



Planning Committee Report LA01/2019/1103/F	23rd September 2020
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager.
Cost: (If applicable)	N/A

<u>No:</u>	LA01/2019/1103/F	<u>Ward:</u> Castlerock
<u>App Type:</u>	Full	
<u>Address:</u>	1 Redlands Crescent, Coleraine.	
<u>Proposal:</u>	Retrospective application for - Garage to side of dwelling with 1.8m high close board fence to side of garage.	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 9th October 2019	
<u>Listed Building Grade:</u> N/A		
Agent: William Moore, 1 Roeville Terrace, Limavady, BT49 0BH		
Applicant: William Smyth, 1 Redlands Crescent, Coleraine.		
Objections: 1	Petitions of Objection: 0	
Support: 0	Petitions of Support: 0	

EXECUTIVE SUMMARY

- Full permission is sought for the retention of a detached garage and a proposed close-boarded fence.
- The site is located to the northwest of Coleraine, within the settlement development limit. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016.
- The principle of development is considered unacceptable having regard to Policy EXT 1 as the proposed development breaks the building and would look incongruous in the streetscape, particularly when viewed from Cairn Road.
- DfI Roads was consulted on the application following revisions to the proposal it raises no objection.
- There is one objector to the proposal.
- The application is recommended for Refusal as the development as proposed will detract from the appearance and character of the existing property and surrounding area.

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

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** permission for the full application subject to the reason set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 1 Redlands Crescent within the settlement limits of Coleraine. The application dwelling is a detached, single storey dwelling finished in render. The front of the site contains a grass amenity area and a paved amenity area, which allows for in-curtilage parking. The rear of the site contains a paved amenity area, grass amenity area and a detached greenhouse. The northwest of the site contains the retrospective garage, subject of this application. The north, east and west of the site is enclosed via vegetation measuring various different heights. The boundary to the south of the site is defined via vegetation and a fence to the rear, measuring approximately 2m in height.
- 2.2 The surrounding area is characterised by detached single storey dwellings finished in render, facing onto Redlands Crescent.
- 2.3 The detached garage, subject of this application, has walls finished externally with ribbed tin in a green colour. The front elevation contains the entry to the garage, which measures approximately 2.2m in height and approximately 4m in width. The garage incorporates a mono-pitch roof with the ridge and eaves heights measuring approximately 3.3m and 2.8m, respectively. The footprint of the garage, which is the subject of this application, measures approximately 10m x 6.4m. The appearance of the garage is akin to a commercial or light

industrial use. The proposed fence is close-boarded and measures approximately 1.8m in height.

3 RELEVANT HISTORY

3.1 There is no relevant planning history.

4 THE APPLICATION

4.1 Full permission is sought for the retention of the detached garage and a proposed close-boarded fence.

4.2 The retrospective garage retains the existing size dimensions, footprint and materials. The outward dimensions of the retrospective proposal have not been altered from what currently exists. The two side elevations and the rear elevation are finished in ribbed tin only, while the front elevation is also finished in ribbed tin but also contains the entrance to the garage. This entrance measures approximately 2.2m in height and 4m in width. The garage incorporates a mono-pitch roof with the ridge height measuring approximately 3.3m and the eaves measuring approximately 2.8m. The dimensions of the garage are:

Footprint- 10m x 6.4m (64m²)

Ridge height- 3.3m

4.3 During the processing of this application, the proposal was revised to remove an access onto Cairn Road which removed Dfl Roads original objection to the proposal.

4.4 The objector also raised the access as a matter of concern in the objection letter, and as this has now been removed, this specific part of the objection has been duly considered but is given little weight in the consideration of this application.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

The proposal was advertised in the local paper and neighbour notification was completed. There was one objection to the proposal. The concerns raised include:

- Proposal out of character
- Future use of garage given size and scale
- Access to front of objector's property (opposite side of road), and impact on visibility. (See Para. 4.4 above)

5.2 Internal

DfI Roads has no objection to the proposal.

MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development 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 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)

PPS7 Addendum- Residential Extensions and Alterations

Creating Places – Achieving quality in residential developments

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the background, impact on the existing property and the character of the area, traffic matters and precedent example.

Planning Policy

- 8.2 The site is located to the northwest of Coleraine, within the settlement development limit, and is zoned as white land. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016.
- 8.3 The Strategic Planning Policy Statement for Northern Ireland (SPPS) (Paragraph 4.27) states where the design of proposed development is consistent with relevant LPD policies and/ or supplementary guidance, planning authorities should not refuse planning permission on design grounds, unless there are exceptional circumstances. Planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or incompatible with their surroundings, or not in accordance with the LDP or local design guidance.
- 8.4 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.5 The surrounding area is characterised by detached single storey dwellings finished in render, facing onto Redlands Crescent.

