

Title of Report:	Planning Committee Report – LA01/2022/0137/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd May 2024
For Decision or For Information	For Decision – Objection Item
To be discussed In Committee YES/NO	NO

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

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>App No:</u>	LA01/2022/0137/F	<u>Ward:</u>	Hopefield
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lands at and to the rear of Briarfield, 107 Hopefield Road, Portrush		
<u>Proposal:</u>	Construction of outbuildings containing three detached dwellings in the field to the rear of Briarfield, 107 Hopefield Road, Portrush and ancillary development incorporating a new domestic garage adjoining Briarfield, amendments to the access including retention of the existing gate pillars, amendments to the access and works to the access laneways, hard and soft landscape works, bin storage and car parking.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	04.02.2022
<u>Listed Building Grade:</u>	N/A		
<u>Applicant:</u>	Drumeen Construction Ltd		
<u>Agent:</u>	Pragma planning & Development Consultants Ltd, Scottish Provident Building, 7 Donegall Square West , Belfast, BT1 6JH		

Executive Summary

- Full planning permission is sought for 3no. detached dwellings.
- The site is located within the Settlement Development Limit of Portrush.
- The site is within the rear curtilage of a listed Grade B+ Dwelling.
- Previous concerns raised by Historic Environment Division in relation to this proposal have been addressed to their satisfaction.
- The proposal is acceptable in terms of its layout, scale, massing, design, materials and will not offend the character of the surrounding area. The proposal will not adversely harm neighbouring residential amenity. The site is acceptable in relation to access, traffic, parking, natural heritage, built heritage & drainage.
- There are 39 objections to the proposal from 15 Objectors and 13 separate addresses. These have been fully considered in the assessment of the application.
- The proposal complies with all relevant planning policies including the Northern Area Plan 2016, SPPS, PPS 3, PPS 6, PPS 7, PPS 7 Addendum, PPS 15 and all relevant guidance including DCAN 8, DCAN 15, Departmental Parking Standards and Creating Places.
- The application is recommended for Approval.

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

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

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site incorporates 107 Hopefield Road Portrush, a grade B+ listed dwelling, and an area of land to the rear of the dwelling which currently serves as an ancillary paddock. The topography of the site falls from south to north and west to east. The proposal is to be located within the paddock. To the east of the site is single storey detached residential units at 43- 49 Carneybaun Drive. To the south of the site is single storey detached residential units at 109 Hopefield Road and 1-3 Cormenagh Court. A portion of the northern boundary of the site abuts 2 storey detached residential units at 3- 4 Corrstown Park. The site is accessed from Hopefield Road. A modified version of the existing access is proposed to facilitate the development.
- 2.2 The site is located within the Settlement Development Limit of Portrush. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016. The character of the surrounding area is defined with medium to low density detached single and two storey residential development.

3.0 RELEVANT HISTORY

- 3.1 No recent relevant planning history.

4.0 THE APPLICATION

- 4.1 Full planning permission is sought for 3no. detached dwellings to the rear of 107 Hopefield.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

39 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 remainder of this report:

Access/Transport

- Inability to provide safe vehicular access.
- Inability for Hopefield Road to cope with additional traffic.
- Scope for parking and turning limited within the site due to scale of the proposal.

Design/Character

- Proposed layout not in keeping with the surrounding area.
- Proposed density not in keeping with surrounding development.
- The height of the proposed dwellings is excessive.
- The use of terms 'outbuildings' and 'courtyard' is inaccurate in this context.
- Proposal is not for detached family homes, like surrounding area.

Impact on Listed Building/ Listed building setting.

- The proposal will detract from the character of the listed building and setting by virtue of design, density, and proximity to listed building.

Amenity/Noise/Overdevelopment

- Loss of light to existing surrounding development due to scale and proximity.
- Overshadowing.
- Overlooking.
- Limited back-to-back distance.
- New road 2.5m from bedroom will disturb sleep.
- 6ft privacy fencing should be provided along with hedging.
- Noise from prospective residents and those using the proposed

- access.
- Dominance.

