



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report LA01/2015/0811/O	25th January 2017
PLANNING COMMITTEE	

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

**Site 402m North West of 173
Whitepark Road, Dunseverick**

LA01/2015/0811/O

25th January 2017

<u>No:</u>	LA01/2015/0811/O	<u>Ward:</u>	Giant's Causeway
<u>App Type:</u>	Outline Planning		
<u>Address:</u>	Site 402m NW of 173 Whitepark Rd., Dunseveric, Bushmills.		
<u>Proposal:</u>	Proposed Dwelling and Garage on a farm.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	26.10.2015
<u>Listed Building Grade:</u>	N/A		
Agent:	Simpson Design		
Applicant:	Mr G. Sinclair		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 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 **REFUSE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 1.2 The application site incorporates an existing narrow agricultural stoned laneway which serves a single storey shed and adjacent fields approximately 150 metres back from the public road. The site outlined includes part of a pasture field with a post and wire fence surrounding it. The site which is positioned within the larger field, is not defined along the northern boundary. There is a field gate to access the field. The shed is single storey with low pitch roof and a closed gable end door. The walls have a dashed finish. The shed is isolated with no surrounding yard or hard standing. The gradient of the land falls from the Whitepark

Road down towards the site and continues to fall to the north and the cliff edge. The entrance area of the laneway onto the road has a grass embankment either side. The remainder of the visibility splay area along the field frontage has post and wire fencing. The surrounding area consists of open rolling landscape just above the northern cliff edge.

- 1.3 The site is located within the rural area as defined within the Northern Area Plan.

3.0 RELEVANT HISTORY

There is no relevant history.

4.0 THE APPLICATION

- 4.1 Planning permission is sought for a dwelling and garage on a farm.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to the proposal.

5.2 Internal

Transport NI: No objection.

NI Water: No objection.

NIEA Drainage and Water: No objection.

Environmental Health: No objection subject to informatives.

DARD: No objections

Shared Environmental services: No objections, S.E.S. have been consulted and advise that the site is outside the North Antrim Coast SAC. S.E.S. advise that the site is within an area for breeding waders.

DETI NI Geological survey: No objections

NIEA Natural Heritage: advise that the site is within /immediately adjacent to an area of sensitivity for NI priority habitat or priority species.

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)

PPS 3 Access, Movement and Parking

PPS 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

Building On Tradition - A Sustainable Design Guide for the Northern Ireland Countryside

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of the proposed development and; integration.

Principle of development

- 8.2 The site is located within the Causeway Coast Area of Outstanding Natural Beauty as defined by Northern Area Plan.
- 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 aim of the SPPS in relation to new dwellings on farms is set out under paragraph 6.73. In relation to this application the main point is that the proposed dwelling must be visually linked or sites to cluster with an established group of buildings on the farm holding.
- 8.5 PPS 21 is the policy for determining this type of application and it set outs the policy basis for development in the countryside stating that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Policy CTY 1 of PPS 21 goes on to say that planning permission will be granted for an individual dwelling house on a farm where a new dwelling is visually linked or sited to cluster with an established group of buildings on the farm in accordance with Policy CTY 10.
- 8.6 CTY 10 states that planning permission will be granted for a dwelling on a farm provided all the following criteria are met:

(a) the farm business is currently active and has been established for at least 6 years;

8.7 DARD have been consulted with the P1c form and business number. The DARD business number submitted has been accepted as being active and established for over 6 years, so the proposal meets this policy test.

(b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008;

8.8 No dwellings or development opportunities have been sold off. The agent has marked none on the P1 C form. Therefore it complies with this part of policy and the proposal meets this policy test.

c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s):

8.9 The new building is not visually linked or sited to cluster with an established group of buildings on the farm. There is an existing laneway but only one existing building on the farm adjacent to the site. The proposed new dwelling will be sited beside the single building on the farm. As the proposal is located beside a single building rather than a group of buildings the application fails this policy test.

8.10 Further information was requested to ascertain whether there were any compelling reasons to depart from the requirements of Policy CTY 10. In response, the information provided was that the farmer owns the land and does not use any other farm buildings to farm his land. Given that the applicant lives only 0.3 km from the farm and the small size of the farm of approximately 8 ha, there are no compelling reasons to depart from the requirements of Policy CTY 10.

8.11 The policy states that exceptionally consideration may be given to alternative sites elsewhere on the farm away from the group of farm buildings if there is demonstrable health and safety reasons or verifiable plans to expand the farm business. In this case neither of these exceptions exist. The P1c form question 6 relates to this and it has been ticked as n/a. Therefore the proposal fails to meet this policy test.

Integration

8.12 This site is positioned within a larger pasture field. The site does not have any definition other than the field fencing surrounding the larger field. It does not have any natural boundaries at all. It does not have any defined or natural enclosure. The landscape is quite open in the immediate area as there are no natural features to absorb a dwelling.

