

Title of Report:	Planning Committee Report – LA01/2021/1155/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th June 2023
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	Development Management and Enforcement Manager

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:

No: LA01/2021/1155/F Ward: KILREA

App Type: Full

Address: 40m South of 29 Boveedy Road, Kilrea

Proposal: Dwelling and garage under Policy PPS 21, CTY2a

Con Area: Within proximity to listed building Valid Date: 23.09.2021

Listed Building Grade: B

Agent: Russell Finlay

Applicant: Miss S Warwick

Objections: 1 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

EXECUTIVE SUMMARY

- Outline planning permission is sought for a dwelling and garage under CTY2a.
- The site is not located within any settlement development limit as defined in the Northern Area Plan 2016 and is not subject to any specific designations.
- The principle of development is considered unacceptable having regard to Policy CTY 2a as the cluster does not appear as a visual entity in the local landscape, the site does not provide a suitable degree of enclosure and the development will not round off or consolidate the existing cluster, rather and it will visually intrude into the open countryside altering the existing character.
- The proposal fails CTY 13 in that the site is unable to provide a suitable degree of enclosure for a dwelling and garage building to integrate into the landscape and would rely primarily on the use of new landscaping for integration, the design of the building is inappropriate for the site and its locality and the dwelling would fail to blend with the landform and buildings.
- The proposal fails CTY 14 in that a proposed dwelling and garage on this site would appear as a prominent feature in the landscape, would result in a suburban style build-up of development when viewed with existing buildings; create ribbon development, would not respect the traditional pattern of settlement exhibited in that area and if approved would cause a detrimental change to the rural character of the area.
- The proposal is contrary to Paragraph 6.12 of the SPPS and Policy BH11 of PPS6 Planning, Archaeology and the Built Heritage in that

the proposal would have an adverse impact on the setting of a listed building.

- DFI Roads, NI Water and DAERA (Water Management Unit), Environmental Health were consulted on the application and raise no objection.
- There has been one objection to the proposal.
- The application is recommended for Refusal.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

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 reasons 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 approximately 40metres south of No, 19 Boveedy Road Kilrea.
- 2.2 The site comprises a rectangular plot of land contrived out of a larger agricultural field. The topography rises steeply from the road towards the south west. The north western boundary is defined by a hedge some 1.5metres in height that bounds No. 29 Boveedy Road. The north eastern boundary is defined by an approximately 1.5metre hedge and is bounded by a shuck between the hedge and the road. The remaining boundaries are physically undefined.

3 RELEVANT HISTORY

No Relevant history

4 THE APPLICATION

4.1 Full planning permission is sought for a dwelling and garage.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: Five (5) neighbouring properties were notified. One (1) letter of objection has been received. The key points are addressed below:

- Loss of view
- Will impact their sheep farming
- Dwelling too close
- Access dangerous

5.2 Internal

Environmental Health Department: No objection

NI Water: No objections

DFI Roads: No objection

DAERA Water Management Unit: No objection

DFI Rivers: No objection.

Northern Ireland Electricity: No objections

Historic Environment Agency – Objects.

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)

The Regional Development Strategy (RDS) is a material consideration.

6.3 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.

6.4 Due weight should be given to the relevant policies in the development plan.

6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

Regional Development Strategy 2035.

Northern Area Plan
2016.

Strategic Planning Policy Statement.

PPS 3: Access, Movement and Parking.

PPS6: Planning, Archaeology and the Built Heritage.

PPS 21: Sustainable Development in the Countryside.

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

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relates to: the principle of development; design; integration and character, and access.

Access

8.2 Planning Policy Statement 3 relates to vehicular and pedestrian access, transport assessment, and the protection of transport routes, and parking.

8.3 Policy AMP2: Access to Public Roads

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:

- such access will not prejudice road safety or significantly inconvenience the flow of traffic; and
- the proposal does not conflict with Policy AMP 3 Access to Protected Routes; and
- the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

- 8.4 An objection letter received raised concerns regarding the proposed access. DFI Roads were consulted on the proposal and responded with no concerns subject to conditions.

PPS 6: Policy BH 11: Development affecting the Setting of a Listed Building

- 8.5 The Council will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:

(a) the detailed design respects the listed building in terms of scale, height, massing and alignment;

(b) the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and

(c) the nature of the use proposed respects the character of the setting of the building.

- 8.6 The site is located adjacent to Boveedy Presbyterian Church, Boveedy, Kilrea, a Grade B listed building of special architectural or historic interest. Historic Environment Division was consulted on the proposal and the basis of the information provided consider that the proposal may have an adverse impact on the listed building. HED requested a reduction in the front facing gables, further details on the entrance from Boveedy Road and details on landscaping proposals, particularly along the East and southerly boundaries.

