

<b>Planning Committee Report LA01/2017/1620/O</b>	<b>19<sup>th</sup>December 2018</b>
<b>PLANNING COMMITTEE</b>	

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

<b><u>No:</u></b>	<b>LA01/2017/1620/O</b>	<b><u>Ward:</u></b>	<b>MACOSQUIN</b>
<b><u>App Type:</u></b>	<b>Outline Planning</b>		
<b><u>Address:</u></b>	<b>Gap site between 24 &amp; 26 Burrenmore Road. Castlerock</b>		
<b><u>Proposal:</u></b>	<b>Proposed site for 2 no infill dwellings &amp; detached garages.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>18.12.2017</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>		
<b><u>Agent:</u></b>	<b>Ross Planning.</b>		
<b><u>Applicant:</u></b>	<b>Mr Owen Cunning</b>		
<b><u>Objections:</u></b>	<b>0</b>	<b><u>Petitions of Objection:</u></b>	<b>0</b>
<b><u>Support:</u></b>	<b>0</b>	<b><u>Petitions of Support:</u></b>	<b>0</b>

**Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 **REUSE** planning permission subject to the conditions set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is located at a vacant agricultural field set between No. 24 Burrenmore Road and No. 26 Ballywoodock Road, Castlerock. The site is set at the T-junction whereby the Burrenmore Road and Ballywoodock Road meet. The site is currently in use as an agricultural field bounded to the road and the remaining boundaries by a timber post and wire fence.
- 2.2 The site is currently neighboured by a two storey dwelling positioned on the Burrenmore Road, which is No. 24 along the eastern boundary of the site. There is a further residential property positioned on the southern boundary, No. 26 Ballywoodock Road.
- 2.3 The land within the countryside falling within an Area of Outstanding Natural Beauty as defined in the Northern Area Plan 2016. The surrounding locality is characterised by similar styled rural dwellings with dispersed rural farms and rolling agricultural farmland.

## **3 RELEVANT HISTORY**

There is no relevant planning history applicable to the site.

## **4 THE APPLICATION**

- 4.1 The scheme seeks permission for a proposed site for 2 no infill dwellings & detached garages.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External Neighbours and Representation**

Three neighbours have been notified in relation to the application and no objections/representations have been received to date.

### **5.2 Internal**

**Historical Environment Division:** No objection.

**NIEA/WMU:** No objection.

**Environmental Health Department:** No objection

**DFI Roads:** No objection, subject to conditions.

## **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 both 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

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 Access Movement and Parking

Planning Policy Statement 21 Sustainable Development in the Countryside.

## **8.0 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the principle of development at this location; integration and rural character, AONB and Access.

### **Principle of development**

8.2 The site is zoned in the Northern Area Plan as countryside falling within the Binevenagh Area of Outstanding Natural Beauty.

8.3 Planning permission will be refused for a building which creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.

8.4 The application site is set between No. 24 Burrenmore Road and No. 26 Ballywoodock Road, and is currently in use as an agricultural field defined on all boundaries by a timber post and wire fence. The application seeks approval for two infill dwellings within this site.

8.5 The application site has a frontage of on the two roads of 88m. In comparison the surrounding properties the adjoining neighbour at

No 24 Burrenmore Road is 13m, No 26 Burrenmore Road 28m, farm grouping 18m and No 2 Ballywoodock Road 49 metres. The map attached sets out the measurements.

- 8.6 The average frontage would be 27m and more than two dwellings could be accommodated on this site.
- 8.7 The proposed site is also not considered to be part of a substantial and continuous built up frontage at this location and is unacceptable regards to CTY8 in that the properties neighbouring the site do not share a common frontage along a road. The property to the eastern side of the site has a frontage onto the Burrenmore Road and the neighbouring property to the south has a frontage onto the Ballywoodock Road.
- 8.8 The application and site in question therefore does not meet the policy test in relation to CTY 8, Infill Dwellings, in that there is no built up frontage which includes a line of 3 or more buildings along a road frontage without accompanying development to the rear. The application is contrary to PPS 21 and is recommended for refusal.

### **Integration and Rural Character**

- 8.9 The proposed site is on a corner of two roads. The site is flat and open with no substantial hedging or trees to the boundaries. No 24 is orientated with views across the site. Any building on this site would be prominent in the landscape, lacks any natural boundaries to provide a suitable degree of enclosure, and would rely primarily on the use of new landscaping for integration.
- 8.10 The rural character of the area is of sporadic road side development of small groupings of 1 -2 dwellings. The critical view point travelling south of the Burrenmore Road is the open nature of the landscape rising up to Binevenagh. The dwellings are set back from the road. Due to the open nature of the site new buildings would be unacceptable and be prominent in the landscape, result is a suburban style build-up of development and create a ribbon of development.

### **Rural character of AONB**

- 8.11 Policy NH 6 - Areas of Outstanding Natural Beauty states Planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and additional criteria must be met.
- 8.12 The proposal is considered contrary to the policy in that it is not sympathetic to the special character of the AONB due to the siting and resulting build-up of development.

