

Planning Committee Report – LA01/2017/0565/F 28 Killymaddy Road, Ballymoney	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

28 Killymaddy Road Ballymoney

LA01/2017/0565/F

24th January 2018

<u>No:</u>	LA01/2017/0565/F	<u>Ward:</u>	RASHARKIN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	28 Killymaddy Road Ballymoney		
<u>Proposal:</u>	Proposed replacement dwelling and garage		
<u>Con Area:</u>	No	<u>Valid Date:</u>	05.05.2017
<u>Listed Building Grade:</u>	N/a		
Agent:	2020 Architects		
Applicant:	Jonathan McCahon, 28 Killymaddy Road, Ballymoney		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

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 refusal reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is a roadside site. The site consists of a rectangular plot with a modest 1 ½ storey dwelling and a large outbuilding / shed. The existing dwelling is set slightly back from the public road with a small paved area and pedestrian access while the front boundary is defined by a 1m privet hedge.
- 2.2 Access to the site is from the north-eastern corner. The eastern boundary is defined by the neighbouring garage and 1m blockwork wall while the western boundary is defined by a 2m hedge. The rear boundary is defined by a 1m post and wire fence with a mature horse chestnut tree to the southern corner of the site.

- 2.3 The existing dwelling is 1 ½ storey with a narrow gable of approximately 6m, with asymmetrical pitched roof, a small front projecting porch and sloping single storey rear return. First floor windows are located on the gables with a single first floor window on the rear elevation. There are no first floor windows to the front elevation. Finishes appear to consist of pebble dash and roof slates while the large shed to the rear consists of partial blockwork and pre-fabricated metal sheeting.
- 2.4 The existing dwelling is sited next to No 26 Kilmaddy Road. No 26 is suburban in design incorporating a steep pitched front projection, front projecting bay window and mid roof dormer and chimney.
- 2.5 The site is set within the rural remainder as designated by the Northern Area Plan 2016. The character of the area is rural, generally defined by single dwellings and small farm groupings.

3 RELEVANT HISTORY

D/1992/0342/F ADJ 28 Killymaddy Road, Ballymoney. Erection of bungalow and detached garage
Granted 26.02.1993

4 THE APPLICATION

- 4.1 The proposal is for a replacement dwelling.

5 PUBLICITY & CONSULTATIONS

5.1 External

None

5.2 Internal

Environmental Health Department: No objections.

NI Water: No objections

DFI Roads: Require further information.

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:
- 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)

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 21: Sustainable Development in the Countryside

Other Guidance

Building on Tradition “A sustainable design guide for the Northern Ireland Countryside”

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relates to: the principle of development; design; integration and character, and access.

Principle of Development

8.2 The principle of development must be considered having regard to the SPPS and PPS policy documents before mentioned.

8.3 Policy CTY3 of PPS21 states that planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. CTY3 also states that for the purposes of this policy all references to “dwellings” will include buildings previously used as dwellings.

8.4 The existing dwelling remains in fairly good order and capable of occupation. The dwelling is 1 ½ story as described above with a large outbuilding.

8.5 The proposal meets the primary tests for replacement outlined in Policy CTY3 and therefore is eligible for replacement subject to meeting the remaining additional criteria of PPS3 and all other relevant policy.

Design

8.6 The purposed dwelling is sited 25m from the road and in line with No 26. Though re-sited further back from the road than the existing dwelling, the proposed dwelling is still within the established curtilage and meets with the first criteria.

8.7 The second criteria is that the overall size of the new dwelling allows it to integrate in the surrounding landscape and not have a visual impact significantly greater than the existing building. In terms of the overall size of the proposed dwelling, it comprises a gable of 8.5m, a frontage of 13 ½ metres and a ridge of 8.8m from existing ground level. The scale of the dwelling is larger than the existing dwelling and comprises

a ridge height which would ordinarily be considered excessive for a modern two storey dwelling.

8.8 The third bullet point relates to design. The design of the replacement dwelling should be of a high quality appropriate to its rural setting and have regard to local distinctiveness.

