

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2021/1554/O</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> March 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Referred Application by Cllr Bateson</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

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

<b>Screening Requirements</b>	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:

**No:** LA01/2021/1554/O **Ward:** Ballykelly

**App Type:** Outline

**Address:** Adjacent to and immediately south of 13 Newline road, Limavady.

**Proposal:** Site for proposed single storey retirement dwelling.

**Con Area:** N/A **Valid Date:** 22nd December 2021

**Listed Building Grade:** N/A

**Agent:** Paul McGarvey, Architect

**Applicant:** Jackie and Alex Cocking

**Objections:** 0 **Petitions of Objection:** 0

**Support:** 0 **Petitions of Support:** 0

## **EXECUTIVE SUMMARY**

- Outline planning permission is sought for a dwelling within a cluster in accordance with Policy CTY2a of PPS21.
- The application site is located within the rural area as identified within the Northern Area Plan (NAP) 2016. The site is located on land adjacent to and immediately south of 13 Newline Road, Limavady.
- The proposal fails to meet with Policy CTY 2a as there is no cluster of development and it cannot therefore be considered a visual entity in the local Landscape. The site is also not associated with a focal point nor does the identified site provide a suitable degree of enclosure as it is only bound on one side round off or consolidate the existing cluster as there is no existing cluster. The proposal would also visually intrude into the open countryside.
- The proposal also fails policy CTY14 in that approving a dwelling on this site would result in a suburban style build-up of development when viewed with existing buildings and would result in ribbon development. The proposal does not meet the exception under CTY8 as it is not a small gap site.
- DFI Roads, NI Water and NIEA (Water Management Unit), Environmental Health and SES were consulted on the application and raise no objection.
- There are no objections to the proposal.
- The application is recommended for Refusal.
- Reasons for Referral by elected member are attached to this report.

**Drawings and additional information are available to view on the Planning Portal-**

<https://planningregister.planningsystemni.gov.uk/simple-search>

## **1 RECOMMENDATION**

- 1.1 That the Committee has taken into consideration and agrees with the reasons for 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 conditions set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is located within the rural area as identified within the Northern Area Plan (NAP) 2016. The site is located on land adjacent to and immediately south of 13 Newline Road, Limavady.
- 2.2 The site is some 0.350 hectares and is located to the rear of dwelling no.13. The site is located some 300 metres from the main Newline Road, via an existing shared access lane. Three dwellings in total are grouped together, with various additional outbuildings.
- 2.3 The topography of the site runs at a gradual slope from north to south. The site presently is defined by trees of non-native species to the south of dwelling no. 13. A line of these conifers define the boundary between the development site and the garden area of dwelling no. 13.
- 2.4 Dwelling no. 13 is a one and a half storey dwelling, the remaining dwellings are single storey. Access to the site is to use the existing laneway, then run along the western boundary of dwelling no. 13. There is an existing farm lane on the eastern boundary which serves property no's. 17 and 15 and continues to run to the rear of the development site. The land rises to the rear of the site then levels out.

### **3 RELEVANT HISTORY**

#### 3.1 Reference: B/2000/0006/O

Location: Rear of no. 17 Newline Road, Limavady.

Proposal: Site for Dwelling.

Decision: Outline Granted 13<sup>th</sup> November, 2000.

#### 3.2 Reference: B/2003/0725/O

Location: Land to rear of No. 17 Newline Road, Limavady.

Proposal: Site for Dwelling.

Decision: Outline Granted 10<sup>th</sup> June, 2004.

#### 3.3 Reference: B/2007/0219/RM

Location: Rear of No. 17 Newline Road, Limavady.

Proposal: Erection of one and a half storey rural dwelling and garage.

Decision: Reserved Matters Granted 12<sup>th</sup> November, 2007.

### **4 THE APPLICATION**

#### 4.1 Application for outline permission for a retirement dwelling within a cluster.

### **5 PUBLICITY & CONSULTATIONS**

#### 5.1 External

**Neighbours:** There are no objections to the application

#### 5.2 Internal

**Environmental Health Department:** No objection

**NI Water:** No objections

**DFI Roads:** No objection

**SES:** No objection to the proposal.

### **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 both 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**

The application has been assessed against the following planning policy and guidance:

Regional Development Strategy 2035.