Drainage/ Sewerage

- Increase in hardstanding will exacerbate runoff from site to an unacceptable degree.
- Sewerage infrastructure will be overloaded.

Other

- Previous proposal for bungalows refused.

5.2 **Internal:**

DFI Roads: No objections subject to condition(s)

NI Water: No objections subject to condition(s)

Environmental Health: No objections

Historic Environment Division: No objections subject to condition(s)

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 3: Access, Movement and Parking

PPS 6: Planning, Archaeology and the Built Heritage

PPS 7: Quality Residential Environments

APPS7: Safeguarding the Character of Established Residential Areas

Supplementary Planning Guidance

Creating Places

Development Control Advice Note 8: Housing in Existing Urban Areas

Development Control Advice Note 15 Vehicular Access Standards

Parking Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposed dwelling 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: principle of development, visual impact and character, design, relationship with neighbouring dwellings, access and parking, impact to the listed building and its setting and consideration of objections.

Principle of Development

- 8.2 The site is located within the Portrush Settlement Development as defined within the Northern Area Plan 2016. The site forms part of the curtilage of an existing listed dwelling (107 Hopefield Road).
- 8.3 The proposal is considered back land development for which DCAN 8 provides guidance. DCAN 8 states that *backland development on plot depths of less than 80m is unlikely to be acceptable*.
- 8.4 The proposed site exceeds 80m with adequate separation between the proposed dwellings, existing listed building and surrounding residential development.
- 8.5 The principle of some residential development on this site is acceptable provided it is of a form and scale which respects the listed building and local context, it achieves a coherent and legible form, existing landscape features are integrated, it provides a residential aspect onto the new road and care is taken over the integration of existing and new landscapes and streets, as per DCAN 8.
- 8.6 The development can be provided without unacceptable impact to the listed dwelling or surrounding dwellings.

Quality in the Residential Environment

- 8.7 Policy QD 1 of PPS 7 outlines the following under criterion (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 surface areas.

- 8.8 Policy LC 1 of PPS7 Addendum is also applicable and outlines the following under criterion (a) and (b) respectfully:

The proposed density is not significantly higher than that found in the established area.

The pattern of development is in keeping with the overall character and environmental quality of the established residential area.

All dwelling units and apartments are built to a size not less than those set out in Annex A of PPS7 Addendum.

- 8.9 The area of the site in which the 3 proposed dwellings are to be located measures approximately 0.2ha. at a density of 15 dwelling per hectare. The calculation of density is outlined as dwellings per hectare under PPS 7 Addendum. The Carneybaun Drive cul-de-sac measures approximately 1.1ha with a density of 14 units per hectare. 43, 45, 47 and 49 Carneybaun Drive are on a site area of approximately 0.3 ha. at a density of 13 units per hectare.

- 8.10 It is accepted that a marginal increase in density is proposed however it is not considered to be significantly higher with an increase of 1-2 dwellings per hectare. The proposed density has been raised by objectors. In this respect it is considered that the proposed density will not significantly erode the character, environmental quality or amenity of the surrounding area and that the proposed density along with its scale, massing, layout and design will respect adjacent housing and safeguard the privacy of existing residents. There are no concerns in relation to density with regard to the requirements of Policy LC 1.

- 8.11 While backland development is not common within the immediate area the proposed site is in accordance with the guidance set out in DCAN 8. It is considered that this

development can be provided without unacceptable impact to surrounding amenity.