- 8.7 The agent was contacted on 3rd November 2021 regarding these requests. The agent submitted a letter - Document 01 date stamped 8th November stating the proposed dwelling reflects the existing dwellings along the Boveedy Road and is similar to the church and the outbuilding. HED was re-consulted regarding this Document and responded requesting a detailed site plan and road frontage site contextual elevations. The agent was again contacted on 6th December 2022 indicating the requests however there were no amended plans forthcoming.
- 8.8 The proposal therefore fails Policy BH11 of PPS6 as, it has not been demonstrated that the proposal would adversely affect the setting of the listed building.

Principle of Development

- 8.9 The application site is located within the rural area and outside any designated settlement limits identified within the Northern Area Plan 2016.
- 8.10 The principle of development must be considered having regard to the SPPS and PPS policy documents.
- 8.11 The policies outlined in paragraph 6.73 of the SPPS and Policy CTY 1 of PPS 21 state that there are a range of types of development which are considered acceptable in principle in the countryside. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. Policy CTY1 indicates that the development of a dwelling sited within an existing cluster of buildings in accordance with Policy CTY2a.

Policy CTY2A

- 8.12 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.

8.13 There is no justification or amplification text in Policy CTY2a to define what constitutes a cluster of development. However, the first three criteria 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." This suggests that an existing cluster of development is to be formed by buildings. The agent has highlighted dwellings in green which they feel belong in the cluster (indicated on Drawing 06 date stamped 20th December 2021). The case officer considers that the dwellings within the cluster include No's 27, 28, 29, 32 and 32A Boveedy Road and Boveedy Presbyterian Church. Whilst No. 28's plot would be quite generous, it also abuts the graveyard of the church. The Drawing 06 includes other dwellings located over 200 metres to the south of the site. They are too far removed, as is No. 34 and they cannot be considered part of a cluster. Nonetheless, it can be accepted that there is a cluster in this area.

8.14 The second criterion of Policy CTY 2a states that the cluster must appear as a visual entity in the local landscape. When travelling in both directions along the Boveedy Road the existing cluster is not viewed as a single visual entity which stands out from the wider rural landscape as being an existing cluster of development. No's 28, 32 and 32A are isolated, heavily vegetated and are not visible within the cluster. The only visible buildings would be No's 27 and 29 Boveedy Road and the Church adjacent. There is not an awareness of a cluster in this area.

- 8.15 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 proposed site is located directly adjacent to the Boveedy Presbyterian Church which is a community building/facility. The proposal would meet this aspect of the policy.
- 8.16 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 lacks boundaries to the south east and south west and opens up into the wider agricultural field. The site is only bounded one side by No. 29 Boveedy Road. Development located to the opposite side of the road does not constitute as bounding the application site. Appeal refs: 2019/A0214 and 2020/A0112 confirm that the presence of a road separating the application site from the development on the opposite side of the road results in them not providing a degree of enclosure and that the site must physically adjoin the other development on at least two sides and that a road would not constitute 'development' as it is not a building and cannot therefore 'enclose' in the way that a building would. The proposal therefore fails this criterion.
- 8.17 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. It is considered the proposal will intrude into the open countryside and would have a detrimental impact on the area if approved.
- 8.18 In relation to the final criterion whereby development should not adversely impact on residential amenity. An objection letter was received from No. 29 raising concerns that the proposed dwelling was too close, that it will impact their view and that if approved a dwelling could impact their sheep farming.
- 8.19 The proposed dwelling would be located some 30metres from the gable elevation of No. 29. There is a window on the gable of No. 29 which would host a living room or kitchen window. On the northern gable of the proposed dwelling, a window will be located at ground floor level hosting the 'sitting' room. It is noted that the separation distance of over 30metres and the intervening hedging

would ensure there would not be significant overlooking from the proposed dwelling.

8.20 With regards to impacting the neighbouring view and impacting their farming, Section 45 (1) of the Planning Act (NI) 2011 requires that the Council in dealing with an application for planning permission must have regard to the Local Development Plan and to any other material considerations. There is no legal definition for a material consideration; however they are held to include all the fundamental factors involved in land-use planning. Essentially, a material consideration is one which is relevant to making a planning decision as to whether to grant or refuse an application for planning permission. There are two main tests in deciding whether a consideration is material and relevant: it should serve or be related to the purpose of planning; and it should fairly and reasonably relate to the particular application. Disruption of view and impact on farming (without the relevant evidence to support their claim) cannot be considered as a material consideration as they do not meet the tests and therefore do not carry significant weight in the determination of a planning application.