Northern Area Plan 2016.

Strategic Planning Policy Statement.

PPS 3: Access, Movement and Parking.

PPS 21: Sustainable Development in the Countryside.

## **Supplementary Planning Guidance**

Building on Tradition: A Sustainable Design guide for Northern Ireland.

### **8 CONSIDERATIONS & ASSESSMENT**

#### **Planning Policy**

- 8.1 The main considerations in the determination of this application relate to the principle of development and character of the rural area.

#### **Access**

- 8.2 Planning Policy Statement 3 relates to vehicular and pedestrian access, transport assessment, and the protection of transport routes, and parking. Policy AMP2 Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:
- a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and
  - b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.
- 8.3 DFI Roads was consulted on the proposal and responded with no concerns.

#### **Principle of Development**

- 8.4 The principle of development must be considered having regard to the SPPS and PPS policy documents.
- 8.5 Policy CTY1 of PPS21 sets out 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 CTY1 indicates that the development of a

dwelling sited within an existing cluster of buildings in accordance with Policy CTY2a may be acceptable.

### **Policy CTY2A**

- 8.6 Planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met:
- the cluster of development lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings;
  - the cluster appears as a visual entity in the local landscape;
  - the cluster is associated with a focal point such as a social / community building/facility, or is located at a cross-roads,
  - the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster;
  - development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside; and
  - development would not adversely impact on residential amenity.
- 8.7 There is no justification or amplification text in Policy CTY2a to define what constitutes a cluster of development. However, PAC decisions 2017/A0035 and 2019/A0160 both state that the first three criteria of Policy CTY2A give an indication of its meaning. The first criterion requires that "the cluster of development lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings." The site lies outside of a farm. There is a group of three dwellings located in close proximity to the site. Although a fourth dwelling was approved in 2007 with foundations poured, this was never completely built and cannot be considered a fourth building in regard to this criteria of planning policy. The site is due south of dwelling no. 13 which is owned by the applicants. The application



is for a retirement dwelling for the owners of dwelling no.13. The immediate area is defined by three dwellinghouses. Two are single storey with the applicants house being a traditional one and a half storey dwelling. As there are only three buildings excluding ancillary buildings this proposal fails to comply with this criteria of planning policy.

- 8.8 The second criterion of Policy CTY 2a states that the cluster must appear as a visual entity in the local landscape. The three existing dwellings do appear as a visual entity however the grouping of three dwellings is not considered a cluster in line with Policy CTY2A. The proposed site is accessed from an existing laneway taken off the Newline Road. It leads up to the site some 280 metres from the main road.
- 8.9 The third criterion of Policy CTY2a states that the cluster is associated with a focal point such as a social/community building/facility, or is located at a cross-roads. The existing cluster is not associated with a focal point such as a social / community building/facility or is located at a cross roads. This criteria has not been met.
- 8.10 The fourth criterion of the policy states the site should provide a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster. The site is bounded on one side to the north of the development site by a detached dwelling, namely the applicants house. The north side is the only side bounded by development, as it is then bounded on the eastern boundary by an existing laneway. This existing laneway runs concurrently due south of the development site. This site is only bounded on one side, that is the applicant's property, dwelling no. 13. A suitable degree of enclosure has not been achieved and therefore the proposal therefore fails this criterion. Appeal decisions 2019/A0214 and 2020/AO112 confirm that the presence of a road separating the application site from development results in it not providing a degree of enclosure. It was confirmed that the site must physically adjoin the other

development on at least two sides and that a laneway would not constitute 'development' as it is not a building and cannot therefore 'enclose' in a way that a building would. The proposal therefore fails this criterion.