- 8.12 The proposal consists of 3 detached dwellings with associated access road, parking areas, and amenity areas. A detached garage is also proposed to be ancillary to 107 Hopefield Road. All 3 dwellings provide 3 bedrooms and have an internal floorspace of approximately 184sqm, significantly exceeding the minimum space standards set out in Annex A of PPS7 Addendum.
- 8.13 In relation to the scale, massing and design of the proposed dwellings, the proposed dwellings will have an eaves height of approximately 3.3m from ground level and a ridge height of approximately 6.4m. Due to the shallow pitch of the mansard roofs, 2 floors of accommodation are provided at a height closer to that of a bungalow. The mansard roof design ensures that the height and massing of the proposed dwellings will have minimal impact to surrounding visual and residential amenity. The proposed dwellings are distinct in style to the neighbouring development at Carneybaun Drive and are considered by the Council and HED to be sympathetic to the listed building and its setting. It is considered that the limited height and massing of the proposed dwellings and their positioning will ensure they will not be intrusive or dominant when viewed from Carneybaun Drive. The mass of the proposal is broken up with the gaps between the dwellings and the stepping down of the development with the topography of the site.
- 8.14 The proposed frontage of dwellings is approximately 10.7m in length. The footprints are largely square with a side elevation of 10m in length. There is a small gap between each dwelling. The frontage lengths are about a third shorter than those found in Carneybaun Drive however the square footprints and limited ridge heights ensure that the massing of the proposal is acceptable.
- 8.15 The final iteration of the scheme, considered in this report, has changed significantly from the original submission where the scale, massing, design and density of the proposal was considered unacceptable in the context of the site.

- 8.16 The proposed development will not alter the immediate streetscape due to the location of the proposed dwellings, screened by the listed building and associated landscaping from Hopefield Road
- 8.17 Due to the scale and location of the proposed dwellings, there will be little visual linkage between the streetscape at Carneybaun Drive. The distinct design of the dwellings will therefore be most clearly visible from the listed building and grounds. This arrangement limits the importance of the dwellings having a design which is visually cohesive with Carneybaun Drive. On approach to the site on Hopefield road the development will be screened by existing vegetation and development at Cormenagh Court. On approach to the site from the north on Hopefield Road, vegetation and development on Corrstown Park will screen much of the proposal from public view. The proposal will be visible from 3 and 4 Corrstown Park however, given the limited scale and significant separation distance it will not appear dominant or overbearing. Again, due to limited intervisibility from the streetscape, the distinct design of the dwellings will not have an unacceptable visual impact.
- 8.18 Due to the limited scale and height of the dwellings, and their position, the proposed layout will not have undue impact upon neighbouring dwellings. There will be a separation distance exceeding 10m from the rear elevations of the proposed dwellings with the party boundary with Carneybaun Drive and a back-to-back distance of approximately 19m. A similar back-to-back relationship is common within the immediate area. For example, the dwellings at 53, 55 and 57 Carneybaun Drive have a back-to-back distance from the dwellings at 6, 8 and 10 Apollo Crescent ranging from 16.5m to 18.5m. Additionally, there will be no first-floor windows facing toward Carneybaun Drive. There will be significant separation distance between the dwellings on Corrstown Park and Cormenagh Court with the side elevations of proposed dwellings 1 and 3 in excess of 10m from the shared boundary with Corrstown or Carneybaun. A single first floor side bedroom window is proposed to unit 1 and 3, facing towards the boundaries with Cormenagh Court and Corrstown Park. Considering the use as a bedroom window and the significant separation distance, there are no privacy concerns with this aspect of the proposal.

- 8.19 The three dwellings will have 2 designated parking spaces each with additional communal site parking provision of 3 spaces. The parking provision is considered adequate.
- 8.20 Several objectors raised concern regarding overlooking. In the later iterations of the scheme, and the final iteration being considered in this report, first floor rear facing windows have been removed entirely. Several objectors also requested a fence as well as party boundary planting, to preserve their amenity. A fence to all party boundaries is now proposed. There is therefore limited scope for overlooking and it is assessed that the proposal will not adversely affect surrounding private amenity.
- 8.21 An objector raised concern regarding the proximity of the proposed access road, which runs along much of the southern boundary with 109 Hopefield road and 1 and 3 Cormenagh Court. While there will be an intensification of use over the existing arrangement, there is an existing access road within the site in almost the same position. It is considered that due to the existing internal access road, the proposed access road is acceptable and will not have an undue impact upon residential amenity over that which could be expected from the existing arrangement.
- 8.22 In summary: this proposal would not result in unacceptable damage to local character or environmental quality and would not be inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of the buildings and landscaped, hard surface areas.

