

Addendum

LA01/2020/1170/O

1.0 Update

1.1 As part of the planning referral request planning reasons were received from a Councillor. As this email was received after the timeframe for referral it is treated as supporting information. This information reiterates the supporting information submitted and considered as part of the application. In relation to the issues raised:

- For point (iii) of the supporting information refer to paragraph 8.16 of Committee Report.
- For point (v) of the supporting information refer to paragraphs 8.18-8.19.
- Point (v) states that Permitted Development requirements do not need a building to be beside the principal group of buildings as stated by the Delegated Officer Report, but beside a principal group of buildings. The Delegated Officer Report clearly outlines the legislative context which requires siting within 75m of a group of principal farm buildings. Additional comments merely advise that it is unclear where what would be considered the principal group of farm buildings is located (if any). Regardless, the recently constructed building is not located within 75m of a group of principal farm buildings.
- Point (v) also states that whilst the first farm building requires planning permission, there is no such restriction upon a second building. This is incorrect, A1 of Class A Part 7 of The Planning (General Permitted Development) Order (Northern Ireland) 2015 outlines those circumstances where development is not permitted. Development is not permitted where it fails any of the outlined criteria (a-i).
- The submission of a Certificate of Lawful development (CLUD) is the formal procedure to confirm if a proposal is Permitted Development.

- For point (vii) of the planning reasons refer to paragraphs 8.23 – 8.25 of Committee Report. Also refer to paragraph 8.4 which outlines 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. The Planning Advice Note ‘Implementation of Strategic Planning Policy on Development in the Countryside’, when referring to dwellings on farms, states that all new development proposals should be appropriately integrated, not have an adverse impact on rural character, or create or add to a ribbon of development, or create potential infill opportunities.

2.0 Assessment

- 2.1 The submitted information reiterate the supporting information considered as part of the application and committee report and does not introduce any new information.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.