- 8.11 The fifth criterion of Policy CTY 2a requires that the development can be absorbed into the existing cluster, through rounding off or consolidation and will not significantly alter the character or visually intrude into the open countryside. As there is no defined cluster in this area the site cannot be absorbed into an existing cluster. Given the lack of enclosure it is considered the proposal will intrude into the open countryside and would have a detrimental impact on the character of the area if approved.
- 8.12 In relation to the final criterion whereby development should not adversely impact on residential amenity. Although this is an outline application it is not anticipated that the adjoining property would lose residential amenity, as it is considered that an appropriately designed dwelling could be erected on site that would have no significant adverse impact on the residential amenity.
- 8.13 Although there are three dwellings located close to the site this does not make up the definition of a cluster within Policy CTY 2A which is that the cluster consists of 4 or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which three are dwellings. Given this the proposal also fails criteria 2 of Policy CTY2A. The site it is not associated with a focal point, nor is it considered that the proposal has a suitable degree of enclosure and the development does not round off or consolidate the existing cluster, rather the proposal would intrude into the open countryside. The proposal fails Policy CTY 2a of PPS 21.
- 8.14 Supporting information was submitted by the agent in line of supporting the application, with a number of building examples in the countryside, that was, considered to represent development in existing clusters.

The information supplied contained nine sites.

Site 1 – Site to rear of 145 Carnamuff Road, Limavady (Refer. No. LA01/2020/0894/RM) was for the erection of a farm dwelling. This is not similar to the application in regards to the policy of a dwelling in a cluster. Dwellings on a farm are under Policy CTY 10 of PPS 21 as opposed to CTY 2a of which the current application is made under.

Site 2 – Immediately west of 145 Carnamuff Road, Limavady (Refer. No. B/2012/0250/RM) was for a proposed gap site dwelling and garage. This is not similar to the application in regards to the policy of a dwelling in a cluster. This was assessed under Policy CTY 8 – Ribbon Development of PPS 21.

Site 3 – NW of 117 Carnamuff Road, Limavady (Refer. No. LA01/2017/1543/RM). Erection of a farm dwelling. Again this application was assessed under Policy CTY 10 of PPS 21 and was not considered under Policy CTY2A.

Site 4 – Rear of 82 Pollys Brae Road, Limavady (Refer. No. LA01/2020/0205/F) was for a proposed single storey dwelling under PPS 21, Policy CTY 6. This is not similar to the application in regard to the Policy of a dwelling in a cluster. This was assessed under CTY 6 of PPS 21 for an application which is based on Personal and Domestic Circumstances, where the long terms needs of the applicant are compelling and site specific. This again does not accord with the current application.

Site 5 – SE of 3 Cartens Lane, Limavady (Refer. No. B/2012/0286/O), Site for Farm Dwelling. Again is similar to Site No's 1 & 3 as to the differences in Policy.

Site 6 – SE of 101 Windyhill Road, Limavady (Refer. No. LA01/2022/0268/F), Proposed single storey extension to dwelling. This is not similar to the current application as it reads under PPS 7, (Addendum) Residential Extensions and

Alterations and therefore is outside the criteria for assessing a new dwellings within the countryside.

Site 7 – Dirlagh House – (Ref. LA01/2022/0139/F), Proposed change of house type from that previously approved under B/2006/0567/RM and change of detached garage previously approved under B/2007/0335/F and all associated works. (Works have commenced in the form of substructures). As the works on the original approval had started within the time frame it was deemed that the development had commenced. It was therefore accepted that a change of house type was acceptable on this site as it had accorded with PPS 21 in terms of siting and design.

Site 8 – Lane off west side of Baranait Road, Limavady (Ref. No. not given). Unable to comment due to the lack of information.

Site 9 – 2no sites SE & SW of 156 Broad Road, Limavady (Ref. No. LA01/2020/0880/F), proposed one and a half storey dwelling and single storey detached garage (change of house type from previous approval under B/2015/0013/F). The original (B/2015/0013/F) permission was for a replacement dwellinghouse. This was based under CTY 3 of PPS 21. Again a differing criteria is assessed in the replacement of a dwelling in the countryside, as opposed to providing a new dwelling within an existing cluster.

The above supporting information from the agent in relation to the current application, has no bearing on this application as the 9 examples provided are considered under differing policies and not for siting a dwelling within a cluster under Policy CTY 2A.

### **Policy CTY 8**

- 8.15 Planning permission will be refused for a building which creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses, within an

otherwise substantial and continuously built-up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements.