Criterion (b) – Built Heritage and Landscape Features

- 8.23 The proposal is located within the curtilage of an existing listed building. Several objectors have raised concern that the proposal will have an unacceptable impact upon the listed building and its setting.
- 8.24 Historic Environment Division were re-consulted on the final iteration of the scheme considered in this report. They stated they are content with the proposal, as presented, subject to conditions. These comments are made in relation to the

requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and 6.13, and of Planning Policy Statement 6: Planning, Archaeology, and the Built Heritage (PPS6) Policy BH8 (Extension or Alteration of a Listed Building) and BH11 (Development affecting the Setting of a Listed Building).

- 8.25 In terms of landscape features the submitted plans indicate that all large trees and boundary vegetation is to be retained and augmented with additional planting.
- 8.26 One objector requested removal of the large leylandii tree in the S.E corner of the site. As an existing landscape feature, the tree is considered important to aid screening and integration of the proposal and should be retained where it does not pose a danger to the public.
- 8.27 The proposal is considered to be in compliance with Criterion (b).

Criterion (c) – Adequate Amenity Space and Landscaping

- 8.28 Drawings indicate that the private amenity space proposed for dwelling 2, which has the smallest of the 3, will significantly exceed the minimum set out in Creating Places.
- 8.29 A hedge and 1.8m timber fencing will be provided to the party boundaries ensuring privacy within the proposed amenity areas and the protection of surrounding private amenity.
- 8.30 Creating Places states that all residential properties require some in-curtilage private open space, usually to the rear, compatible with the overall size of the plot, for normal domestic activities, such as, bin storage, clothes drying, sitting out and playspace. This space should enjoy a high degree of privacy from the public street and from any other public places.
- 8.31 It goes onto state that the provision of private open space should be 70 sqm per house or greater. The 3 proposed dwellings offer more than double 70sqm and this is therefore considered acceptable.

- 8.32 Proposed landscaping, the laying of grass, planting and a mix of hard surface finish between the access road and drives/ paths within the curtilage of the dwellings will adequately soften the appearance of the development, associated parking, and further aide integration.
- 8.33 Adequate space will be provided so that bins can be stored to the rear of the dwellings.

Criterion (d) Local Neighbourhood Facilities

- 8.34 No provision is considered necessary for local neighbourhood facilities given the scale and nature of the proposal.

Criterion (e) – Supported Movement Patterns

- 8.35 The proposal is considered to provide a movement pattern that supports walking and cycling. DFI Roads have been consulted and have no objections subject to conditions.

Criterion (f) – Parking

- 8.36 The proposal relates to 3, 3 bedroom detached dwellings. 2 in curtilage parking spaces have been provided per dwelling meaning there is a shortfall in parking of 2.25 spaces. A total of 3 communal parking spaces are also provided, making up the shortfall. With regard to Parking Standards and DFI Roads response, the proposal is considered to have adequate and appropriate parking provision.

Criterion (g) - Design

- 8.37 The proposal has been amended multiple times since the original submission. The original proposal comprised of 5 dwellings in two buildings: a detached dwelling and a single building comprising 4 dwellings. The original submission was considered to be overdevelopment of the site, unsympathetic to the listed building in terms of design and scale and unacceptably detrimental to the amenity of surrounding properties due a 2 storey form, proximity to boundaries, overlooking, overshadowing and dominance. The current iteration of the scheme will have limited intervisibility form surrounding streets and dwellings due to the modest height of

the proposed dwellings. HED consider the proposal to be acceptable in terms of the impact to the listed building and its setting.

- 8.38 Objectors concerns regarding privacy, density, scale, height, overshadowing, impact to the listed building and dominance have been adequately addressed with the final iteration of the scheme, as detailed earlier in the report.
- 8.39 The proposed materials are considered to be in keeping with the listed building and are acceptable to HED. The external materials are metal standing seam, with metal flashings to the mansard roofs, black aluminium rainwater goods, aluminium windows, hardwood doors and red brick to walls (to match the listed building).
- 8.40 Car parking is mainly located to the front of the dwellings with an additional 3 site spaces to the side of the proposed access road. Proposed planting in the form of lawns and trees will be used to break up and soften the appearance of the parking. Adequate space has been provided for the parking and turning of vehicles. DFI Roads have no objection to the proposal in terms of parking and turning.
- 8.41 The square footprint of the proposed dwellings allows generous accommodation to be provided with a modest ridge height.

