



Title of Report:	Planning Committee Report – LA01/2020/0823/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th March 2022
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

App No: LA01/2020/0823/F **Ward:** Giant's Causeway

App Type: Full Planning and Outline Planning

Address: Land West of No. 157 Feigh Road, Feigh Upper, Bushmills,
BT57 8AF

Proposal: Refurbishment of existing clachan involving 4no. vernacular buildings (2no. bed) and replacement of former dwelling to provide 5no. dwelling houses including all landscaping and site works.

Con Area: N/A

Valid Date: 14.08.2020

Listed Building Grade: N/A

Applicant: Glenabbey Estates Ltd, 77a High Street, Bangor, BT20 5BD

Agent: MBA Planning Ltd, 4 College House, Belfast, BT12 4HQ

Objections: 0

Petitions of Objection: 0

Support: 0

Petitions of Support: 0

Executive Summary

- The proposal is a split decision and has been considered having regard to the Northern Area Plan 2016 and other material considerations.
- The site is located in the countryside within the Distinctive Landscape Setting (DLS) of the Giant's Causeway and within the Causeway Coast Area of Outstanding Natural Beauty (AONB).
- This proposal entails two elements. A replacement dwelling and change of use of 4 no. existing buildings to dwellings.
- The proposed outline replacement dwelling is acceptable in principle.
- The full planning permission for the change of use of the 4 No. existing buildings to dwellings is unacceptable in principle, contrary to Policy COU 4 of NAP 2016 as it does not fall within the 3 specified circumstances allowing development.
- The proposal satisfies archaeological policy requirements.
- There are no natural heritage issues.
- The proposal is acceptable in terms of access and parking.
- No letters of objection have been received in relation to this application.
- No issues have been raised by statutory consultees in relation to this proposal.
- The proposal has been assessed against all relevant planning policies including the SPPS, PPS 2, PPS 3, PPS 6 and PPS 21.

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 **APPROVE** planning permission for the replacement dwelling subject to the conditions set out in section 10 and **REFUSE** planning permission for the change of use subject to the reasons set out in section 12.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site measures approx. 0.3 hectares and is located on land west of No. 157 Feigh Road, Dunseverick, Bushmills. It has two existing accesses to the Feigh Road; one along its north eastern boundary and one along the south eastern boundary. The site is visible from Feigh Road travelling north, Causeway Road travelling east and limited long-distance views from Whitepark Road. To the south east and north west of the site is agricultural land and to the north east and south west is other development comprising a mix of residential buildings. There are 5 no. buildings within the site. 4 No. buildings and a more modern farmhouse. The 4 buildings are laid out in a courtyard pattern. The farmhouse inhabits the higher ground with its own curtilage and separate access onto Feigh Road. Boundary treatments comprise stone walls, post and wire fencing and buildings.
- 2.2 The site is located in the countryside within the Distinctive Landscape Setting (DLS) of the Giant's Causeway. The site is also located within the Causeway Coast Area of Outstanding Natural Beauty (AONB).

3.0 RELEVANT HISTORY

3.1 E/2007/0280/F

156 Feigh Road, Bushmills

Change of use of vernacular buildings to 4 No. timeshare holiday cottages

Approval - 01.10.2009

3.2 E/2011/0160/F

156 Feigh Road, Bushmills

Change of use from vernacular buildings to 4 No. residential dwellings Approval – 26.11.2011

4.0 THE APPLICATION

- 4.1 Full planning permission is sought for Refurbishment of existing clachan involving 4no. vernacular buildings (2no. bed) and replacement of former dwelling to provide 5no. dwelling houses including all landscaping and site works.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

No letters of objection have been received in relation to this application.

5.2 Internal:

DAERA: Water Management Unit (No objections)

DAERA: Natural Environment Division (No objections)

DFI Roads (No objections)

Environmental Health (No objections)

NI Water (No objections)

Historic Environment Division: Historic Monuments (No objections)

Shared Environmental Services (No objections)

Geological Survey of NI (No comment to make)

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 2 – Natural Heritage

PPS 3 - Access, Movement and Parking

PPS 6 - Planning, Archaeology and the Built Heritage

PPS 21- Sustainable Development in the Countryside

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular
Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposal is located within the countryside and falls within the Distinctive Landscape Setting of the World Heritage Site known as the Giant's Causeway. The site also is located within the Causeway Coast AONB.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance. The main considerations in the determination of this application relate to: Development Plan Zoning, Replacement Dwelling, Refurbishment of existing clachan involving 4no. vernacular buildings, Visual Impact and Rural Character, Archaeology, Natural Heritage, Access and Parking.

