

Planning Committee Report LA01/2019/0269/O	22nd January 2020
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	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2019/0269/O	<u>Ward:</u> DERVOCK
<u>App Type:</u> Outline and Full Planning	
<u>Address:</u> 137 Kilraughts Road, Killyrammer, BT53 8ND	
<u>Proposal:</u> Alterations to existing school/community facility for a change of use to domestic dwelling. Two new storey detached dwellings to rear of site, including all site works etc.	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 21.03.2019
<u>Listed Building Grade:</u> n/a	
Agent: N/A	
Applicant: Causeway Coast & Glens B.C. Riada House, 14 Charles Street, Ballymoney, BT53 6DZ	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Executive Summary

- This proposal is acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within the open countryside within the Northern Area Plan 2016.
- No statutory consultee has raised any concerns with the proposal.
- The proposal relates full planning permission for a change of use of an existing schoolhouse to a dwelling and outline planning permission for two, two storey dwellings.

Drawings and additional information are available to view on the Planning Portal- 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 **GRANT** planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at 137 Kilraughts Road, Killyrammer. The application site is comprised of a former school building and lands within the curtilage of the school site. These lands include the former school playground and grassed area to the rear of the site. The existing building is currently used as a community centre. The site is predominately flat and is defined by tree and hedge planting along the western and southern boundaries, hedge and fencing along the northern boundary and fencing along the eastern boundary. There is an existing vehicular and pedestrian access which serves the existing school building.
- 2.2 The application site is located within the rural area, outside of any settlement development limit as defined in the Northern Area Plan 2016, to the east of Dunaghy. The surrounding area is a mixture of agricultural, recreational and residential uses. An area of housing is located to the east and southeast of the site. To the south of the site is an area for recreation including a play park and pitches. To the west and north of the site are fields.

3 RELEVANT HISTORY

D/2015/0070/F - Killyrammer Old School House, 137 Kilraughts Road, Ballymoney - Proposed New Community Centre - Withdrawal

D/2002/0282/F - Former Killyrammer Primary School, 137 Kilraughts Road, Ballymoney - Change of use to Community Centre – Granted – 16.08.2002.

D/1998/0155 – Killyrammer Primary School 137 Kilraughts Road, Ballymoney - Site for 3 dwellings (Demolition of existing building) –

Granted – 18.08.1998

D/1990/0151 – Killyrammer Primary School 137 Kilraughts Road, Ballymoney - Toilet block extension to school – Granted – 15.08.1990

D/1979/0360 – Killyrammer Primary School, 137 Kilraughts Road, Ballymoney – Toilet block extension to school – Granted – 07.12.1979

4 THE APPLICATION

- 4.1 This is a split application dealing with a full permission and outline permission. Outline Planning Permission is sought for two new two storey detached dwellings to rear of site, including all site works etc. Full Planning Permission is sought for alterations to existing school/community facility for a change of use to domestic dwelling.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are no objections to the proposal.

5.2 Internal

DFI Roads – No objections

Environmental Health – No objections

NI Water – No objections

DAERA WMU– No objections

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 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 21: Sustainable Development in the Countryside

Planning Policy Statement 3: Access, Movement and Parking

Supplementary Planning Guidance

Building on Tradition – A Sustainable Design Guide for the NI Countryside

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: principle of development, integration and rural character; As the proposal relates to two separate elements; the change of use of the schoolhouse building and two proposed dwellings; they will be considered separately.

