

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2020/0117/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>28<sup>th</sup> June 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Objection Item</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:** LA01/2020/0117/F      **Ward:** Portrush and Dunluce  
**App Type:** Full  
**Address:** 8 Blackrock Road, Portrush  
**Proposal:** Proposed replacement dwelling  
**Con Area:** N/A      **Valid Date:** 04.04.2020  
**Listed Building Grade:** N/A

**Agent:** 2020 Architects

**Applicant:** Zara Percy

**Objections:** 13 ( 7 Objectors)    **Petitions of Objection:** 0

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

## **Executive Summary**

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- 13 letters of objection have been received in relation to this application.
- No objections have been raised by statutory consultees in relation to this proposal.
- The proposal will not result in unacceptable damage to the character of the surrounding area.
- The proposal is considered acceptable in terms of layout, scale and massing and will not significantly harm the surrounding context and is appropriate to the character and topography of the site.
- The proposal is not considered to create unacceptable conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 7, Addendum to PPS 7, and PPS 3.

**Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.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 subject to the conditions set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The proposed site is located within an established residential area within Portrush. The site is bound by development to the north, east and west. The Blackrock Road adjoins the southern boundary and the rear of the properties at Dhu Varren Road adjacent. The current site houses a single storey dwelling. The land within the vicinity falls north and there is intervisibility between all the properties due to the topography. There is also a 1 storey garage associates with No 9 to the western boundary. A shared garage with No 7 to the eastern boundary.
- 2.2 The proposed site is located within a predominantly residential area and dwellings along Blackrock Road and the surrounding area are made up of a mix of bungalows, two storey dwellings and some three storey dwellings with a mix of finishes with some dwellings more traditional in nature and others more contemporary.
- 2.3 The site is located within the designated development limit as defined in the Norther Area Plan 2015.

## **3.0 RELEVANT HISTORY**

- 3.1 No 9 Blackrock Road  
LA01 / 2021/1527/F Demolition of existing dwelling and proposal of 2no detached dwellings with integral garages and

all associated site works. (Change of house type for Site 2 approved under LA01/2019/0936/F) Approved 27/04/2022.

7 Blackrock Road  
LA01/2021/1572/F Proposed Replacement Dwelling Under Consideration

No 4 Blackrock Road  
LA01/2020/0514/F Demolition & replacement of existing bungalow with 2 storey dwelling Approved 08/02/2021.

## **4.0 THE APPLICATION**

4.1 Replacement dwelling.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External:**

13 letters of objection have been received in relation to this application from 7 separate addresses. The main issues raised are summarised below and will be considered and assessed in the remainder of this report:

- Over bearing / Dominance / Loss of light
- Replacement with two storey is out of character
- Will block views
- Increased ridge sets a precedent
- Plans lack detail and contextual elevations
- Loss of privacy/ overlooking
- Increased height out of character and dominant
- Loss of privacy from sun balcony
- Overlooking from north terraces
- Right of Way over access
- Overlooking from gable windows to No 7
- Overlooking from gables windows and terrace to No 9
- Impact on private amenity
- Lack of boundary treatments
- Design and Access statement inadequate
- Access exists as a pedestrian path
-

## 5.2 Internal:

NI Water: No objections

Environmental Health: No objections

DFI Roads: No objections

Shared Environmental Services: No objections

NIEA Drainage and Water: No objections

NIEA Coastal Development: No objections

## 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)

Planning Strategy for Rural Northern Ireland

PPS 3 - Access, Movement and Parking

PPS 7 – Quality Residential Environments

Addendum to PPS 7 – Safeguarding the Character of Established Residential Areas

### **Supplementary Planning Guidance**

DCAN 8 – Housing in Existing Urban Areas

Creating Places

Development Control Advice Note 15 Vehicular Access Standards

## **8.0 CONSIDERATIONS & ASSESSMENT**

### **Planning Policy**

- 8.1 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Local character, environmental quality and residential amenity, impact on townscape and access and parking.

## **Principle of development**

- 8.2 In the Northern Area Plan the site is located within the Settlement Development limit for Portrush. There are no other designations linked to this site.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 The 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. The policy approach must be to facilitate an adequate and available supply of quality housing to meet the needs of everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services, and the creation of more balanced sustainable communities.

## **Quality in New Residential Development**

- 8.5 Policy QD 1 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.

**(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;**

- 8.6 Development within Blackrock Road is mixed and consists of a number of bungalows but there are also larger dwellings located at 10A Blackrock Road which is three storey, 3 Blackrock Road Road which is two storey with basement and 10 Blackrock Road which is two storey. No 9 Blackrock Road has approval for a two storey dwelling onto Blackrock Road and a three storey dwelling fronting onto north onto the coastal path. A two storey dwelling has also been approved at the site at 4 Blackrock Road under



application LA01/2018/0381/F. No 7 Blackrock Road is under consideration for a two storey dwelling, No 2 is also under consideration for redevelopment with a 2 storey dwelling. There are also dwellings located within Dhu Varren directly to the rear of the site which are three and four storey.