Distinctive Landscape Setting

- 8.3 The proposal is located within the Distinctive Landscape Setting (DLS) of the Giant's Causeway and Causeway Coast World Heritage Site (WHS). Paragraphs 6.6 and 6.7 of the SPPS refers to World Heritage Sites. The Giant's Causeway is of international importance and key considerations include the safeguarding of critical views to and from the site, the access

and public approaches to the site and the understanding and enjoyment of the site by visitors.

8.4 Policy COU 4 of NAP 2016 applies to this development. No development in this zoning will be approved except in 3 circumstances:

1. Exceptionally modest scale facilities, without landscape detriment, which are necessary to meet the direct needs of visitors to the World Heritage Site.
2. Extensions to buildings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings.
3. Replacements of existing occupied dwellings with not more than a 20% increase in cubic content.

8.5 This proposal entails two elements. Outline planning permission for a replacement dwelling and full planning permission for conversion of 4 no. existing vernacular buildings.

8.6 In relation to the Replacement Dwelling, this would fall for consideration under criteria 3. The text discusses replacement of existing occupied dwellings. While this existing farmhouse is not occupied, it could be with minimal intervention. Section 23 of The Planning Act (NI) 2011 describes development as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. In relation to this farmhouse, new windows and doors could be installed without the need for planning permission enabling this dwelling to be occupied. In light of this consideration, the principle of the replacement dwelling within the DLS is acceptable in terms of Policy COU 4. The replacement dwelling cannot have more than a 20% increase in cubic content, this can be controlled at reserved matters stage.

8.7 In relation to the change of use and conversion of 4 no. existing buildings, this does not meet any of the specified circumstances which are acceptable in the DLS. It is not necessary to meet the direct needs of visitors to the WHS; it is not an extension; and it is not the replacement of occupied dwellings.

8.8 The agent has provided information in Annex 1 of the Design and Access Statement (Doc 02) from the Ballintoy Archaeological and Historical Society which sums up that Feigh Upper is a Clachan because of the layout of the cluster of houses. Annex 2 provides other examples of Clachans at Ballymoy, Carnclap, Carrowreagh Upper and Carnkirk. The agent argues a precedent would not be set by approving this application given these are all distinguishable from the application site for various reasons (See Annex 2 for further details). Following planning assessment, it is not possible to determine if these are the only clachans of development within the Causeway Coast and Glens Borough Council so precedent is still a consideration and this information would not justify setting aside the Area Plan policy.

8.9 The agent has also detailed that Causeway Fun Farm was approved and on that basis this application should be approved. The reasons for approval are provided in the minutes of this meeting and are not comparable to this application.

8.10 Taking all information presented into consideration, the Policy does not allow for flexibility as it specifically states 3 circumstances in which development proposals must fall to be acceptable in the DLS of the Giant's Causeway. The conversion of 4 No. existing buildings is therefore unacceptable in principle contrary to Policy COU 4 of NAP 2016.

Replacement Dwelling

8.11 Policy CTY 1 of PPS 21 allows for the replacement of a dwelling in the countryside subject to meeting the requirements of planning policy CTY 3. The building to be replaced must exhibit the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact.

8.12 The existing farmhouse is a two storey rectangular building with a two storey flat roofed extension to the rear. It is two rooms in depth and the agent has advised it has a floorspace of 87m². It has coining ornate lintels and bands around the windows and detailing around the front door. The farmhouse is intact however, it is unoccupied given all windows and doors have

been boarded up. A low stone wall encloses the house with opening providing access to the wider curtilage and gardens associated with the site. Following site inspection, this building exhibits the essential characteristics of a dwelling and as a minimum all walls are intact so the proposed replacement dwelling is acceptable in principle.

8.13 The existing farmhouse is not considered to be vernacular given it does not meet the primary and secondary characteristics highlighted in Annex 2.

8.14 All Replacement Cases must comply with the following criteria:

-the replacement dwelling should be sited within the established curtilage of the existing building, unless either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.

The exact location of the dwelling is unknown at outline stage but siting will be considered and assessed at the Reserved Matters stage.

-the overall size of the new dwelling should allow it to integrate into the surrounding landscape and would not have a visual impact significantly greater than the existing building.