### **Access**

- 8.13 DFI Roads require amended plans for the access issues. The agent has advised that the access will not be altered. Therefore as this is an occupied dwelling with no change to the access these requirements have not been requested.

## **9 CONCLUSION**

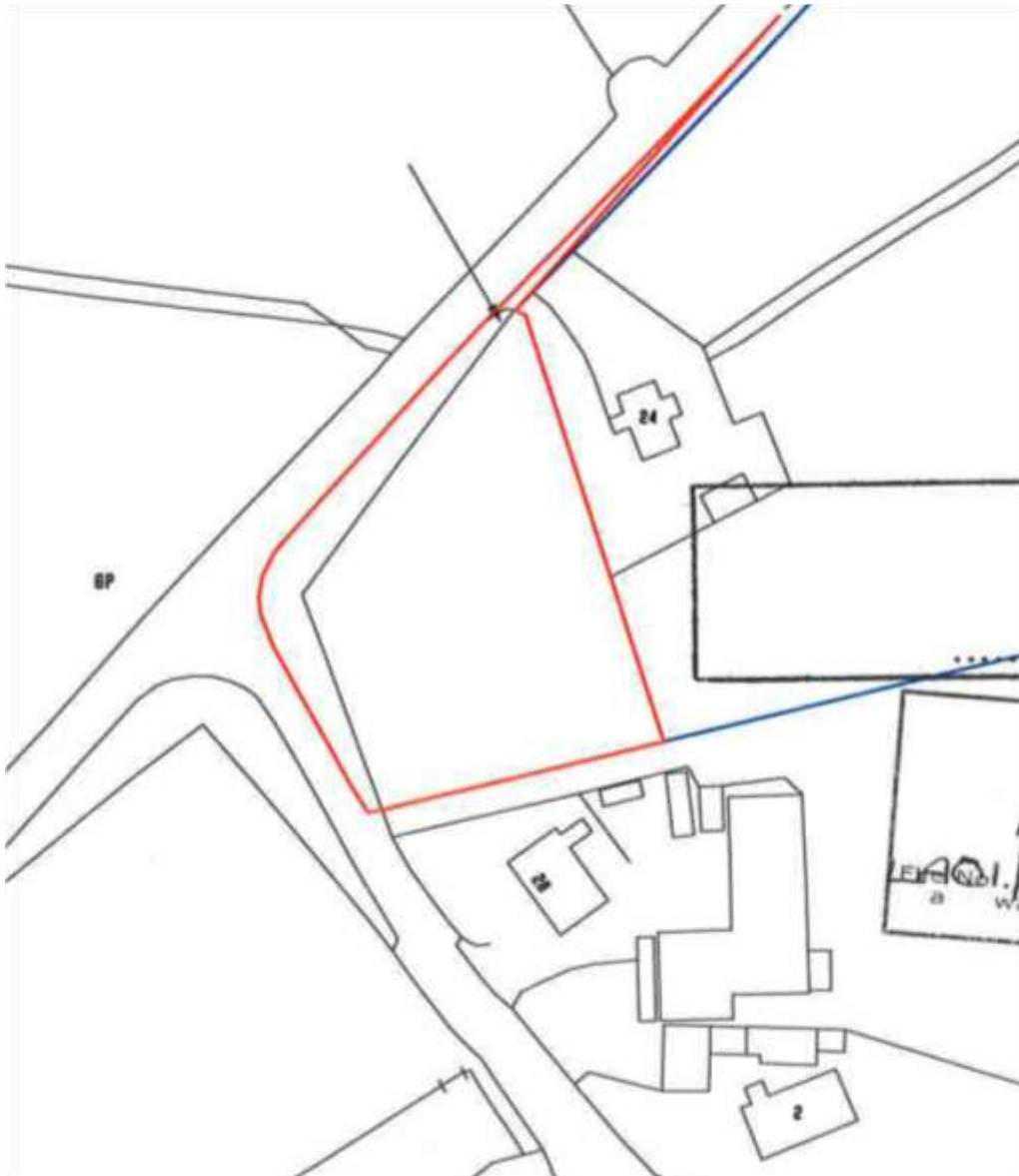
- 9.1 The proposal is considered unacceptable in this location having regard to the Area Plan and other material planning considerations. The application site does not constitute a valid infill opportunity in accordance with CTY 8 within PPS 21 Sustainable Development. The site does not share a common road frontage and the gap is not a small gap suitable for a maximum of two dwellings. Furthermore, the site is open and exposed and fails to meet integrate and would be detrimental to rural character if approved. Recommend Refusal.

## **10 Reasons for Refusal:**

- 10.1 The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
- 10.2 The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in

the Countryside in that the gap is not within a substantial and continuous built up frontage and the proposal would, if permitted, result in the creation of ribbon development along the Burrenmore Road and the Ballywoodock Road.

- 10.3 The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would be prominent, lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.
- 10.4 The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would create a ribbon of development which would result in a detrimental change to and further erode, the rural character of the area.



Location





Site frontages