- 8.7 The existing property has a FFL of 16.31, eaves level of 19.04 and ridge level of 20.90. The dwelling has a hipped roof and sits low on the Blackrock Road which has a level of 18.54. The garage for No 9 to the west has an existing ridge level of 22.50. However, it has extant approval to be replaced as a two storey dwelling to 24.51.
- 8.8 The dwelling on to the Blackrock Road will read at its highest as 4.5m high. To provide context the proposed dwelling at no 9 to the west is 6m high. The height is modest and not out of keeping with the scale of development onto the road. The width of the dwelling onto the lane is 9.7m. The proposed dwelling is stepped slightly in height and in its front elevation breaking up the mass.
- 8.9 As set out above the character of the area is mixed with contemporary flat roof dwellings replacing the older housing stock. The contemporary design and materials are prevalent in the surrounding area and are respect the surrounding context.
- 8.10 In relation to the scale and massing this has been reduced significantly since the proposal was first submitted and now reflects the scale and massing of the properties that have been redeveloped or those with extant permissions. Careful consideration has been given to the topography of the site and the relationship with the surrounding townscape. Due to the approved development in the locality, the topography and proposed height and gable depths the proposed building is considered to not dominate the townscape or have a detrimental impact.
- 8.11 The gable elevation respects the fall in the land and is shown on drawing No 03B in context with No 38 Dhu Varren, No 3 and No 4 Blackrock. The gable depth is 14.5m at the widest. This will be screened by the garage at NO 9 and the redevelopment of No 7. The north elevation sits at a higher level from No 4. No 4 has an extant approval for redevelopment to a two storey dwelling which has limited windows to the rear, mainly comprising Velux

windows and a door. There is adequate separation of 10m between the properties which is not normally acceptable under PPS 7 and Creating Places weight has been given to the existing separation distances and topography and extensive redevelopment of the area.

***(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;***

- 8.12 The proposal is not located in proximity to listed buildings, archaeological sites or monuments or areas of archaeological potential. There are no Local Landscape Policy Areas located in proximity to the site. The proposal will not have a detrimental impact on features of archaeological, built heritage or landscape importance and therefore complies with this criteria of planning policy.

***(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;***

- 8.13 Adequate provision for public and private open space and landscaped areas should be an integral part of the development. Creating Places, paragraph 5.19 states all houses should have an area of private open space behind the building line and it should be approx. 70m<sup>2</sup> per house or greater. Smaller areas may be more appropriate for houses with 1 or 2 bedrooms but any individual house with an area of less than around 40m<sup>2</sup> will generally be unacceptable.

- 8.14 The proposed development has garden space to the north elevation and two terraces, one to the south and north and a first floor balcony to the north. The garden and terrace to the north is 80m<sup>2</sup> in excess of Creating Places. The area is not strictly private due to the topography and existing properties that adjoin the site. Weight has been given to the tight urban grain and existing

circumstances at the site the improved amenity space. The proposal meets with this criteria.

***(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;***

- 8.15 The site is within the settlement limit of Portrush and the site is served well by public transport. Portrush train station and Dhu Varren Stop are within walking distance of the site. The site is within walking distance of local retail units, cafes, restaurants, primary schools, churches and beaches.

***(f) adequate and appropriate provision is made for parking;***

- 8.16 Three car parking spaces are to be provided, one onto Blackrock Road and two to the north east of the site accessing from a private lane. The proposed development meets with the parking standards.

***(g) the design of the development draws upon the best local traditions of form, materials and detailing;***

- 8.17 The proposed dwelling is contemporary in nature with a flat roof. The walls for the dwelling are finished with white render, natural timber fins (individual vertical timber screen) and glass balustrade. The north elevation incorporates ceiling to floor glazing on the seaward elevation. Given the mix in finishes within this area these materials are considered acceptable.

***(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;***

- 8.18 The proposed dwelling is in close proximity to a number of approved and existing dwellings. Objections have been received from a number of dwellings adjoining the site. Directly to the rear across the Blackrock road are the rear properties at Dhu Varren Road. No 8 sites between No 36 and No 38 Dhu Varren Road. The separation distance is 24m from the closest point of the sun

terrace and entrance to the rear building line of No 36 and 22m to No 38.