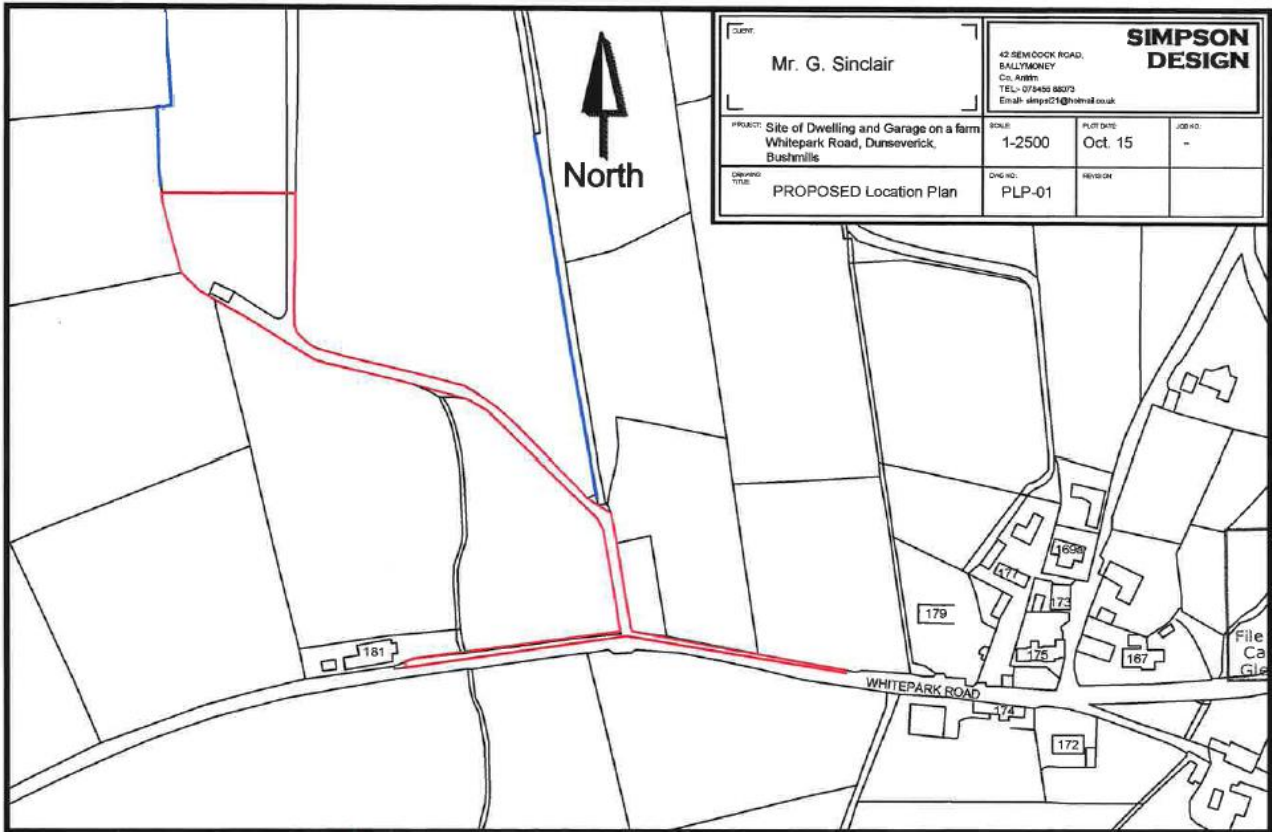
8.13 There are critical views of the site from the area just west of the access point on the main road where the roadside is quite open with clear views down towards the site. There is a stretch of roadside along Whitepark Road for approximately 50 metres where the roadside has no screenings and there is only a post and wire fence along the field frontage. The site can be seen clearly from this transient critical view, particularly on approach from the east. As this is AONB, a dwelling positioned isolated on the site would have a detrimental impact on the visual amenity of this AONB. Therefore the proposal fails the policy test as it fails to integrate into the landscape.

9.0 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 by being located beside a single building rather than an established group of buildings on the farm fails to meet the requirements of Policy CTY 10 of PPS 21. No compelling reasons have been submitted to allow a departure from Policy CTY 10. In addition, the proposed dwelling would fail to integrate when viewed from the critical views along Whitepark Road. Refusal is recommended.

10.0 Refusal Reasons:

- 10.1 The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside, and does not merit being considered as an exceptional case in that it has not been demonstrated that: the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
- 10.2 The proposal is contrary to paragraph 6.70 of the Strategic Planning Policy Statement for N.Ireland; and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposed site lacks long established natural boundaries, is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and therefore would not visually integrate into the surrounding landscape.



CLIENT: Mr. G. Sinclair		SIMPSON DESIGN 42 SEMLOCK ROAD, BALLYMONEY CO. ANTRIM TEL: 07545 88073 Email: simpson@simpsondesign.co.uk	
PROJECT: Site of Dwelling and Garage on a farm Whitepark Road, Dunseverick, Bushmills	SCALE: 1-2500	PLOT DATE: Oct 15	JOB NO: -
DRAWING TITLE: PROPOSED Location Plan	DWG NO.: PLP-01	REVISION:	

Planning
 RECEIVED
 21 OCT
 File No.....
 Causeway Coast
 Glens District

LA01 / 2015 / 0811

Causeway Coast and
 Glens District Council
 Drawing
 Number.....01.....