

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/0916/RM
Name	Lee Kennedy – Agent
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

The Planning Officer's presentation of this application to the committee is on their determination that the proposed house type impacts the visual amenity and rural character of this rural area.

We disagree with this subjective assessment especially considering it is contrary to the assessment subject to the Outline Planning Permission approved under **Planning Reference LA01/2021/1147** on the **26th of January 2022**.

After a comprehensive assessment by the Planning Officers, outline planning permission was granted subject to **nine planning conditions**. Notably, **planning conditions 5,6,7,8 & 9** were imposed on the outline planning permission to ensure that the proposed house type does not appear prominent in the landscape, integrates with its surroundings, and does not impact on the visual amenity of the area. A detailed planning statement has been submitted justifying how this proposed house type complies with these planning conditions.

Interestingly, if this is now determined as a prominent site in the landscape, the question has to be asked why was no siting condition **imposed** on outline planning permission restricting the positioning of the proposed dwelling within the site or why was no planning condition imposed restricting the height of the building to a bungalow, which is normal practice for planning officers.

We contend that the proposed house type is fully integrated into the surrounding landscape having no detrimental impact on rural character or visual amenity.

The siting and height of this story-and-a-half dwelling have been predetermined by the outline planning approval. The committee members should note that while no siting restriction has been imposed on the building within the

application site; Planners have allowed a ridge height of 8.0 metres permitting a two-storey dwelling above the finished floor level. The permitted height of the proposed house type **implicitly confirms that a building of this height is acceptable anywhere within the application site.**

Furthermore, the Case Officer's in his determination of the outline planning permission assesses the visual integration of this site in significant detail in his overall assessment and allows the 8-metre-high ridge height. He clearly expresses that this site has.... ***"long-established natural boundaries"*** and goes further to state... ***"the topography of the site declines from the southeast to the northwest, with the lands to the further southeast continuing this topographical trend and forming rolling hills there are also trees and a hedgerow located in the distance in this direction. These features allow for the site to avail of a suitable backdrop to the northeast, southeast, and southwest."***

The Case Officer also explains in his report that... ***"the proposed site curtilage is large, however, given the limited level of visibility of the site, this element of the proposal will integrate sufficiently and not detrimentally impact on character and appearance of the area, and is considered acceptable.*** He concludes.... ***"Overall, it is considered a dwelling on the application site will visually integrate into the surrounding landscape, including the adjacent farm buildings."***

The design and layout of this dwelling has adopted the ***traditional/contemporary rural Ulster farmhouse*** approach by using two front projections to break up the frontage of the building with a number of different elements of varying heights with a front, gable, or side towards the public road. This gives the impression the building has been extended over the ***course of time***, providing a ***unique identity*** to the site and local area.

The proposed dwelling, with its garage and terrace, represents a carport behind the main building creating a courtyard formation similar to the cluster of development along Bellany Road with buildings having frontage, gable, and side onto the public road. This is clearly the traditional settlement pattern of the area and an acceptable form of design and layout for this locality.

The garage, carport and terrace elements of the proposed dwelling are set back behind the building frontage and will not be seen from public view due to their setback and existing boundary vegetation.

The designers have now changed the finish of this element of the dwelling to have a natural stone finish to represent traditional Ulster outbuildings built later to the dwelling as an 'add-on' to the main farmhouses with its front projections towards the roadside. However, the decisionmaker has to assess the site's setback from the roadside and its visual presence within the local environment.

The Department's Building on Tradition – A Sustainable Design Guide for the Northern Countryside is not new guidance; it was published in May 2012 as an amplification of former guidance set out in the Rural Design Guide. It provides more of an emphasis on the importance of re-interpretation of traditional and contemporary design forms into the modern-day design of our countryside.

The Building on Tradition document provides a very clear emphasis that new designs have to originate and draw influence from the location. The siting of the proposed dwelling, its local context, local design characteristics and local building traditions have been taken from the distinct character of the local area. The designer has acknowledged that the proposed red clay roof tiles are prevalent in the immediate area but has agreed to amend them.

Members need to acknowledge that Bellany Road, is a very small minor rural road used by local traffic only. It is home to 6 existing homes and two farms. The site is set back 120m from the public road and views of the site are very limited.

This planning application is for a young family to build their forever home on the family farm beside existing family members to avail of the family support network.

21/03/2024.