The actual size of the replacement dwelling is unknown at outline stage. To ensure the new dwelling integrates and does not have a visual impact greater than the existing dwelling, the design should incorporate appropriate sizes for the frontage, gable depth and ridge height given the prominence of the site. Integration and the visual impact of the replacement dwelling will be further assessed at reserved matters stage.

-the design of the replacement dwelling should be of a high quality appropriate to its rural setting and have regard to local distinctiveness

The design of the replacement dwelling should be of traditional rural form but this will be considered and assessed at the reserved matters stage.

-all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality

Surface water will be disposed of via a natural soakaway and foul sewage will be disposed of via a septic tank. All necessary services can be provided and NI Water, DAERA: Water Management Unit and Environmental Health have no objections to this application.

-access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic

One access onto Feigh Road will serve this replacement dwelling as well as a pedestrian access. DFI Roads was consulted in relation to this application and express no objections.

8.15 Following assessment, the proposed replacement dwelling is acceptable in principle complying with Policy CTY 3 of PPS 21.

Refurbishment of existing clachan involving 4no. Buildings

8.16 Though the change of use and conversion of the properties to residential use is not permitted in this instance as set out above, it is still prudent to fully assess the proposal against all other material considerations. Policy CTY 1 of PPS 21 and the SPPS allows for the conversion and reuse of existing buildings in the countryside subject to meeting the requirements of planning policy CTY 4.

8.17 Planning permission will be granted to proposals for the sympathetic conversion, with adaptation if necessary, of a suitable building to a dwelling, where this would secure its upkeep and retention. The SPPS further explains that conversion for residential use must be of a -locally important building- such as a former school house, church and older traditional barns and outbuildings so more material weight is attributed to this policy.

8.18 There are currently 4 buildings in the southern section of the site. Building No. 1 is single storey approx. 13m wide by 6.5m deep. It is of stone construction with typically thick walls and a pitched slate roof. A later extension is located on the north western gable which is also pitched. Building No. 2 is located 13.5m southwest of Building No. 1. It is approx. 17m long with 5m depth. It is whitewash stone with a predominately slate roof. It seems to have been extended in a north westerly direction with that part having a distinctive corrugated section of roof. Building No. 3 is located fronting onto Feigh Road to the south of the site. It is linear form with approx. dimensions of 16m long by 4m deep. The original roof has been lost and replaced by corrugated iron sheeting. Building No. 4 is located gable end onto Feigh Road approx. 5.5m north east of Building No. 3. It is 14m long with a depth of 6.7m along the original portion. The northern extension has a depth of 5.5m. The original roof has been lost and replaced with corrugated iron sheeting.

8.19 Following consideration these buildings are considered to be locally important because they are older traditional barns/outbuildings.

8.20 Any proposals for conversion must meet the following criteria from Policy CTY 4 of PPS 21:

a) *The building is of permanent construction.*

The existing buildings in terms of what exists on site is permanent.

) *The reuse or conversion would maintain or enhance the form, character and architectural features, design and setting of the existing building and not have an adverse effect on the character or appearance of the locality.*

The proposal entails conversion of these 4 buildings into dwellings with refurbishment. The design ensures the buildings are not materially altered. All existing openings are reused for windows and doors. There is only one additional window on each side elevation of Building No. 3. All existing internal walls are reused and new internal walls are minimal. The greenness of the site has been maintained where possible - design

minimises hardstanding surrounding the buildings and uses grasscrete for the parking, path and driveway areas to preserve the rural character of the site. New boundary treatments consist of new low stone walls to define plots but this arrangement strikes a balance between definition and privacy while not losing the communal character of the layout. Each dwelling has adequate private amenity space. Materials/finishes for these buildings makes use of existing materials while also including timber slatting. Windows will be pvc/timber double glazed, colour white/grey. Rainwater goods will be black aluminium. The roof will be Spanish blue/black with new flashing, corrugated steel red elsewhere. These materials/finishes are considered satisfactory for this rural location.

The design is considered appropriate to facilitate the conversion and will maintain the form, character and design of the existing buildings. The proposed conversions will not harm the character or appearance of the locality given these appropriate alterations for residential use.

c) Any new extensions are sympathetic to the scale, massing and architectural style and finishes of the existing building.

