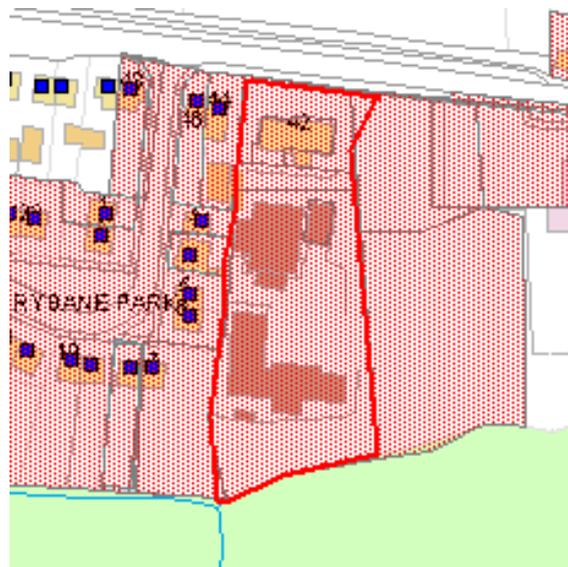


# ITEM C

## Sheep Island View 42A Main Street, Ballintoy

**E/2014/0233/F**  
**Full Planning**



**22<sup>nd</sup> April 2015**

<b><u>No:</u></b>	<b>E/2014/0233/F</b>	<b><u>Ward:</u></b>	<b>Kinbane</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Sheep Island View, 42A Main Street</b>		
<b><u>Proposal:</u></b>	<b>Proposed demolition of existing sub-standard accommodation block and replacement block, including meetings room and associated works to comply with modern tourism standards and NITB accommodation ratings.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>21/11/2014</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>	<b><u>Target Date:</u></b>	
<b>Agent:</b>	<b>Mr G McNeill 14 Cave Road, Cushendun, BT44 0PN</b>		
<b>Applicant:</b>	<b>Mr and Mrs S McShane C/o Agent</b>		
<b>Objections:</b>	<b>0</b>	<b>Petitions of Objection:</b>	<b>0</b>
<b>Support:</b>	<b>0</b>	<b>Petitions of Support:</b>	<b>0</b>

**Drawings are available to view on the Planning Portal-  
[www.planningni.gov.uk](http://www.planningni.gov.uk)**

## **1 RECOMENDATION**

- 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 section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is Sheep Island View Hostel on Main Street, Ballintoy. It is a sloping site which rises gradually to the south. The site contains a detached dwelling at the roadside with a 1 ½ storey camping barn and single storey conference centre behind. The accommodation at the rear of the site is mostly

single storey and is set at a higher ground level above the conference centre and camping barn. There is a green field to the east between the site and St. Joseph's Church. The site is visible when approaching from the east along Main Street from the church. The Larrybane housing development adjacent and to the west of the site contains a mix of 2 storey semi-detached and terrace dwellings and single storey semi-detached dwellings. The land to the north of Main Street within Ballintoy generally rises to the south.

### **3 RELEVANT HISTORY**

E/2001/0119/F

Proposal: Functions Area: Toilet and kitchen area

Address: Rear of 42 Main Street, Ballintoy, Ballycastle

Decision: Permission Granted

Decision Date: 30.07.2001

E/2007/0296/F

Proposal: Proposed single storey extension to existing hostel to provide additional toilet facilities at rear

Address: Lands to the rear of 42a Main Street, Ballintoy

Decision: Permission Granted

Decision Date: 23.10.2007

### **4 THE APPLICATION**

- 4.1 Planning permission is sought to replace an existing sub - standard accommodation block with a new build to include accommodation, meetings room and associated works to comply with modern tourism standards, and NITB accommodation ratings.
- 4.2 Revisions to the scheme have been received during processing of the application. These have improved the scheme by: reducing the proposed development from 2.5 storey to two storey and thereby improving the visual impact, scale and design.

### **5 PUBLICITY & CONSULTATIONS**

#### **External**

5.1 **Neighbours:** None received.

**Internal**

5.2 **Transport NI:** The proposed access and development layout including car parking are considered to be acceptable.

**NI Water:** Public water supply and public foul sewer is available.

**Environmental Health:** Have no concerns with the proposal and have provides informatives as listed below in Section 10.

## 6 MATERIAL CONSIDERATIONS

6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

6.2 The development plan is:

- Draft Northern Area Plan 2016

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 Due weight should be given to the relevant policies in the development plan.

6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS 3 Access, Movement and Parking

PPS 16: Tourism

Planning Strategy for Rural Northern Ireland (PSRNI)

Northern Area Plan 2016

Supplementary Planning Guidance  
Living Places  
DCAN 15 Vehicular Access Standards

Supplementary Planning Documents  
Causeway Coast Area of Outstanding Natural Beauty 'Guide to Designation'

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the principle of the proposed development in this location; the suitability of the scheme in terms of character, context, scale and design; the impact on neighbouring amenity, and; the acceptability of the access and car parking.

