

<b>Planning Committee Report</b>	<b>25<sup>th</sup> January 2017</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>	Principal Planning Officer
<b>Cost: (If applicable)</b>	N/a

**25m North West of 134 Glenshesk  
Road  
Armoy**

**LA01/2016/0295/F**

**Full Planning Permission**

**25<sup>th</sup> January 2017**

<b><u>No:</u></b>	LA01/2016/0295/F	<b><u>Ward:</u></b>	TORR HEAD and RATHLIN
<b><u>App Type:</u></b>	Full Planning Permission		
<b><u>Address:</u></b>	25m North West of 134 Glenshesk Road, Armoy, Ballymoney.		
<b><u>Proposal:</u></b>	Alterations to existing agricultural store/utility space		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	8 <sup>th</sup> March 2016
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>Target Date:</u></b>	
<b>Applicant:</b>	Vincent Caulfield, 17a Stroan Road, Armoy, Ballymoney		
<b>Agent:</b>	Bailey Architecture, 9 Glenview Road, Glenshesk, Ballycastle		
<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 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 & 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 located along the roadside along the Glenshesk Road. A small, single storey building is located in the SW corner of the larger roadside field. The building is timber clad with a small veranda located on the front of the building. A ranch style timber fence runs along the northern

boundary of the site and a post and wire fence runs along the southern boundary which is parallel to the road edge. Pedestrian access to the site is located in the SW corner of the site. An area of amenity space and a small pond is located to the front of the building.

- 2.2 The site is defined as rural remainder as designated within the Northern Area Plan 2016.

### **3 RELEVANT HISTORY**

None

### **4 THE APPLICATION**

- 4.1 Alterations to existing agricultural store/utility space.

### **5 PUBLICITY & CONSULTATIONS**

#### **External**

None

#### **Internal**

- 5.2 **Transport NI:** Objects to the proposal.

**NIEA Archaeological and Built Heritage Division:** Has no objection.

**NIEA Water Management Unit:** Has no objection.

**NI Water:** Has no objection.

**Environmental Health:** Has no objection.

### **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 development 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
- 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 RELEVANT POLICIES & GUIDANCE**

Strategic Planning Policy Statement (SPPS)

Northern Area Plan 2016

Planning Policy Statement 2 (PPS 2) Natural Heritage

Planning Policy Statement 3 (PPS 3) Access, Movement and Parking

Planning Policy Statement 21 (PPS 21) Sustainable Development in the Countryside

### **Guidance**

Antrim Coast and Glens Design Guide

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the principle of development, design and access.

## **Planning Policy**

- 8.2 The site is located within the rural area as identified in the Northern Area Plan 2016.
- 8.3 The principle of this development proposed must be considered having regard to the SPPS and PPS policy documents specified above and any other material considerations. The SPPS was published 28 September 2015. In the accompanying Ministerial Statement it stated that the provisions of the SPPS are material to all decisions on individual planning applications and appeals.

## **Background**

- 8.4 The proposal was initially submitted as a retrospective application for “alterations to a building to provide agricultural storage and short term stay accommodation with a new vehicular access via an existing lane.”
- 8.5 During the processing of the application the applicant removed the residential element from the proposal. The revised application is discussed below.

## **Principle of Development**

- 8.6 Policy CTY 12 of PPS21 is the relevant policy context for such proposals. An agricultural shed already exists so the principle has been established.

## **Design**

- 8.7 The building prior to its conversion was a small, green painted corrugated agricultural shed located within an undeveloped agricultural field. The shed has been re-clad in timber to replicate a log cabin. A front veranda has been placed onto the front elevation and a chimney flue is located on the gable.
- 8.8 Presently, the building appears to have a small kitchen area in one half of the building, a toilet to the rear and a seating area in the other half. However, the application must be assessed on the basis of the description and proposed plans. The proposed

plans show the internal floorspace to be “agricultural store/ utility space (non-domestic)” and a “toilet”.

- 8.9 The character, design and appearance of the building has been altered significantly from that previously located on site which had the characteristics of a small agricultural outbuilding. The subject building, even with the removal of the chimney flue as shown on the plans, does not have the appearance of an agricultural building. The arrangement of the windows and doors (fenestration) together with the presence of a feature veranda/ open porch along the entire front elevation are not features identifiable with an agricultural building. These features are typical of a dwelling or holiday accommodation. As such, the design of the building gives it the character of a dwelling or holiday home. The proposal fails criterion (b) of Policy CTY 12 of PPS 21 as the character of the building is not appropriate to its location. Similarly for the same reason, the proposal fails the sympathetic to the locality design test of Policy CTY 12. This policy requires agricultural buildings to be of appropriate design.
- 8.10 Though the agent states that the building was in poor condition in need of refurbishment, the work done has significantly altered the building to a level which renders it completely unrecognisable as the same building.
- 8.11 The building fails to meet with Policies CTY 12 and CTY 13 in that the design and materials are not sympathetic to the locality and are out of character to the rural area and the Antrim Coast and Glens Area of Outstanding Natural Beauty. The veranda/ open porch feature and the timber clad, log cabin effect finish are particularly incongruous in this location.

### **Access**

- 8.12 Transport NI object to the proposal. They advise that it would not be possible within the application site to provide an access with visibility splays of 2.4metres x 90metres, in accordance with the standards contained Development Control Advice Note 15 and Planning Policy Statement 3 Policy AMP 2. However, regard needs to be had to the fact that the field gate historically existed at this location serving the original building. Given that

the specific proposal does not involve intensification of the use, the access arrangements are acceptable.

## **9 CONCLUSION**

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal fails to meet Policies CTY 12 and CTY 13 of PPS 21, in that the design by reason of it having the appearance of a dwelling or holiday accommodation, makes it inappropriate in terms of character as an agricultural building. Refusal is recommended.

## **10 Refusal Reasons:**

- 10.1 The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement and Policies CTY12 and CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the design and materials are not sympathetic to the locality and the character of the building is not appropriate to its location.
- 10.2 The proposal is contrary to Paragraph 6.187 of the Strategic Planning Policy Statement and Policy NH 6 of Planning Policy Statement 2, Natural Heritage as the proposal is not of an appropriate design for the locality within the Antrim Coast and Glens AONB.

## Site Location