No extensions are proposed for this development.

b) The reuse or conversion would not unduly affect the amenities of nearby residents or adversely affect the continued agricultural use of adjoining land or buildings

The proposed conversion for the 4 buildings will not affect neighbouring residential amenity. The closest neighbouring dwelling is No. 161 Feigh Road. The proposal entails utilising existing buildings with minimal alterations and no extensions. All buildings are single storey in height with windows at ground floor level so there are no anticipated overlooking concerns. The conversion of these 4 buildings should not affect the agricultural use of any adjoining land.

It is important to consider the relationship between these 4 buildings given their proximity to each other in terms of loss of amenity for prospective residents. The proposed layout shows access from Feigh Road with parking allocated per

dwelling. Each dwelling has its own plot defined by new stone walls with pedestrian paths. The height of these stone walls range from 1m to 1.5m which is considered sufficient to assist with privacy while also respecting the clachan style layout. To erect 2m high walls would destroy the character and courtyard layout. It is considered the relationship of all the dwellings should not result in a loss of amenity for prospective residents.

e) The nature and scale of any proposed non-residential use is appropriate to a countryside location.

The proposed conversions are for dwellings.

) All necessary services are available or can be provided without significant adverse impact on the environment or character of the locality

Surface water will be disposed of via a natural soakaway and foul sewage will be disposed of via a package treatment plant. All necessary services can be provided and NI Water, DAERA: Water Management Unit and Environmental Health have no objections to this application.

d) Access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic.

The converted 4 existing buildings have a shared access point onto Feigh Road. Each dwelling has 2 parking spaces with an additional 3 spaces for communal use. The car parking provision for this development is acceptable and DFI Roads offers no objections.

8.21 Policy BH 15 of PPS 6 relates to the Re-use of Non-Listed Vernacular Buildings. Sympathetic conversion of non-listed vernacular buildings is allowed where it secures their upkeep and retention. Residential conversion is appropriate where the building is an important element in the landscape and of local architectural merit or historic interest. In the Justification and Amplification section traditional local buildings include mills, schools, churches as well as dwellings. The 4 buildings included in this application are existing farm sheds/outbuildings and are not considered to be an important element in the landscape or of

local architectural merit or historic interest. Therefore, this policy is not considered relevant to the assessment of this proposal.

8.22 The proposal following the above assessment is acceptable in terms of meeting SPPS requirements and Policy CTY 4 of PPS 21. The conversion of these 4 buildings is therefore acceptable when considered against these planning policy requirements. However, the conversion is unacceptable in principle in terms of Policy COU 4 of NAP 2016 given the DLS zoning.

Visual Impact and Rural Character

8.23 Policy CTY 13 of PPS 21 states permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design. Policy CTY 14 of PPS 21 states permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

8.24 The proposed replacement dwelling should have a design that is of traditional rural form but this will be considered and assessed at the reserved matters stage. The proposed block plan shows that the existing trees north and south west of the dwelling are being retained.

8.25 The proposed conversion of the 4 buildings to dwellings is acceptable in terms of visual integration. The conversions consist of minimal alterations and proposed materials are satisfactory. These 4 buildings already exist in the landscape. The proposed block plan shows the 4 buildings having their own plots defined by 1m - 1.5m high stone walls. Grasscrete is proposed for access, parking and paths so there are no extensive hard surfaced areas. Native species planting is proposed throughout the scheme to assist with privacy between dwellings.

8.26 Public views of the site are possible from Feigh Road, White park Road and Causeway Road. While the site could be regarded as prominent when travelling north along Feigh Road, the proposal consisting of a replacement dwelling and conversion of 4 buildings would not harm the rural character of this area. The 4

buildings already exist in the landscape so this aspect of the proposal visually integrates. The replacement dwelling would require appropriate design in terms of ridge height and gable depth to ensure this aspect is not prominent from critical viewpoints. The proposal is not considered to damage rural character and complies with Policies CTY 13 & 14 of PPS 21.

Archaeology

8.27 Consultation occurred with HED: Historic Monuments who welcomes this proposal. HED is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a Level 3 Historic Building Survey as per the Historic England document "Understanding Historic Buildings A Guide to Good Recording Practice". This should provide an analytical record including a systematic account of the origins, development and use of the clachan. It should be produced by a professional archaeologist/conservation architect. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ as per Policy BH 4 of PPS 6.