- 8.16 It can be stated, that the proposed site provides an opportunity whereby a ribboning would occur, as highlighted above under the consideration of Policy CTY 2a - New dwellings in existing clusters. There is no development located to the south of the site and given this there is no gap between buildings. It is also considered that there is not a continuous built up frontage.

### **Policy CTY 13**

- 8.17 Policy CTY 13 states that planning 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.

- 8.18 A new building will be unacceptable where:

- (a) it is a prominent feature in the landscape; or
- (b) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; or
- (c) it relies primarily on the use of new landscaping for integration; or
- (d) ancillary works do not integrate with their surroundings; or
- (e) the design of the building is inappropriate for the site and its locality; or
- (f) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; or
- (g) in the case of a proposed dwelling on a farm (see Policy CTY 10) it is not visually linked or sited to cluster with an established group of buildings on a farm.

- 8.19 Paragraph 5.58 states the determination of whether a new building integrates into the landscape is not a test of invisibility; rather it requires an assessment of the extent to which the

development of the proposed site will blend in unobtrusively with its immediate and wider surroundings.

8.20 Paragraph 5.57 states it is essential that similar care is exercised in the siting and design of new buildings to ensure they too can integrate harmoniously with their surroundings. The actual topography of the site is relatively level. This is in contrast to where the site access from the Newline Road, rises gradually and steadily to the site. As previously mentioned mature trees define the southern and western boundaries. This would provide a suitable backdrop if the application were to be approved. It is considered that any views of the proposal would be fleeting from the Newline Road, considering the amount of vegetation within the immediate area. It is therefore considered that a dwelling would integrate into the landscape and would not be a prominent feature on the landscape.

#### **Policy CTY14**

8.21 Policy CTY14 of PPS21 states 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.

8.22 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; or
- (d) it creates or adds to a ribbon of development (see Policy CTY 8); or
- (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.

8.23 There are a number of different ways in which new development in the countryside can impact detrimentally on rural character. One building by itself could have a significant effect on an area if it is poorly sited or designed and would be unduly prominent, particularly in more open and exposed landscapes. It is considered that the proposal would be prominent in the landscape as demonstrated above under section CTY 13 consideration. The proposal would when viewed with the existing buildings in the general area, result in a suburban style build up of development. In terms of the traditional pattern of settlement in the area it is considered that the proposed plot size would be in keeping with plots in the general area. The proposal will also lead to ribbon development. It is considered that any ancillary works would not damage rural character in the area. The proposal therefore fails to comply with Policy CTY 14.

8.24 It is considered the proposal would cause a detrimental change to, or further erode the rural character of the area and is contrary to Policy CTY 14 of PPS 21.

### **Habitat Regulations Assessment**

8.25 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 CONCLUSION**

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

9.2 The proposal fails to meet the principal policy requirements under CTY1 for dwelling in the countryside as the proposal does not

meet the criteria for a dwelling in an existing cluster, as outlined in Policy CTY2a.

- 9.3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a dwelling would result in a suburban style build-up of development when viewed with existing buildings and would result in ribbon development. The proposal does not meet the exception under CTY 8 as it is not a small gap site.

