.5 storey which is a half storey higher than the dwelling to be replaced. The rear of the dwelling extends past that of the existing development at No. 21. No. 19 has a first floor terrace area at the rear, flat roof return and outdoor courtyard. The submitted plans for No. 19 are inaccurate as they don't indicate full detail of the return of No. 19 and its terrace. The existing dwelling sits slightly past the return of No. 19 with its terrace generally unaffected by the existing dwelling to be replaced. The proposal sits at a higher height and sits further forward of the rear building line with No. 19 than existing. Application LA01/2023/1172/F under consideration at No. 19 includes existing floor plans and includes alterations to the rear balcony arrangements. The impact of this proposal would be required to be considered under the assessment of that application. The extent of the balcony at No. 19 is located 4.25 metre from rear boundary with rear wall of the dwelling 7.8 metres from the rear boundary. The proposed balcony on the proposal sits approximately halfway across

the length of the balcony. The remaining half is the built form of the proposed dwelling. There will be an increase in impact on No. 19. However, any loss of light or overshadowing is not considered to be unacceptable having regard to the location of the boundary treatment and walls of the dwelling.

- 8.45 Environmental Health raised no adverse comment to the proposal. They noted the comments from NI Water. NI Water advised they were content in April 2022.
- 8.46 Overall it is considered that the proposal would not result conflict with adjacent land uses and that there would be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Public and Private Open Space

- 8.47 Public open space is in the form of a paved front garden with some planting indicated. No details have been provided on the drawings in relation to the boundary treatment at the front, the planting detail and surface finishes for the front garden area. The usage of hard surfacing is acceptable in principle given a similar arrangement along properties to the front of the site. Conditions would be required to be applied for the agreement of the boundary and surface finishes at the front.
- 8.48 An objector has raised removal of a boundary wall at the rear and its replacement. The plans indicate a 2.4 metre high separating masonry wall at the rear. This is considered to be an acceptable replacement wall in this location. The remainder of the boundary remains unclear. A condition should be applied to require a wall/fencing along this boundary to provide enclosure.
- 8.49 An objector has raised concerns under criterion (c) of Policy QD 1 and that the balconies and roof terrace are not appropriate forms of private amenity space for 5 bedroom properties.
- 8.50 Private amenity space provision is similar for each unit. The space provision comprises a private terrace at the rear ground floor, balcony at rear first floor and roof terrace. This has been raised as a concern based on the size of the units.
- 8.51 The application site relates to replacement of terrace properties so there is limited opportunity for the provision of garden space in this

location. Most properties along Causeway Street do not have large gardens. The proposal has ground external areas which are not dissimilar to that found on adjoining properties. The submitted plans indicate separation between the balconies and terraces so as to not permit overlooking directly into the adjoining balcony/terrace.

8.52 The units all exceed the 40sqm minimum space provision outlined in Creating Places. The units at No's 21, 23 and 27 exceed 70sqm with one unit slightly under 70sqm. It is considered on balance that the private amenity space provision is acceptable.

Access and Parking

8.53 The proposal seeks the replacement of a single two storey and three 2.5 storey properties with two 2.5 storey and two 3 storey properties. It is unknown as to the number of bedrooms in the original properties. However, each unit proposed is a five bedroom property.

8.54 Given the location of the proposal none of the terraced properties have in-curtilage car parking provision along this section of Causeway Street. Car parking for these units is on-street. Weighing this up and considering the size of the properties proposed relative to that of the former properties it is considered that there would be an increase in parking burden. However, this is not considered to be significant and parking provision on street is adequate and appropriate to serve the proposal in a similar circumstances to that of the former dwellings.

8.55 The proposal is located in close proximity to the designated town centre. The proposal provides a movement pattern that supports walking and cycling. The site levels are satisfactory and meet the needs of people whose mobility is impaired. Public transport links are in walking distance with adequate and convenient access available. There is no requirement for traffic calming measures as part of this proposal.

8.56 DFI Roads were consulted on the proposal and advised that they have no objection to the proposal subject to informatives. The ground floor plan was subsequently amended. However, no changes were made to the road details.

Archaeology

8.57 The application site is located within an Area of Archaeological Potential and near to Craig Vara House a listed building. Historic Environment Division Historic Monuments were consulted on the proposal and advised that:

Having considered the impacts of the proposal. HED (Historic Monuments) is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

8.58 Following receipt of this response construction work for an unauthorised development began on this site. As the requirements of the requested conditions by HED are pre-commencement conditions and require ground survey works and building work was carried out on site these conditions could no longer be applied.

8.59 An Archaeological Impact Assessment was submitted for the proposal. HED: Historic Monuments were re-consulted and advised:

Historic Environment Division (Historic Monuments) HED (HM) has reviewed the archaeological impact assessment submitted in respect of LA01/2021/1163/F. HED (HM) note that any archaeological potential of the site has been removed by the development which has already taken place. Since it is not possible to retrospectively mitigate against any archaeological impact which may have occurred HED agree with the recommendations that no further archaeological mitigation is necessary or indeed possible.

8.60 There are no specific planning policy grounds under which refusal of the application on the removal of the archaeological potential of this site could be considered.

8.61 However, paragraph 6.4 of the SPPS outlines the strategic objective of planning to secure the protection, conservation and, where possible, the enhancement of our built and archaeological heritage.

8.62 The removal of the archaeological potential of this site without agreement with Historic Environment Division for the mitigation against any archaeological impact directly contravenes these

objectives.

- 8.63 Paragraph 4.38 of the SPPS outlines the requirement for an integrated approach to the management of the natural and cultural aspects of the landscape for which all of us share a collective responsibility. The approach taken in respect to unauthorised development on this site is regrettable.

Other Matters

- 8.64 There is no requirement for local neighbourhood facilities given the scale of the proposal.