8.9 While it is not appropriate to arbitrarily dictate design, it is incumbent upon the Planning Authority to ensure any proposed designs are appropriate to their setting in line with policy. To this end “Building on Tradition” was published in 2012 the purpose of which is to address current trends in relation to poor standards of design that if left unchanged will gradually erode what is valued and considered special about our environment.

8.10 This design guide considers a number of themes relating to rural design and specifically deals with replacement opportunities. 5.4 outlines the forms generally considered appropriate and does not apply a narrow approach, rather it states that our countryside contains a wide variety of building shapes and forms mainly comprising the long, low form of the narrow gable farm house, as well as the two storey house and one and a half storey cottage. What is common to these various forms is that they tend to be fairly simple and comprise key regional aspects as outlined in 5.4.1 including long and low buildings, few add-ons, vertical emphasis to gables, narrow plan and 35-55 degree roof pitch. The design guide also outlines a number of commonly occurring elements that can result in poor or unacceptable design and which should be avoided including complex house shapes, complex roof shapes, large scale, awkward form, dormers within the roof, mix of dormer types, excessive mix of bay windows and roof dormers and chimney breasts that project from the gable. The design guide also asserts that replacement projects will tend to be most successful where they defer to the form and shape of the building they are replacing.

8.11 The proposed dwelling centres on a one and a half storey design with a ridge height in excess of a standard two storey dwelling, a gable of 8.6m with an additional flat roof rear projection. However, it incorporates a complex plan form and elevation details comprising:

- 1 ½ storey front projecting turret with a pitched roof;
- Single storey front projection to the east of the front elevation;

- Two storey front projection with pitched roof and additional single storey half-hexagonal single projection with flat roof creating first floor balcony and metal guardrail;
- Variety of eaves level;
- Variety of dormer types including mid-roof dormers;
- Variety of fenestration and window detailing and;
- External chimney breast and mix of chimney types.

8.12 As noted above the design guide “Building on Tradition” provides a fairly wide scope in relation to what is considered appropriate design. However, the current proposal is the antithesis of the overall approach and purpose of this guidance. The sheer complexity and clutter of various forms, roof planes, projections, dormers, chimney detail, fenestration detail and finishes creates a design which lacks simplicity or subtlety associated with good quality rural design and currently incorporates numerous elements which are recommended to be avoided.

8.13 Due to the scale and design the proposal fails to meet with Policy CTY 3 in that it would have a visual impact significantly greater than the existing building and its design is not appropriate to the rural area, as set out above, or have regard to local distinctiveness.

8.14 The Agent has pointed to the neighbouring property which is a suburban style of dwelling approved pre the Design Guide. Its design incorporates a steep pitched front projection, front projecting bay window and mid roof dormer and chimney. This dwelling appears fairly incongruous, does not represent high quality design appropriate to this rural location, does not represent a design type which it would be appropriate to replicate and does not in itself define locally distinctive design.

Integration and rural character

8.15 In terms of integration and the impact on the rural character; the location of the proposed dwelling and the open views from the west and east, due to its scale and inappropriate design the proposed dwelling would be a prominent feature in the landscape. The design of the building is wholly inappropriate for the site and locality and would fail to blend with the landform and existing trees. Given the openness of the site, with views from the junction of the Vow Road travelling

east and from No. 27 travelling west the dwelling would fail to suitably integrate within the site and wider landscape.

Access

- 8.16 The proposal involves using the existing access. DFI Roads have been consulted and are satisfied that a satisfactory access can be provided subject to condition.

9.0 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan and other material considerations. The proposed replacement dwelling would have a significantly greater visual impact than the existing building and the design by reason of its complexity and the arrangement of elements is not appropriate to its rural setting or have regard to local distinctiveness. Refusal is recommended.

10 Refusal Reasons

1. The proposal is contrary to 6.77 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the replacement dwelling is not appropriate to its rural setting and will have a visual impact significantly greater than the existing building.
2. The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and would not visually integrate into the surrounding landscape.

Site location