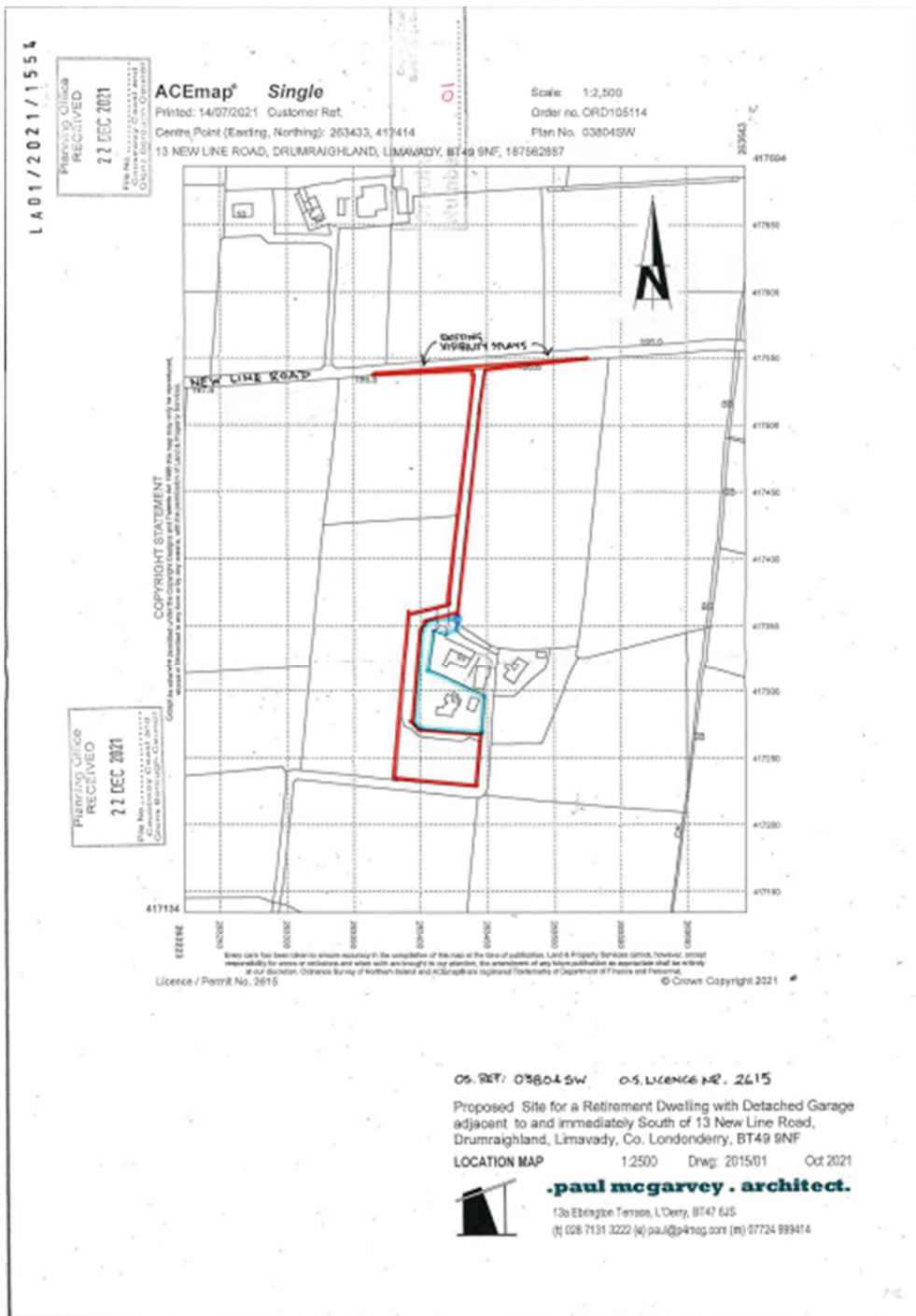
## **10 REFUSAL REASONS**

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement paragraph 6.73 and Policy CTY 2a of Planning Policy statement 21, Sustainable Development in the Countryside, in that there is not a cluster of development, the site is not associated with a focal point and the site does not have a suitable degree of enclosure. The development cannot be absorbed into the existing cluster through rounding off and consolidation and the development will visually intrude into the open countryside.
3. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement and policy CTY 8 of Planning Policy Statement 21, Development in the Countryside, in that the proposal is not considered to be a small gap site within an otherwise substantial and continuously built-up frontage and would create ribbon development.
4. The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside,



in that if a dwelling were to be approved it would result in a suburban style build up of development when viewed with existing buildings and would result in ribbon development.

# Site Location



## Referral Request

-----Original Message-----

From: Orla Beattie <>

Sent: 10 January 2023 22:38

To: Planning <[Planning@causewaycoastandglens.gov.uk](mailto:Planning@causewaycoastandglens.gov.uk)>

Subject: LA01/2021/1554/O

Re: LA01/2021/1554/O

Site for proposed single storey retirement dwelling, adjacent to and immediately south of 13 Newline Road, Limavady.