Proposed Change of Use of Schoolhouse Building

Principle of Development

- 8.2 Policy CTY1 of PPS 21 identifies a number of instances when an individual dwelling house will be granted permission. The conversion and reuse of existing buildings is considered under Policy CTY 4. However, paragraph 1.12 of the SPPS states that where the SPPS introduces a change of policy direction and/or provides a policy clarification that would be in conflict with the retained policy, the SPPS should be afforded greater weight.
- 8.3 Policy CTY 4 states that planning permission will be granted for proposals for the sympathetic conversion, with adaptation if necessary, of a suitable building for a variety of alternative uses, including use as a single dwelling, where this would secure its upkeep and retention. Policy CTY 4 lists seven criteria to be satisfied under the policy. Paragraph 6.73 of the SPPS states that provision should be made for the sympathetic conversion and re-use, with adaptation if necessary, of a locally important building as a single dwellinghouse where this would secure its upkeep and retention. The amended wording of the SPPS constitutes a revision of Policy CTY 4 and consequently the term 'locally important building' must take precedence over the term 'suitable building' in Policy CTY 4 of PPS 21.
- 8.4 The application site is located on Kilraughts Road and is comprised of a former school building, outbuilding and its grounds. This site was subject to a previous change of use to a community facility under application D/2002/0282/F. The Community Centre is listed as redundant on the submitted P1 form. The building would meet the SPPS policy test of being a locally important building.
- 8.5 The school building is of permanent construction and it is proposed to demolish the western section of the building to facilitate the change of use. This section is comprised of toilet facilities and one room. External alterations include the removal of the existing entrance on the north elevation and the creation of a new entrance on the western elevation with alterations to the roof and the provision of new windows. An access road is proposed to the west of the schoolhouse building which runs towards the back of the site.
- 8.6 The proposed alterations will result in an impact on the form of the building by the removal of the symmetrical appearance of the roof to

the front of the building. However, this alteration will result in the continued survival and upkeep of the remainder of the building and bring it back into use. The other alterations are considered to be in keeping with the character, architectural features, design and setting of the existing building. Majority of the original features are retained and external alterations relate to that required to facilitate the change of use to a residential property. Overall, the proposal will not have an impact on the character or appearance of the locality.

- 8.7 The conversion of the building to a residential use will not unduly affect the amenities of nearby residents. The proposed accommodation is located on the ground floor. The nearest properties are No. 15 and 30 Hillcrest Gardens to the east and southeast of the building. Windows on the eastern elevations serve a Kitchen/Living/Dining area and Utility room. There will be no privacy issues for either of the specified properties due to the single storey nature of the building and the distance of the windows from the properties. As the building is existing, there will be no impacts from loss of light, overshadowing beyond existing. Given the previous use as a school and community centre, any issues in terms of noise will be a reduction on that previously on the site. There will be no impact on the continued agricultural use of adjoining land or buildings.
- 8.8 There are no extensions proposed to the building and the proposed use is residential.
- 8.9 The building has an existing water supply and connection to an existing combined sewer. Gullys are proposed along the proposed concrete access road running to the west of the building. This will connect to a proposed soakaway located to the east of the schoolhouse building. Services are available to the building without impact on the environment or character of the locality.
- 8.10 The schoolhouse has an existing vehicular access. DFI Roads were consulted on the proposal and have no objections. The proposal will not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.11 The SPPS and Policy CTY 4 is considered to be satisfied in this regard.

Integration and Rural Character

- 8.12 Policy CTY 1 states that all proposals for development in the countryside must be sited and designed to integrate sympathetically

with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety.

- 8.13 The proposal relates to the change of use of an existing schoolbuilding to a residential use. There are existing post and wire fences to the north and west of the existing schoolhouse. There are existing hedges along the northern boundary and hedges are to be provided along the full length of this boundary. The western boundary has existing mature trees and hedges which are to be retained. A post and rail wooden fence is proposed along this boundary and new hedges are to be provided inside the fence. A 1650mm high closeboard vertical timber fence is proposed along the eastern boundary with a new hedgeline proposed.
- 8.14 The schoolhouse building is already existing and is not prominent in the landscape. The demolition of the western section of the building will reduce the overall footprint of the building reducing visual impact. Views of the proposal are limited to travelling east and west along Kilraughts Road. The western boundary of the site is already well screened by vegetation limiting views. Views from the east are partly screened by the row of housing along Hillcrest Gardens. The building is already considered to integrate under the current site conditions. The enhancement of the site boundaries with planting will assist in its further integration into the surrounding area.