### **Planning Policy**

- 8.2 The site is located within the settlement limit of Ballintoy as defined by the draft Northern Area Plan 2016.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS, the PPS policy documents specified above and DES 2 of the PSRNI.
- 8.4 PPS 16: Tourism TSM 1 - Tourism Development in Settlements planning permission will be granted for a proposal for tourism development (including a tourist amenity or tourist accommodation) within a settlement; provided it is of a nature appropriate to the settlement, respects the site context in terms of scale, size and design, and has regard to the specified provisions of a development plan.
- 8.5 Planning Strategy for Rural Northern Ireland (PSRNI) Policy DES 2 Townscape requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

## **Principle of Development**

- 8.6 There is a well-established tourist accommodation use on this site and the proposal is for the extension of the existing facilities. As such the principle of such development is acceptable.

## **Character, Context, Scale and Design**

- 8.7 The settlement is located within the Causeway Coast Area of Outstanding Natural Beauty. The context of the development within Ballintoy comprises mainly two storey buildings. St. Joseph's Church to the east, the largest building in the settlement provides a central focus on the Main Street.
- 8.8 The applicant proposes to construct a new 2 storey building to replace the existing 1½ storey camping barn on the site. The new building will provide a meeting room, tv/quiet room, kitchen and bathroom facilities on the ground floor with 7 no. double en-suite bedrooms above on the first floor. The proposal will reflect the existing form and style with the gable fronting onto the Main Road.
- 8.9 The footprint of the building is slightly larger and the proposed ridge height is 1 metre higher than the existing building and 1.6m increase in gable depth. The side elevation is 17m wide with a two storey central panel projection. The fenestration is proportionate to the scale of the proposed building with a vertical emphasis appropriate to the locality.
- 8.10 The materials proposed are a wet dash painted finish with Basalt stone facing to the raised panels. This matches the materials found within the existing development and the settlement of Baliintoy.
- 8.11 The scale and design of the new 2 storey building is appropriate and respects the context of the site and is sensitive to the context of the surrounding townscape and character of the AONB.

## **Neighbouring amenity**

- 8.12 In terms of residential amenity, an existing conference centre is located between the proposed development and the residential properties at Larrybane Park. The first floor windows on the west facing elevation will look onto the roof of the conference centre building to the west. Furthermore there is a separation distance of 20 metres to the rear boundary and 25 metres between opposing windows at Larrybane Park. Therefore due to the distance and the intervening conference centre the redevelopment of the site would not have an adverse effect on existing development by reason of overlooking, overshadowing or dominance.

## **Access and Parking**

- 8.13 The development proposes to use the existing access. Transport NI are satisfied that adequate access arrangements are in place and that the proposed parking and circulation areas shown in the Drawing No 2 are satisfactory to meeting the needs of the proposed development.

## **9 CONCLUSION**

- 9.1 The proposed development is considered acceptable in this location having regard to the draft Northern Area Plan and other material considerations. The development is an appropriate use of the land and is acceptable in terms of its layout and appearance. In accordance with para 52 of PPS 1, no significant harm would be caused to neighbouring amenity. Matters relating to access and parking can be secured by planning condition. Approval is recommended.

## **10 CONDITIONS/ INFORMATIVES**

### **10.1 Regulatory Conditions:**

1. As required by Article 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

**Reason:** Time Limit.

2. The development hereby approved shall not be occupied until hard surfaced areas have been constructed in accordance with Approved Drawing No 02 bearing date stamp 21<sup>st</sup> November 2014 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

**Reason:** To ensure that adequate provision has been made for parking

3. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings No 01, 02 which was received by Planning on 21<sup>st</sup> November 2014 and 04/2 and 05/2 which were received 23<sup>rd</sup> March 2015.

**Reason:** To ensure a satisfactory form of development.

#### 10.4 Informatives:

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
3. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by Planning or other statutory authority.
5. Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

6. Foul sewer within 20m of your proposal, consultation with NIW is required to determine how your proposal can be served.
7. The applicant is advised to contact NIW through its Customer Relations Centre on 08458 770002 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern.

<b>ANNEX A</b>	
<b>Date Valid</b>	21st November 2014
<b>Date First Advertised</b>	6th December 2014
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification</b> (all addresses) The Owner/Occupier, 3 Larrybane Park, Ballintoy, Antrim, BT54 6LZ, The Owner/Occupier, 4 Larrybane Park, Ballintoy, Antrim, BT54 6LZ, The Owner/Occupier, 44 Main Street, Ballintoy, Antrim, BT54 6LX, The Owner/Occupier, 5 Larrybane Park, Ballintoy, Antrim, BT54 6LZ, The Owner/Occupier, 6 Larrybane Park, Ballintoy, Antrim, BT54 6LZ, The Owner/Occupier, 7 Larrybane Park, Ballintoy, Antrim, BT54 6LZ,	
<b>Date of Last Neighbour Notification</b>	3rd December 2014