Access and Parking

8.28 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. One access is being proposed for this development with the other existing agricultural access to be permanently closed. Each dwelling has two parking spaces and there are a further 3 parking spaces south of the farmhouse. DFI Roads was consulted in relation to this application and offer no objections. The proposal is acceptable and complies with Policy AMP 2 of PPS 3 and DCAN 15.

Natural Heritage

8.29 Planning permission will only be granted for development that does not harm a European protected species or would result in the unacceptable adverse impact on Habitats, Species or Features of Natural Heritage Importance.

8.30 DAERA: NED was consulted in relation to this application with supporting information such as a Biodiversity Checklist, a Bat Roost Potential Survey and a Bat Survey Report. NED are content that the buildings to be developed are unlikely to currently support roosting bats. NED is content that the development is unlikely to significantly impact the local bat population. NED express no objections to this application. The proposal complies with Policies NH 2 and NH 5 of PPS 2.

8.31 SES was consulted in relation to this development. Having considered the nature, scale and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on the selection features, conservation objectives or status of any European Site. The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European Site. The proposal complies with Policy NH 1 of PPS 2.

8.32 The site falls within the Causeway Coast AONB. Proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. Proposals should respect local architectural styles and patterns as well as local materials, designs and colour. The proposal does not offend Policy NH 6 of PPS 2 as it is acceptable in terms of visual amenity and will not harm the character of the area.

Habitats Regulations Assessment

8.33 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

- 9.1 The proposal is a split decision and has been assessed at this location having regard to the Northern Area Plan 2016 and other material considerations. A split decision is applicable in this instance as the development is clearly split into two proposals and identifiable. The site is located in the countryside within the Distinctive Landscape Setting (DLS) of the Giant's Causeway and within the Causeway Coast Area of Outstanding Natural Beauty (AONB). This proposal entails two elements. Outline planning permission for a replacement dwelling and full planning permission for the change of use of 4 no. existing buildings to dwellings. The proposed outline replacement dwelling is acceptable in principle. The full planning permission for conversion of 4 No. existing buildings is unacceptable in principle contrary to Policy COU 4 of NAP 2016 as it does not fall within the 3 specified circumstances allowing development. Approval is recommended for the Replacement Dwelling. Refusal is recommended for Full Planning permission for the change of use of the 4 buildings to dwellings.

10 CONDITIONS for Outline Planning for Replacement Dwelling

1. As required by Section 62 the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Planning Authority 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: Time Limit

2. 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 Planning Authority, in writing, before any development is commenced.

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

3. 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 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.

4. The design, materials and external wall finish of the proposed replacement dwelling shall be in accordance with the Supplementary Planning Guidance to Planning Policy Statement 21 Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside. Details of all proposed external finishes and materials shall be submitted as part of the Reserved Matters.

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

5. The cubic content of the replacement dwelling must be no more than 20% of the cubic content of the existing dwelling.

Reason: To comply with Policy COU 4 of NAP 2016 protecting the Distinctive Landscape Setting of the Giant-s Causeway and Causeway Coast World Heritage Site (WHS).

6. Notwithstanding the provisions of the Planning (General Permitted Development) Order (NI) 2015, or any Order revoking and re-enacting that Order, no external alterations to the dwelling(s) hereby approved, nor buildings, walls, gate pillars, fences or other structure, nor hard surface or enclosure or access onto an unclassified road, shall be permitted within the curtilage of the application site, without prior written consent from the Planning Authority.

Reason: To preserve the character of the Distinctive Setting of the Giant's Causeway.

7. The existing floorplans and elevations of the dwelling to be replaced shall be submitted with the Reserved Matters application.

Reason: To enable the cubic content of this existing dwelling to be calculated ensuring compliance with Policy COU 4 of NAP 2016.

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

Reason: To ensure the dwellings integrates into the landform.

9. The existing trees along the north western and north eastern boundaries of the site shall be permanently retained.

Reason: To ensure the development integrates into the countryside.

10. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

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

11. A landscaping scheme shall be agreed with the Planning Authority at Reserved Matters stage and shall include a survey of all existing trees and hedgerows on the land, together with details of those to be retained and measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate standard or other recognised Codes of Practise. The works shall be carried out during the first available planting season after the occupation of the dwelling.

Reason: To ensure the provision of a high standard of landscape.