Criterion (h) - Relationship with adjacent land uses and neighbouring properties

- 8.42 The nearest adjoining properties are 43, 45 and 47 Carneybaun Drive.
- 8.43 As previously mentioned, the back-to-back distance of 19m, considering the limited height of the proposal, absence of rear facing first floor windows, and prevalence of similar relationships in the immediate area, is considered acceptable.
- 8.44 The site is within the SDL of Portrush and as detailed previously the density is not significantly greater than that of surrounding development.

- 8.45 to the immediate south and north of the site the closest neighbouring dwellings are 4 Corrstown Park and 9 Cormenagh Court, respectively.
- 8.46 The proposed first floor side facing bedroom windows will be 25m to the closest point of 4 Corrstown Park and 37m to the closest part of 9 Cormenagh Court. Given the significant separation and proposed use of the windows there are no privacy concerns in relation to these properties.
- 8.47 Several objectors raised concern that the proposal was not for detached family homes which are prevalent in the area. Providing 3 bedrooms and significantly exceeding space standards in terms of unit size and amenity provision, it is considered that these homes would be suitable for families and are in accordance with the general settlement pattern in the immediate area.
- 8.48 Several objectors raised concern regarding surface water runoff from the site which they say will be exacerbated by the provision of hard standing. The site is not within an area of known surface water flooding and the particulars of the proposal do not meet any of the thresholds for which a drainage assessment is required. NI Water have been consulted on the proposal and raise no concern in relation to drainage. A further assessment of this aspect of the proposal is given later in the report under the heading, Drainage and Water Environment.
- 8.49 Several objectors raised concerns regarding safe vehicular access to the site. DFI Roads have been consulted and have no objections regarding the proposed access. It is therefore considered safe access can be provided in accordance with PPS3.
- 8.50 In summary, there are no concerns in relation to overshadowing, loss of light, dominance, privacy, drainage or any other loss of amenity.
- 8.51 Environmental Health have not raised any concerns in relation to the design, layout, any impact from the use of the amenity spaces car parking or access.

Criterion (i) – Crime and Personal Safety

- 8.52 The site is considered to have been designed to deter crime and promote personal safety. The development will create any areas which would encourage crime or antisocial behaviour.

Access, Traffic and Parking

- 8.53 There is an existing site access which merges the existing access roads, which run along the back of the listed building and down either side, into a single access point. It is proposed to create a new access road by modifying the existing arrangement and creating a new paired access onto Hopefield Road.
- 8.54 Concerns have been raised by objectors regarding the provision of safe access to the site, parking and turning capacity and the proximity of the access lane in relation to a dwelling.
- 8.55 As mentioned previously, the element of the proposed internal access lane which runs parallel to the southern boundary of the site, is in the general position of an existing internal access road on the site. Therefore, it would not be reasonable to refuse permission due to its location.
- 8.56 DFI Roads have no objection with the proposed access or parking arrangements or traffic generation from the proposal. They recommended conditions and Informatives for inclusion in any decision notice. Their assessment of the proposal is in line with the guidance outlined within DCAN 15. The proposal is considered to satisfy the requirements of Policy AMP 2 of PPS 3.
- 8.57 In summary, the Planning Department considers the proposed access, traffic and parking arrangement to be acceptable.

Drainage and Water Environment

- 8.58 Policy FLD 3 of PPS 15 relates to Development and Surface Water Flood Risk Outside Flood Plains. The policy advises that a drainage assessment is required for all development

proposals that exceed 10 or more dwelling units, development sites in excess of 1 hectare or a change of use involving new buildings and/ or hard surfacing exceeding 1000sqm.

- 8.59 Several objectors raised concern regarding potential surface run off from the site. The site is not in an area identified as being prone to surface water flooding. In this case some proposed surfaces are permeable, such as reinforced permeable gravel. Proposed buildings and nonpermeable hard surfacing do not exceed 1000sqm, 10 units or more are not proposed, and the site is not more than 1ha. (Approximately 0.5ha.), therefore a drainage assessment was not requested.
- 8.60 NI Water and DFI Roads were consulted and have no concerns regarding surface water.