Proposed Two Storey Detached Dwellings

Principle of Development

- 8.15 Policy CTY1 of PPS 21 identifies a number of instances where residential development will be granted permission. Development of new dwellings in existing clusters is considered under Policy CTY 2a.
- 8.16 Policy CTY 2a states that planning permission will be granted for a dwelling at an existing cluster of development provided that the cluster is located outside a farm and consists of four or more dwellings of which at least three are dwellings, that the cluster appears as a visual entity in the local landscape, the cluster is associated with a focal point, the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster, that the development of the site can be absorbed into the existing cluster and will not significantly alter its existing character or visually intrude into the open countryside and would not adversely impact on visual amenity.

- 8.17 The proposal relates to outline permission for two, two storey dwellings with garages.
- 8.18 The proposal is associated with the existing schoolhouse building which is the focal point for the cluster. The cluster of development lies outside of a farm and consists of four existing buildings, three dwellings and one schoolhouse building.
- 8.19 The schoolhouse building is located to the north of the proposed dwellings, two dwellings along the eastern boundary and one dwelling to the northeast. The site is enclosed along the southern and western boundaries by vegetation and to the east by dwellinghouses and to the north by a schoolhouse.
- 8.20 The cluster appears as a visual entity in the local landscape and is visible from Kilraughts Road and Hillcrest Gardens. The proposed dwellings are located to the rear of the existing schoolhouse and reads with it and the dwellings along the eastern boundary of the site on Hillcrest Gardens. The siting at this location will not significantly alter the existing character of the cluster, visually intrude into the open countryside and provide appropriately sized plots for each dwelling.
- 8.21 The proposal relates to outline planning permission. The scale, massing, siting and design are considered as Reserved Matters. The areas indicated for the siting of the dwellings on the site plan provide an indicative location for the proposal. It is considered that the indicative siting of both dwellings would not give rise to any impacts on residential amenity. This siting provides a separation distance of over 15 metres from the rear boundaries of the site. There is potential for views from the side of the proposed dwelling in green into the rear of the Schoolhouse building site. This can be mitigated through the design of the proposed dwelling.
- 8.22 Policy CTY 2a is considered to be satisfied.

Integration and Rural Character

- 8.23 Policy CTY 1 states that all proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety.

- 8.24 Policy CTY 13 states that permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.
- 8.25 Policy CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. A new building will be unacceptable where:
- (a) it is unduly prominent in the landscape; or
 - (b) it results in a suburban style build-up of development when viewed with existing and approved buildings; or
 - (c) it does not respect the traditional pattern of settlement exhibited in that area;
 - (d) it creates or adds to a ribbon of development; or
 - (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.
- 8.26 The two proposed dwellings are to be sited to the rear of the existing schoolhouse building and to the west of properties on Hillcrest Gardens. There are existing mature trees located along the southern boundary of the site. The western boundary is comprised of a mix of mature trees and hedges. The eastern boundary is bounded by an existing fence within the ownership of No. 14 and 15 Hillcrest Gardens. There is no boundary treatment between the schoolhouse and the dwellings. However, boundary treatment is proposed in this location. The submitted drawings indicated proposed hedge lines along the southern and eastern boundaries. However, these details are reserved matters.
- 8.27 The proposal relates to the provision of two storey detached dwellings. Existing properties in vicinity of the site include the single storey schoolhouse building to the north and two storey, terraced properties along Hillcrest Gardens to the east. The location of the proposed dwellings are to the rear of the site. Views of the proposed dwellings would be from travelling east and west along Kilraughts Road and travelling northwest along Hillcrest Gardens.
- 8.28 Due to their proposed siting, the dwellings will not be prominent features in the landscape. The siting to the rear of the schoolhouse building, the existing and proposed vegetation along the western boundary and the properties on Hillcrest Gardens, fronting on Kilraughts Road will limit views of the proposal travelling east and west along Kilraughts Road. Views will be more prevalent travelling

northwest along Hillcrest Gardens. However, the dwellings will not look unduly prominent from this viewpoint.