12. No development shall commence until the vehicular access, including visibility splays and any forward sight distance is

provided in accordance with 03D date stamped 8th November 2021. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

13. The access gradient to the development hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

14. No site works of any nature or development shall take place until a Level 3 Historic Building Survey has been prepared by a qualified archaeologist/conservation architect, submitted by the applicant and approved in writing by Causeway Coast and Glens Borough Council in consultation with Historic Environment Division, Department for Communities.

Reason: To ensure that archaeological remains within the application site are properly recorded prior to demolition.

15. No development should take place on-site until the method of sewage disposal has been granted in writing with NI Water or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. The applicant should note this also includes the purchase of any waste water treatment system.

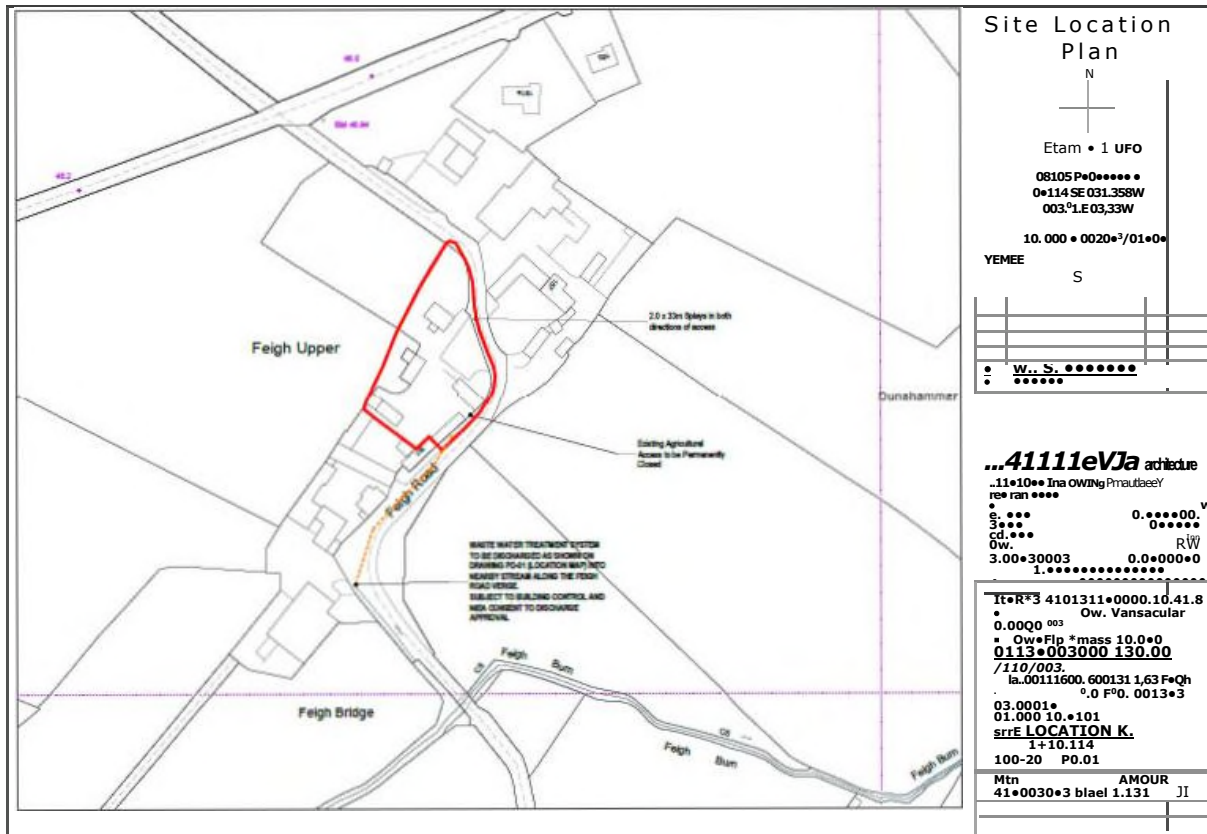
11 INFORMATIVES for Outline Planning for Replacement Dwelling

1. 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.
2. 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.
3. 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.
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/>.

12 REFUSAL REASONS for Full planning for conversion of 4 buildings to dwellings

1. The proposal is contrary to paragraph 6.6 of the Strategic Planning Policy Statement for Northern Ireland and Policy COU 4 of the Northern Area Plan 2016 in that the site lies within the Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site. The proposed conversion of the existing 4 vernacular buildings does not qualify as an exception and therefore does not justify a relaxation of the strict planning controls in this area.

Site Location Map



Block Plan

