

Addendum

LA01/2020/0401/O

1.0 Update

- 1.1 On 16 October 2021 DFI withdrew the Planning Advice Note- Implementation of Strategic Planning Policy in the Countryside.
- 1.2 On 19 October 2021 a representative of the Applicant made a submission regarding refusal reason 03. This relates to Policy NH6 of PPS2 and the proposal not being sympathetic to the special character of the Antrim Coast and Glens AONB. The submission states that the position of the buildings on the site location plan (shown in green) are for the purpose of indicating siting preference only. The submission states that the proposal is for a modest dwelling and detached garage. It argues that: refusal reason 03 is unnecessary; the building positioning can be removed off the plan and; reasonable conditions regarding position, curtilage and scale are acceptable to the Applicant.

2.0 Assessment

- 2.1 Given that Planning Advice Note- Implementation of Strategic Planning Policy in the Countryside has been withdrawn, it is no longer a relevant material consideration in assessment of the application.
- 2.2 Refusal reason 03 was included on the Development Management Officer Report for the application which was agreed on 03 September 2021. This refusal reason does not relate to the indicative position of the buildings on the site as shown in green. Rather, it relates to the principle of development of a dwelling on the overall site (as outlined in red). A dwelling at any location on the site and regardless of scale, would appear prominent within the gentle sloping valley, one of the identified landscape characteristics. This refusal reason is applicable to the principle of

development i.e. outline applications in addition to the full detail of proposals i.e. full and reserved matters applications.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.