Sewerage and Utilities

- 8.61 Several objections raised concern regarding the capacity of the existing sewerage infrastructure to cope with the additional load that will be created by the development.
- 8.62 NI Water have agreed the solution identified in the Wastewater Impact Assessment therefore it can be concluded that the development will not overwhelm existing infrastructure.

Natural Heritage

- 8.63 Several objectors raised concern about the loss of green space and habitat. The paddock, where the development is to be located, is currently used for grazing sheep, and is laid in grass.
- 8.64 The site is located within an urban area and all existing vegetation will be conditioned for retention where appropriate.
- 8.65 There are no dilapidated buildings to be demolished or altered within the site that may provide roost potential for bats.
- 8.66 There is no evidence of badger sets within the site.
- 8.67 The grassed paddock would be considered low in biodiversity and of limited visual amenity considering its position.

8.68 Most of the existing hedgerows and trees on the site will be retained and augmented with additional planting. A condition will be added to any approval to ensure their retention going forward.

8.69 It is considered that the proposal will not adversely affect natural heritage.

Built Heritage

8.70 Several objectors raised concerns regarding the potential for the development to adversely affect the listed building and its setting. Historic Environment Division also had serious concerns regarding previous iterations of the scheme.

8.71 In the final iteration of the scheme the scale of the proposal has been significantly reduced and the design significantly altered.

8.72 HED are now content with the scheme and state they are content with the proposal, as presented, subject to conditions. These comments are made in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) para(s) 6.12 and 6.13, and of Planning Policy Statement 6: Planning, Archaeology, and the Built Heritage (PPS6) Policy BH8 (Extension or Alteration of a Listed Building) and BH11 (Development affecting the Setting of a Listed Building).

8.73 It is therefore considered that the proposal will not adversely affect the listed building and its setting, and the scheme satisfies the policy requirements of PPS6.

Other Matters

8.74 The majority of objections has already been considered and assessed throughout this report. Additional issues are assessed below:

8.75 An objector mentioned that 3 bungalows had been refused permission on the site previously and queried what had changed. I was unable to identify the proposal described by the

objector however there appears to be no extant permissions on the site and the proposed development is considered acceptable as detailed in this report.

Habitats Regulations Assessment

- 8.76 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 acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. Assessment concludes that the principle of development for 3 dwellings in this location is acceptable. Taking into account the objections submitted, it is considered that the proposal would not be out of character with the surrounding area and that the proposal is acceptable with regard to natural heritage, parking, traffic, built heritage, privacy and residential amenity. Approval is recommended.

10.0 CONDITIONS

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No development shall take place within the approved site until the vehicular accesses, including visibility splays and any forward sight distance, has been provided in accordance with Drawing No. 04 (Rev. 07) published 13th March 2024 and DfI Roads FCD 1 form attached. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than

250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The access gradients to the proposed dwellings hereby permitted and the existing dwelling shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. Notwithstanding the submitted elevations, the following elements of the approved scheme shall not be installed, implemented, or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council, in consultation with HED:

Details of existing and proposed pillars to be at a scale of 1:20 or less and to include overall heights and widths, including depth of reveals and features.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. Notwithstanding the submitted elevations, the following elements of the approved scheme shall not be installed, implemented, or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council, in consultation with HED:

Details of location (plan and elevation) of the proposed Exit / No Exit signage in relation to existing and proposed pillars.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. No development shall progress beyond the foundation of buildings stage until it has been demonstrated to the satisfaction of the Council and agreed in writing, that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewage from the development. No development shall be occupied until connection has been

made to the public sewer and the Article 161 Agreement authorised.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

7. All existing planting to party boundaries shall be retained permanently.

Reason: To ensure the protection of surrounding private amenity.

8. All hard and soft landscaping works shall be carried out in accordance with the approved Drawing No 16 Rev 1. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area. All hard landscape works shall be permanently retained in accordance with the approved details.