- 8.19 The proposed front elevation onto the road has steps up to a front porch sun terrace with a 1m high wall. The other opening is a long vertical window to the master bedroom. This window is further stepped back. The proposed section provides the context of the relationship. Views will be limited due to the topography, separation distances, reduced openings on the proposed elevation and screen walls and gates to Nos 38 and 36.
- 8.20 The proposed relationship with No 9 Blackrock has been carefully considered due to the close relationship and topography. There currently exists overlooking into each property and the west elevation has been reduced in height and length to reduce dominance to No 9. The use of brise soleil on the western elevation mitigates any direct over looking into no 9 from the proposed two storey building. The proposed windows and door at first and second floor are towards the road and will be screened in part by the existing garage and proposed development. There will be some overlooking to the side of No 9 and existing and proposed side patios. Due to the existing openness to all sites as a result of the general open nature and the topography it is not considered to be so significant to warrant refusal. Creating Places recognises that in areas of tight urban grain some overlooking is to be expected.
- 8.21 No 4 Blackrock Road. The amenity area of No 8 extends to the boundary of No 4. No 4 sits at a lower level (4.32 m) and backs onto the shared boundary. The property, due to the open boundaries and topography is over looked. The existing building at No 4 is in a state of disrepair and has extant planning permission for its redevelopment. The proposed redevelopment also backs on to No 8. Though there is direct overlooking from No 8 it is not considered unacceptably adverse to warrant refusal due to the existing open nature and the lack of windows on the existing and proposed dwelling. The amenity space and windows for No 4 are to its north elevation taking advantage of the coastal views.
- 8.22 There is a close relationship with No 7 Blackrock. The proposed building has been reduced in height and length to remove any overshadowing or dominance concerns. No 7 is vacant and has a current application for its replacement. Both applications have

been designed to cause no unacceptable over looking to each property, with limited opening and the use timber slats for privacy.

- 8.23 Objections have also been received from No 3 Blackrock Road. There may be some angled views form the south facing windows across to No 3. This is across a distance of 22m, is not direct and is not considered so adverse for these reasons to warrant refusal. The first floor balcony is screened by the living room projection and though there will be angled views from standing at the balustrade these are around 25m away, this distance and angle is considered acceptable to not be so adverse to warrant refusal.
- 8.24 In regard to noise and other disturbance Environmental Health was consulted but raised no significant issue subject to informatives relating to asbestos, construction/demolition noise, noise from plant and equipment and dust. Overall on balance giving weight to the existing relationships, extant and under consideration applications it is considered that the proposed development will not have an unacceptable adverse impact on the amenity of neighbouring residences by way of dominance, overshadowing or overlooking, noise or other disturbance.

***(i) the development is designed to deter crime and promote personal safety.***

- 8.25 The proposed development will not lead to the creation of areas where anti-social may be encouraged.

*Policy LC1 – Protecting Local Character, Environmental Quality and Residential Amenity.*

- 8.26 Policy LC 1 of the Addendum to PPS 7 Safeguarding the Character of Established Residential Areas does apply to this proposal.
- 8.27 The proposed development is for a replacement dwelling with an increased footprint. It is considered that the site is large enough to accommodate such a dwelling when viewed the surrounding plot sizes. The proposed density is considered acceptable.

- 8.28 Development within Blackrock Road is mixed and consists of a number of bungalows but there are also larger dwellings located at 10A Black Rock Road which is three storey and 3 Black Road Road which is two storey with basement and 10 Blackrock Road which is two storey. There are also dwellings located within Dhu Varren directly to the rear of the site which are three and four storey. The proposed dwelling at two storey is of a contemporary nature and considered acceptable given the mixed character of the area.
- 8.29 The dwellings proposed are all of an acceptable size and are compliant with the standards set out in this Annex.

### PPS 3- Access, Movement and Parking

- 8.30 DFI Roads was consulted in relation to this proposal and stated that the proposed dwellings are accessed off private roads and raised no objection to the proposal. A number of representations received raised concern regarding a proposed new access off the private lane used by pedestrians and cyclists. As this is a private lane access is a civil issue. The access onto Blackrock Road has good visibility and due to the topography and width, cars will be moving at a slow speed. In regard to Policy AMP 2 this relates to access to public roads and not private roads. The proposal will therefore not prejudice road safety or insignificantly inconvenience the flow of traffic onto a public road.

### Impacts on Views

- 8.31 Within several representation letters it is stated that the proposed development will remove views toward the sea. In terms of character the proposed development has been assessed in paragraphs above of this report. In regard to public views it is stated within paragraph 2.3 of the SPPS that the planning system does not exist to protect the private interests of one person against the activities of another. It goes on to state that the basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. It is

considered that potential loss of views would not unacceptably affect the amenities of neighbouring residents located around the site.

## **Habitats Regulation Assessment**

8.32 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 site is located in proximity to the Skerries and Causeway SAC. A consultation was sent to DAERA and SES. No concerns were raised in regard to potential impacts on this SAC.

## **9.0 CONCLUSION**

9.1 The proposed development is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. The contemporary design is in character with the surrounding built environment and the proposal does not have significant adverse impact that would warrant refusal. The proposal retains the stepped character of the locality. Approval is recommended.

## Conditions

1. As required by Section 61 the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. Prior to occupation of the approved dwelling all timber fins as shown on Drawing No 03B shall be installed and permanently retained.

Reason: In the interests of private amenity.

## Site location