Background

- 8.6 This a corner plot with the property having its main frontage onto Redlands Crescent, and a side frontage onto Cairn Road. Development along Cairn Road has a strong, consistent building line.
- 8.7 The site comprises a detached, single storey dwelling finished in render. The front of the site contains a grass amenity area and a paved amenity area, which allows for in-curtilage parking. The rear of the site contains a paved amenity area, grass amenity area and a detached greenhouse. The northwest of the site, which has the frontage onto Cairn Road contains the retrospective garage, subject of this application. The north, east and west of the site is enclosed via vegetation measuring various different heights. The boundary to the south of the site is defined via vegetation and a fence to the rear, measuring approximately 2m in height.
- 8.8 The application seeks to retain a garage to the side of the dwelling with a 1.8m high close board fence to side of garage. The retrospective garage incorporates a mono-pitch roof, the height/eaves measures approximately 3.3m at the highest point and 2.8m at the lowest. The proposed width and depth measure approximately 6.4m and 10m, respectively

Impact on the existing property and the character of the area

- 8.9 Policy EXT1 of PPS7 Addendum, states that permission will be granted for a proposal to extend or alter residential property where all of the following criteria are met:
- The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;
 - The proposal does not unduly affect the privacy or amenity of neighbouring residents;

- The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
- Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

- 8.10 PPS7 EXT1 makes specific reference to garages and other associated outbuildings. Annex A states that they can often require as much care in siting and design as works to the existing residential property. They should be subordinate in scale and similar in style to the existing property, taking into account materials, the local character and the level of visibility of the building from surrounding views.
- 8.11 The retrospective garage is visible from public viewpoints when travelling north along Cairnvale or travelling east and west along Cairn Road. The siting of the proposed garage disrupts the clear and established building line along Cairn Road, and this development detracts from the street scene. The proposal is contrary to paragraphs A11 and A12 the Addendum to PPS 7.
- 8.12 While the proposal is large in size, it appears subordinate to the existing dwelling. That said, when you consider the size of the proposal in the context of its siting, the design and materials are not sympathetic with the built form and appearance of the associated dwelling and detract from the character and appearance of the dwelling and surrounding area.
- 8.13 This is exacerbated by the position of the garage fronting onto Cairn Road as it breaks the building line of development along this Road. The design and materials of the proposal are not reflected in the associated dwelling or surrounding buildings. The scale and design of the garage is not characteristic of a domestic use or setting.
- 8.14 The garage appears incongruous on the streetscape which has an unacceptable impact on the character of the area when viewed from Cairn Road and is contrary to criterion (a) of Policy EXT1.

- 8.15 Paragraph A23 of the addendum to PPS 7 states that expanses of close-boarded fencing boarding public areas is visually unacceptable. Creating Places reinforces this point stating that the use of close-boarded fencing can greatly detract from the quality of a development as a whole. The proposed 1.8m fence is unacceptable and it is considered this will have an unacceptable impact on the existing character and development, and is also contrary to EXT1.
- 8.16 The scale, siting and design of the garage and fence are likely to have a negative impact on the visual amenity of the area. While views of the proposal will also be exposed to neighbouring dwellings, the proposed development will not result in any unacceptable overshadowing, dominance, or loss of privacy to neighbouring dwellings and meets criterion (b).
- 8.17 As the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality, the proposal satisfies criterion (c)

Traffic Matters

- 8.18 Originally a second access was proposed onto Cairn Road. Dfi Roads raised concern with this during the processing of the application and the applicant subsequently removed this second access entirely from the proposal.
- 8.19 There are no proposed works to create or change the access, and the development will not affect car parking and manoeuvring at the dwelling. Access to the development is from the existing access, then across the front of the dwelling. Dfi raises no objection as the competent authority on traffic matters and the proposal meets criterion (d) of Policy EXT 1.

Precedent Example

- 8.20 The applicant's agent submitted an example of development along Cairnvale which was argued to be comparable and set a precedent for this proposal. The Cairnvale example is opposite to the application site, but that development does not break the building line of Cairn Road or Cairnvale, and is afforded limited weight as it is distinguishable from this proposal. Furthermore

each application must be assessed on its own merits and assessed against the relevant policy at that time.

9.0 CONCLUSION

- 9.1 The proposed scale, design and materials of the garage are unsympathetic in relation to the existing dwelling, and the proposed siting detrimentally impacts the character and appearance of the area and Cairn Road. The proposal is more akin to a light industrial or commercial use, rather than a domestic use. Refusal is recommended.

10.0 REFUSAL REASON

1. The proposal is contrary to Policy EXT 1, criterion (a), of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations, and Paragraph 4.27 of the Strategic Planning Policy Statement, in that the proposed scale, massing and materials of the garage, and the size and scale of fence, are excessive in the proposed location and will detract from the appearance and character of the existing property and surrounding area.

Site Location Plan



Site Plan