Good evening,

I would like to request that the above planning application be deferred to the Planning committee for decision. The application site is bounded on all sides by mature woodland and existing buildings, which completely screen the site from near and distant vantage points. I have spoken to the agent regarding this application and he considers it to comply with cluster requirements.

I look forward to hearing from you.

Kind regards,

Councillor Orla Beattie

**From:** Orla Beattie <>

**Sent:** 11 January 2023 15:15

**To:** Planning <[Planning@causewaycoastandglens.gov.uk](mailto:Planning@causewaycoastandglens.gov.uk)>

**Subject:** LA01/2021/1554/O

Good afternoon,

Further to my email of 10<sup>th</sup> January 2023 seeking a referral of the above planning application to committee for decision can I please add the following information by way of planning reason for the referral.

The agent has listed below examples of what he says are cluster developments, have been constructed in the last 3 years and by definition, consented under the current planning regulations to which the application also relates:

1. Site to rear of 145 Carnamuff Road, Limavady - 2 storey detached house, constructed 2021/22 on upland slope, very obtrusive (visible from road), apparent cluster development.
2. Site immediately west of 145 Carnamuff Road, Limavady - new detached chalet bungalow, constructed 2021/22 on upland slope, immediately adjacent to road, apparent cluster & ribbon development.
3. Site to NW of 117 Carnamuff Road, Limavady - 2 storey timber framed detached house, constructed 2021/22, easily viewable from road, cluster

development with no apparent rounding off and some distance from existing dwellings (c.55m separation)

4. Site to rear of 82 Polly's Brae Road, Limavady - detached chalet bungalow still under construction, easily viewable from road, apparent cluster development (third dwelling), no rounding off and c.40 metres separation from existing dwellings.
5. Site to SE of 3 Cartens Lane (next lane off Baranailt Rd above New Line Rd) - detached bungalow, constructed 2019/20, easily viewable from Baranailt Road, potential non-rounded off cluster (dwelling 4/4 in an L-shape).
6. Site to SE of 101 Windyhill Road, Limavady - detached chalet bungalow, linear development off a small lane, hidden site, dwelling 4 on the lane. Construction pending.
7. As for (6) - detached bungalow known as Dirlagh House, footings constructed within last 5 years - neither a rounded off cluster nor a ribbon development, site is well hidden by natural topography otherwise does not appear to comply with any clustering criteria.
8. Site along lane off west side of Baranailt Road, 1180m SW of Glenhead Road junction, Limavady - detached chalet bungalow, constructed 2021/22 as an infill on a lane to complete a linear cluster of dwellings. Partially hidden from view from road by topography and existing dwellings.
9. 2no. sites to SE & SW of 156 Broad Road, Limavady (567m SW of junction of Drumalief Road) - 2no. detached chalet bungalows, under construction in 2022, apparent cluster (of four dwellings) with separation of 78m & 70m respectively so rounding off the cluster is a much higher distance than our site would be (30m - 40m). The cluster is elongated along the farm lane, extending a distance of 174m x 70m between the furthest most dwellings - again substantially more than our cluster would be. Both the new dwellings are easily visible from the Broad Road.

The agent reviewed the September 2015 Strategic Planning Policy Document which he understands is used as the basis for guidance for planning applications. The section on Rural Development (page 51/52) lists a number of points which rural development should follow:

- . Avoid excessive, inappropriate and obtrusive development;
- . Cluster development should be absorbed into an existing cluster;
- . Not substantially alter the character of a cluster;
- . Not visually obtrude in the character.

Looking at this outline application, in the context of the 2015 SPPD guidance as well as dwellings in rural clusters that have previously been consented in the Limavady area, in terms of dimensional tolerance of clusters this site is similar to or well below other cluster sizes; it is of similar shape to other clusters; the site is visually unobtrusive due to the topography,

proposed single storey height, mature woodland and existing dwellings effectively hiding it from view.

Basically, the agent feels the planning officers view is that the site would not form a well 'rounded off' cluster yet there are a number examples where clustering is not a neat, tight cluster and are very visible.

I hope this helps,

Councillor Orla Beattie