Habitats Regulation Assessment

- 8.65 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.

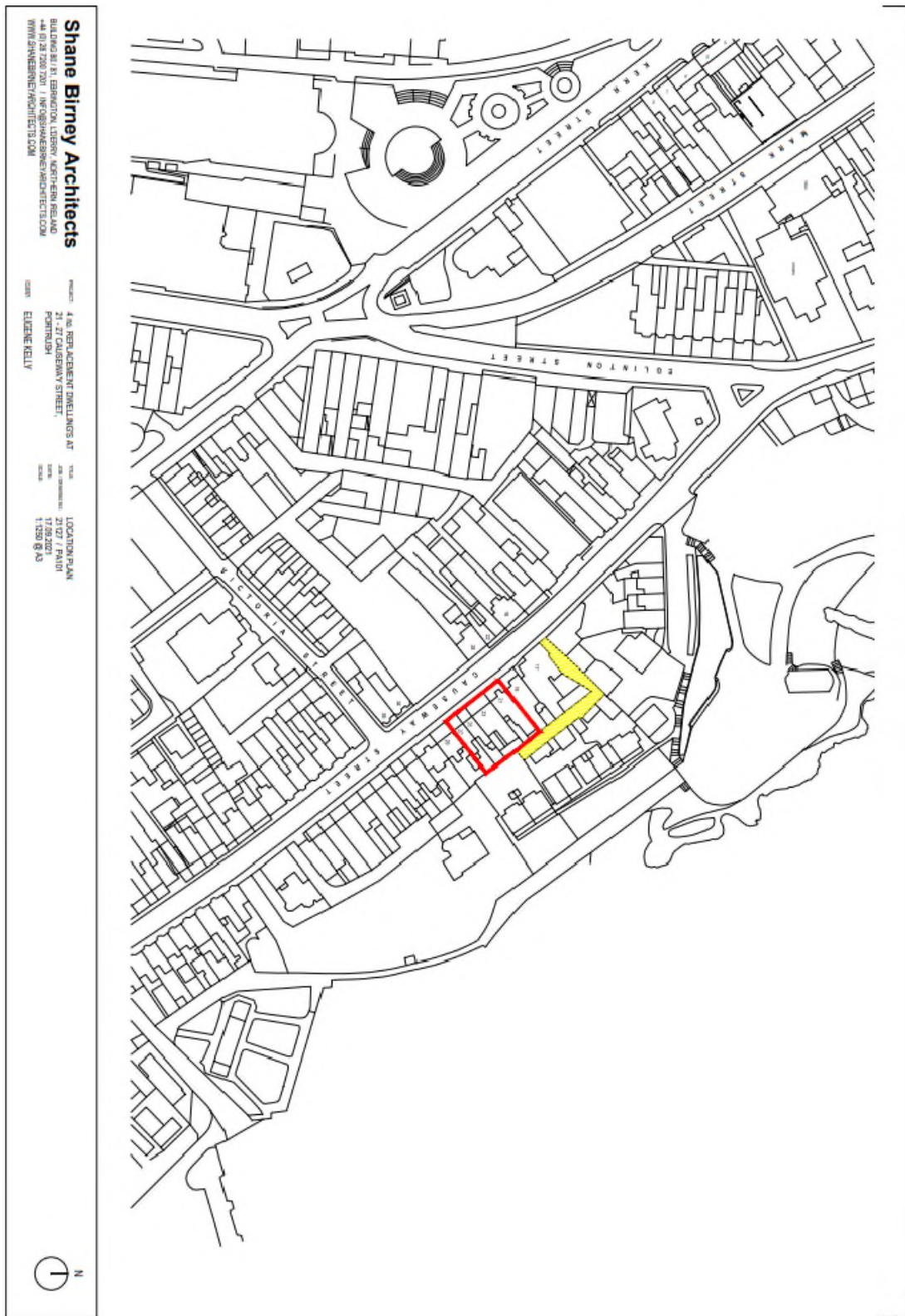
9 CONCLUSION

- 9.1 The proposal is contrary to criterion (a) of Policy QD 1 of PPS 7 and criterion (b) of Policy LC 1 of APPS 7 as the proposed frontage design and fenestration pattern results in the dwellings being a prominent feature in the streetscene which is of detriment to the character of Causeway Street. The application is recommended for refusal.

10 Reasons for Refusal

1. The proposal is contrary to criterion (a) of Policy QD 1 of Planning Policy Statement 7: Quality Residential Environments and criterion (b) of Policy LC 1 of Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas in that the proposal does not respect the surrounding context, is not appropriate to the character of the site in terms of appearance of buildings and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.

Site location Map



From: Mark Fielding <Mark.Fielding@causewaycoastandplens.gov.uk>

Sent: Monday, February 26, 2024 8:21 AM

To: Planning <Planning@causewaycoastandplens.gov.uk>

Subject: LA01/2024/1163/F - Referral

Planning Ref: LA01/2024/1163/F

From: Mark Fielding

07971 059829

mark.fielding@causewaycoastandplens.gov.uk

I wish to refer the above Planning Application to Planning Committee for the following reasons.

1. The proposal at 21-27 Causeway Street Portrush is to replace 4 existing dwellings with 4 new dwellings.
2. The window arrangement is in keeping with the verticality theme on causeway street.
3. Causeway street has many variants of windows and no one character is established or sets a stringent design criteria.
4. There is a commenced apartment block across the street with floor to ceiling glass coupled windows and is acceptable; therefore the 4 new dwellings to replace the existing 4 dwellings with a softer touch / mixed window arrangement is acceptable as it relates to the window arrangement with the top of the windows and sills all aligned with the street and neighbouring properties.

Yours,

Mark

Ald. M Fielding

Referral Request