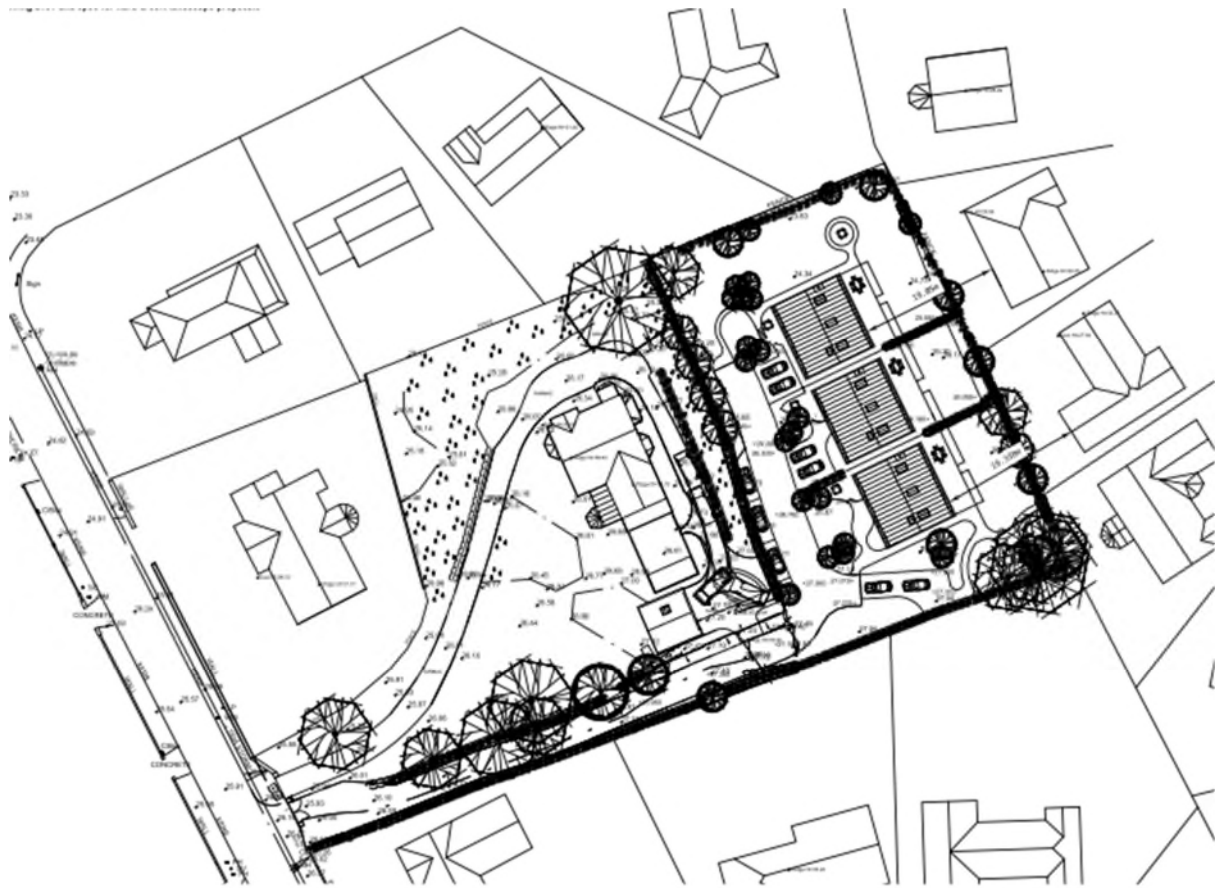
Reason: In the interests of the character and appearance of the area.

9. The residential unit/s hereby approved shall not be occupied until their respective boundary treatment has been implemented in accordance with the approved plans Drawing No 16 Rev 01. The boundary treatment shall be retained in accordance with the approved details.

Reason: In the interests of amenity.

Site Location Plan





PROPOSED BLOCK PLAN - HOPEFIELD ROAD, PORTRUSH - 1:500@A3 - DRAWING P02 MARCH 2024

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