

Planning Committee Report – LA01/2017/0292/F 1 Bayview Park, Glenariffe, Ballymena	24th January 2018
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	Principal Planning Officer
Cost: (If applicable)	N/a

**1 Bayview Park
Glenariffe, Ballymena, BT44**

LA01/2017/0292/F

Full Planning

24th January 2018

<u>App No:</u>	LA01/2017/0292/F	<u>Ward:</u>	Lurigethan
<u>App Type:</u>	Full Planning		
<u>Address:</u>	1 Bayview Park, Glenariffe		
<u>Proposal:</u>	Proposed gable and rear extensions to B & B to provide additional facilities especially suitable for disabled guests. Amended proposal to that approved by planning under application ref. LA01/2015/0648/F. Gable extension increased to one and half storey to provide 2 no. additional en-suite bedrooms.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	2 nd March 2017
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Applicant:	Mr and Mrs M McMullan		
Agent:	Gary McNeill, 14 Cave Road, Cushendun, BT44 0PN		

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on the corner of Garron Road and Bayview Park within the settlement limits of Waterfoot. The established

B & B fronts out towards Garron Road with pedestrian access leading to the front of the building. Vehicular access to the rear of the building is provided off Bayview Park.

- 2.2 The existing property is a large 2 storey detached building with a pitched roof and 2 storey front and rear return. The building is currently in use as a Guest House. The site is open in character along all boundaries. The site is situated at a higher level than the road and the front and side boundary along Garron Road and Bayview Park are defined by a low concrete retaining wall painted white. The south western boundary of the site, separating it with no. 3 Bayview Park, is defined by a 2 m close boarded timber fence. The north western boundary is defined by a low timber ranch fence. Beyond this to the north is an area of current vacant, undeveloped land.

3 RELEVANT HISTORY

3.1 LA01/2015/0648/F

No. 1 Bayview Park, Glenariffe. Proposed gable and rear extensions to provide additional facilities for visitors inc dining space, toilets, car-port & bedrooms, along with new ramped access & steps & paths & adjusted levels & walls to provide for disabled guests and all associated works.

Approved 06.02.2017

3.2 E/1999/0256/F

1 Bayview Park, Waterfoot. Change of use from dwelling to Guest House Accommodation.

Approved 06.10.1999

4 THE APPLICATION

- 4.1 Proposed gable and rear extensions to B & B to provide additional facilities especially suitable for disabled guests. Amended proposal to that approved by Planning under application ref. LA01/2015/0648/F. Gable extension increased to one and half storey to provide 2 no. additional en-suite bedrooms.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 No representations received.

5.2 Internal

DFI Roads: No objection subject to conditions.

NI Water: Has no objection to the proposal.

Environmental Health Department: Has no objection to the proposal.

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 2: Natural Heritage

PPS 3: Access, Movement and Parking

PPS 16: Tourism

PPS 7 Addendum: Residential Extensions and Alterations

A Planning Strategy for Rural Northern Ireland (PSRNI)

Supplementary Planning Guidance

Antrim Coast and Glens AONB Design Guide

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of development; quality in new residential development; design; built heritage; archaeology; areas of outstanding natural beauty; natural heritage; and, access and parking.

Planning Policy

- 8.2 The site is located within the development limits of Waterfoot as defined in the Northern Area Plan. The site is located within the AONB and is not subjected to any other specific environmental designations. Land adjoining the site along the north western boundary is designated for housing within the Northern Area Plan (Policy WTH 03).
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Planning History

- 8.4 Previous planning approval LA01/2015/0648/F granted planning permission for a sizeable single storey extension to the side and rear of the property. The side extension accommodates an extended dining room/laundry area and the rear extension is a separate building, connected to the main building by a covered carport, which accommodates two new bedrooms and en-suites. Initial drawings submitted with this planning application included a 2 storey extension to the rear of the building which was considered unacceptable due to overlooking concerns, impact on character and overdevelopment of the site. These were subsequently amended to a reduced scheme which was approved. The approved scheme is subordinate in scale to the existing building but it is considered that any additional extensions to the building would constitute overdevelopment of the site and would have a detrimental impact on the character of the area.

Principle of tourist development

- 8.5 One of the main policies related to this application is Policy TSM 1 of Planning Policy Statement 16. With regard to this policy planning permission will be granted for a proposal for tourism development within a settlement if it is of an appropriate nature which respects the site context in terms of scale, size and design.
- 8.6 The current building on site, including the approved scheme, is of a large scale when taken in the context of surrounding development. The site has a prominent position along the streetscape due to its close elevated nature above the road, its open nature and long distant critical views particularly when travelling along the Garron Road in a southerly direction. The proposed extension will increase the massing along the front and gable of the building. The current approved scheme is single storey and will appear subordinate in scale to the existing building. The increase to the height of the side extension would make the building appear dominant and incongruous in the streetscape and would have an unacceptable impact on the character of the surrounding area.

General Criteria for Tourism Development

- 8.8 Policy TSM 7 of PPS 16 Tourism provides 15 criteria for tourism development. These criteria relate to movement pattern, design, layout, boundary treatment, drainage, crime, impact on character and neighbouring residents, access arrangements, sewage disposal and impacts on features of natural or built heritage.
- 8.9 This proposal is contrary to criterion (b) relating to building design and criterion (g) relating to impact on the character of the area. Detail of this is set out above. The proposal otherwise meets the other criteria.

Areas of Outstanding Natural Beauty

- 8.10 Policy NH 6 of PPS 2 provides 3 criteria for the assessment of development within an Area of Outstanding Natural Beauty. These criteria relates to siting and scale, conserving features of importance and respecting: local architectural style; boundary treatments and materials and design.
- 8.11 As discussed above, under PPS 16 the proposal is not sympathetic to the scale of the surrounding area and does not respect local architectural styles and patterns. As such, the proposal would have a detrimental impact on the character of the AONB.