- 8.29 The siting to the rear of the schoolhouse building with existing vegetated boundaries to the west and south and development to the east provides a suitable degree of enclosure for the proposed dwellings to integrate into the landscape. Due to this enclosure, the proposed dwellings will not rely primarily on the use of new landscaping for integration.
- 8.30 The ancillary works will integrate with their surroundings. The proposed access serving the dwellings and the schoolhouse building is an existing area of hardstanding of which there are limited views.
- 8.31 The design of the proposed dwellings are reserved matters. It is considered that two storey properties would be appropriate given the presence of two storey properties to the east of the site along Hillcrest Gardens. The ridge heights of the proposed dwellings should be similar to that of the surrounding area to blend in and integrate appropriately and should be sited as indicated on the submitted site plan to address any impacts on residential amenity for existing properties.
- 8.32 The dwellings are proposed adjacent to a housing development which is an area of existing suburban build-up in the area. The proposed dwellings will be viewed in context of the existing buildings to which they cluster. The existing suburban pattern of development arising from the housing development has detrimentally impacted on the traditional settlement patterns in the area. The proposal is sited next to the existing housing development and is in keeping with the patterns across the development. The proposed dwellings will not exacerbate the impact on rural character from this housing development as they are enclosed to the rear and do not create or add to a ribbon of development.

Water and Sewerage Arrangements

- 8.33 NI Water have advised that there is a public water supply available to serve the proposal and no foul sewer or public surface water sewer available. They advise that there is no capacity at the Killyrammer Waste Water Treatment Works to serve the proposal. Septic Tanks have been proposed for each property to address the unavailable capacity.

Other Matters

Road Safety

8.34 Access to the application site for both proposals will be via an existing access onto Kilraughts Road. A proposed access road is indicated running to the west of the existing schoolhouse to the rear of the site to provide access for the proposed dwellings. DFI Roads were consulted on the proposal and following the submission of revised plans have no objections. The proposal complies with Policy AMP2 of PPS3.

9.0 CONCLUSION

9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations.

10 FULL PLANNING CONDITIONS

1. The development relating to the school house, hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The existing natural screenings as indicated on Drawing No. 02B date stamped 18th October 2019 shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

3. All planting comprised in the approved details of Drawing No. 02B date stamped 18th October 2019 shall be carried out during the first planting season following the commencement of the development and any shrubs/trees which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

OUTLINE PLANNING CONDITIONS

4. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

5. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

6. Full particulars, detailed plans and sections of the reserved matters required in Conditions 04 and 05 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

7. The existing natural screenings shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

8. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with

the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

9. At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

10. The dwellings hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/ trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area and in the interests of visual amenity.

11. A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development hereby approved at the Reserved Matters stage. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of visual amenity.

12. The dwellings hereby permitted shall be a two storey, designed and landscaped in accordance with the Department of the Environments Building on Tradition Design Guide.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

13. The proposed dwellings shall have a maximum external roof span of 8.5 metres and a maximum frontage of 13 metres. The roof pitch shall be between 30 - 40 degrees.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

14. The roofing tiles or slates shall be blue/black or dark grey in colour and shall be flat and non-profiled.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

15. No development shall take place until a plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels has been submitted to and approved by the Planning Authority.

Reason: To ensure the dwelling integrates into the landform.

16. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

17. Details of the proposed septic tanks / permanent wastewater treatment facility shall be submitted to and agreed by the Council.

Reason: To provide sewage treatment for the proposed dwellings.

INFORMATIVES

1. 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.

2. 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.

3. 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.

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 the Council or other statutory authority.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at

<http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Plan

