



**Causeway  
Coast & Glens  
Borough Council**

<b>Planning Committee Report Item C</b>	<b>27<sup>th</sup> April 2016</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing our Environment and Assets
<b>Outcome</b>	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
<b>Lead Officer</b>	Shane Mathers
<b>Cost: (If applicable)</b>	N/a

# **ITEM C**

**28 Lisnagrot Road Kilrea.**

**LA01/2015/1074/F**

**27<sup>th</sup> April 2016**

<b><u>No:</u></b>	LA01/2015/1074/F	<b><u>Ward:</u></b>	Kilrea
<b><u>App Type:</u></b>	Full Planning		
<b><u>Address:</u></b>	28 Lisnagrot Road Kilrea.		
<b><u>Proposal:</u></b>	Proposed Ground Floor Extensions to accommodate a W C and Living Room.		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	22.12.15
<b><u>Listed Building Grade:</u></b>	N/A		
<b>Agent:</b>	P D Conlon 16 Gortreagh Road Cookstown BT80 9ET		
<b>Applicant:</b>	Aidan Mullan 28 Lisnagrot Road Kilrea Coleraine		
<b>Objections:</b>	0	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 **APPROVE** planning permission subject to the reasons set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on the Lisnagrot Road just on the edge of the town of Kilrea. The site comprises an existing detached gable fronted bungalow set within its own curtilage. The site is bound by mature hedging to the front north and south boundaries.

There is a tarmac driveway and a garage to the rear of the existing dwelling.

- 2.2 The site is located within the settlement limit of Kilrea as defined within the Northern Area Plan. The character of the surrounding area is residential, there are a mixture of detached, semi-detached and terraced dwellings.

### **3 RELEVANT HISTORY**

None

### **4 THE APPLICATION**

- 4.1 Planning permission is sought for a ground floor extension to accommodate a W C and living room.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

There are no objections to this proposal.

#### **5.2 Internal**

**NIEA Historic Monuments Unit:** No objection.

### **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)

Planning Policy Statement 7 Addendum

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the design.

### **Design**

- 8.2 The site is located within the settlement limit of Kilrea as defined by Northern Area Plan. The site is not subject to any specific zonings or designations but is adjacent to the Kathleen’s Lough LLPA, Designation KAL 01.
- 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.
- 8.4 The SPPS promotes sustainable development throughout the planning system. The guiding principle is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to

interests of acknowledged importance. The SPPS provides no Subject Policy relating to residential extensions.

- 8.5 Policy EXT 1 of Addendum to PPS 7 Residential Extensions and Alterations sets out the criteria which is taken into account in assessing an application for a residential extension.
- 8.6 Planning permission will be granted for a proposal to extend or alter a residential property where all of the following criteria are met:

***the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area.***

- 8.7 The proposal is a modest front and side extension, single storey in height. The side extension is for a WC, and is to the side projection on the left hand side as you face the dwelling. The length which this extends the side projection is 2.1 metres and is 1.4 metres wide; very slightly narrower than the existing width. It does not break forward of the principal front elevation and is mainly contained within the existing built form.
- 8.8 The front extension extends approximately half of the front elevation (3.3 metres) 3 metres forward. There is no strong and definitive building line along this stretch of Lisnagrot Road so there is no concern in this regard. Both extensions are subordinate in scale to the existing dwelling and are designed to be reflective of the existing dwelling. The proposed finishes match the existing. The fenestration details are also reflective of the existing, and the siting and design features give the appearance as being part of the existing dwelling.
- 8.9 The proposal will not detract from the appearance or character of the surrounding area and complies with this part of the policy.

***the proposal does not unduly affect the privacy or amenity of neighbouring residents.***

8.10 The proposal is single storey and will not result in any unacceptable overlooking or overshadowing issues. It complies with this part of the policy.

***the proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality.***

8.11 The proposal will not result in the loss of any trees or landscape features. The proposal is sited on an existing area of hardstanding and therefore complies with this part of the policy.

***sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.***

8.12 The proposed extensions are small and adequate space remains for recreational and domestic purposes and the proposal complies with this part of the policy.

8.13 The proposal fully complies with the above policy, EXT 1. There is further supplementary guidance provided under Annex A of the Addendum to PPS 7. The proposal has been designed and sited in accordance with this guidance.

## **9.0 CONCLUSION**

9.1 The proposed development is considered acceptable in this location having regard to the area plan and other material considerations. The development is considered appropriate in terms of its scale, layout and appearance. It is sympathetic to the design of the dwellings in the locality and as amended does not impact on the residential amenity of the neighbouring properties and meets the policy requirements of Policy EXT 1 of the Addendum to PPS 7. Approval is recommended.

## **10 CONDITIONS/ INFORMATIVES**

### **10.1 Regulatory Conditions:**

1. As required by Section 61 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.

### **10.2 Informatives:**

1. Precautions should be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
2. All construction plant and materials shall be stored within the curtilage of the site.
3. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.