Impact on Townscape

- 8.12 Other key policy in relation to the proposal are DES 2 of a Planning Strategy for Rural Northern Ireland. Policy DES 2 requires development proposals in towns and villages to be sensitive to the character of the area in terms of design, scale and use of materials. In this case the proposed development is unacceptable as it is not sensitive in terms of scale, layout and design in relation to neighbouring buildings and views. Specifically, the increased height of the gable end of the building would make the building appear dominant along the streetscene and would appear highly incongruous.

Access and parking

- 8.13 The application site lies within the settlement limits of Waterfoot as indicated on the Northern Area Plan 2016. DFI Roads has no objections to the proposal and are satisfied with the level of car parking provided.

Habitats Regulations Assessment

- 8.14 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

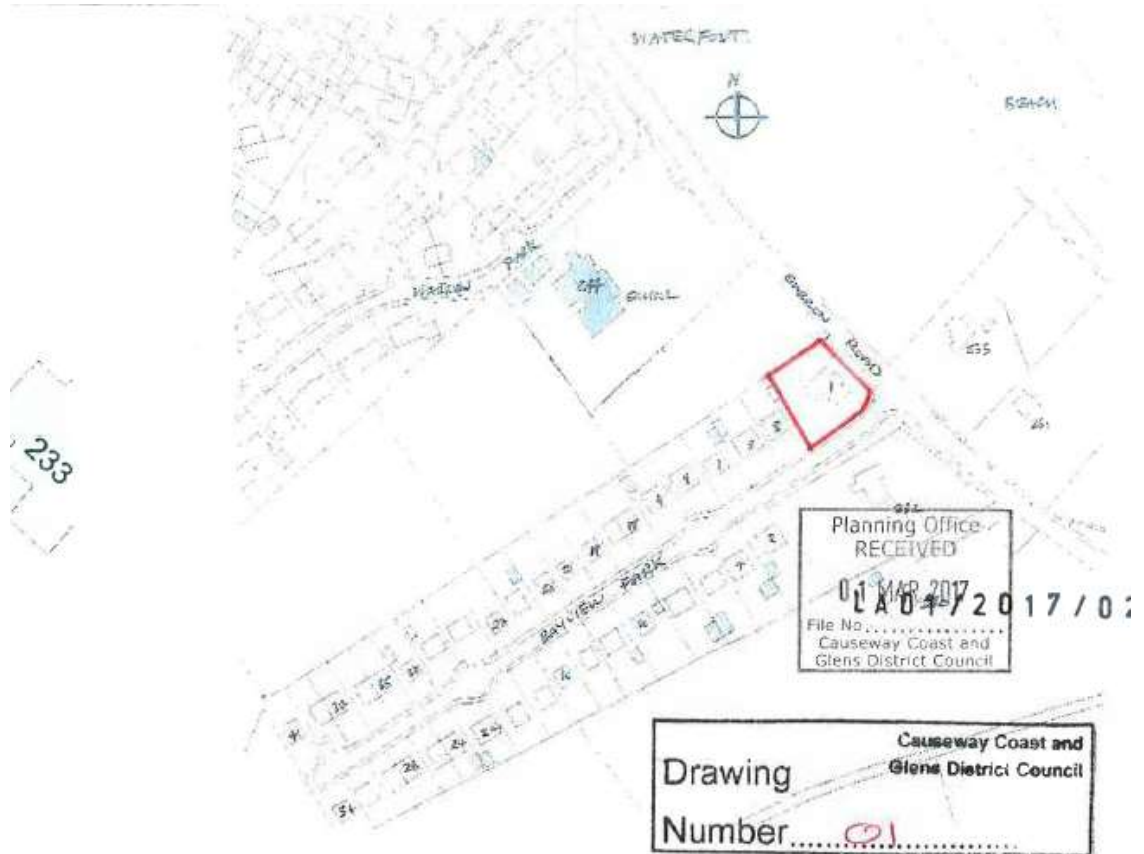
- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. By reason of its design, it fails to meet the principle policy requirement for tourist accommodation in a settlement under PPS 16. It is also unacceptable in terms of the AONB location and townscape. The proposed increase in height to the side and front of the building would have an adverse impact on the character of the surrounding area and would make the building appear dominant and incongruous in the streetscene. Refusal is recommended.

10 REFUSAL REASONS

1. The proposal is contrary to the Strategic Planning Policy Statement, paragraphs 6.265 and 6.266 and Policies TSM 1 and TSM 7 of Planning Policy Statement 16: Tourism in that the development would, if permitted, be inappropriate to the site context in terms of scale, size and design.
2. The proposal is contrary to Policy DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its siting, scale, layout and design which are out of character of the area and its relationship to adjoining buildings, spaces and views.

3. The proposal is contrary to the Strategic Planning Policy Statement, Paragraph 6.187 and Planning Policy Statement 2, Natural Heritage, Policy NH6 Areas of Outstanding Natural Beauty, in that the siting and scale of the proposal is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality; and the development does not respect local architectural style, patterns and design.

Site Location



SITE PLAN
1:2500

Causeway Coast and Glens District Council	
Drawing	
Number.....	01

<u>Revisions</u>		
(a)		
<u>Description</u>		
PROPOSED EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING (B & B)		
<u>Location/Client</u>		
for Mr&Mrs M.McMullan at No1 Bayview Park Glenariffe BT44 ORW		
<u>Scale</u>	<u>Date</u>	<u>Dwg.No.</u>
(as shown)	08/15	MMM1/01