8.21 Whilst it is accepted that there is an existing cluster of development in the vicinity of the application site, the cluster does not appear as a visual entity in the local landscape, does not provide a suitable degree of enclosure or is bounded on two sides, and it would visually intrude into the open countryside - failing Policy CTY 2a of PPS 21.

Integration

8.22 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.

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
- 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.

- 8.23 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.
- 8.24 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 proposal is for a two-storey detached dwelling, measuring 7.9metres in height above finished floor level of 0.45metres. The frontage will be 13.7metres and will incorporate two front pitches both at different heights. 2no. chimneys has been proposed, one on either side of the ridge. Bay windows have been proposed to the southern elevation.
- 8.25 The proposed double car garage will be located to the north west of the dwelling and will measure 7.3metres by 6.6metres with a total height of 5.3metres above finished floor level. There has been no FFL for the garage indicated on the proposed plans.
- 8.26 The existing dwellings to the north of the site - No's 27 and 29 Boveedy Road are semi-detached, storey and a half dwellings. They are located on a hill such as the application and would be approximately 6.5metres in height. The design of these dwellings are simple and traditional. The other dwellings within the cluster are screened from views.
- 8.27 Drawing 02/2 date stamped 20th December 2021 indicates the proposed site levels and FFL of the dwelling in relation to the existing dwelling at No. 29 Boveedy Road. Drawing 02/2 indicates the FFL will be 101.75 whilst No. 29 has a FFL of 102.5. These levels would indicate that the proposed dwelling will have a ridge height some 1.65 metres taller than the existing dwellings to the north.

- 8.28 When travelling north-north west along the Boveedy Road, the proposed dwelling would be screened by intervening mature vegetation until some 133metres away. However, given the size, scale and massing of the proposal it is considered that the proposed dwelling would not integrate with the existing dwellings to the north of the site. When travelling south east along the Boveedy Road, the proposed dwelling would be located behind the existing dwellings at No, 27 and 29 Boveedy Road however, again, it is considered that given the proposed size, scale and massing, being larger than the existing dwellings, that the proposal would fail to integrate and would be read as a prominent feature in the landscape.
- 8.29 It is considered the proposed design of this dwelling is inappropriate for this site. The staggered double pitches to the front of the dwelling and the bay windows are considered suburban features, and the overall height of the dwelling in relation to the existing dwellings and topography of the site will make the dwelling appear as a prominent feature in the landscape, failing to blend with the landform and buildings.
- 8.30 The agent was contacted via email on 7th December 2021 regarding the above points and asked to submit amended plans by the 21st December 2022. Amended designs were not forthcoming. It is considered the current design is inappropriate for the site and its locality.
- 8.31 The application site does not benefit from a suitable degree of enclosure that would aid screening or provide a backdrop. The site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely on new landscaping for integration which is unacceptable.
- 8.32 It is considered the proposed dwelling would be a prominent feature in the landscape, the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely primarily on the use of new landscaping for integration, the design of the building is inappropriate for the site and its locality and the dwelling would fail to blend with the landform and buildings therefore failing CTY13 of PPS21.

Impact on Rural Character

- 8.33 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.
- 8.34 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.
- 8.35 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.
- 8.36 The existing dwellings/buildings within this immediate area are simple rural designs and externally finished in a mix of materials including dashed/smooth render and stone. The proposed external materials will be white K-render to the walls, blue/grey slate roof tiles and black PVC windows and doors. All the external materials proposed are in accordance with the Supplementary Planning Guidance to Planning Policy Statement 21 Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.
- 8.37 As mentioned above it is considered the design of this dwelling would be out of character for this area especially as the site does not benefit from existing vegetation making it exposed and open to the wider countryside. The size of the dwelling in relation to the existing dwellings, and the rise in topography from the road would make the dwelling be unduly prominent in the landscape.
- 8.38 If approved this dwelling would result in a suburban style build-up of development when viewed with existing buildings therefore

creating ribbon development when viewed with No. 27 and 29 Boveedy Road therefore also failing CTY8.

- 8.39 Whilst No's 27 and 29 Boveedy Road are roadside dwellings, they appear to be anomalies within the area as many of the existing dwellings are set back from the road in large plots and screen by mature vegetation. Given the character of the settlement of this area it is considered the proposal does not respect the traditional pattern of settlement exhibited in that area.
- 8.40 It is considered a proposed dwelling on this site would appear as a prominent feature in the landscape, would results in a suburban style build-up of development when viewed with existing buildings; create ribbon development, does not respect the traditional pattern of settlement exhibited in that area and if approved would cause a detrimental change to the rural character of an area therefore failing Policies CTY8 and CTY 14 of PPS 21.

Other Matters

- 8.41 A meeting regarding the above concerns was held on Friday 17th June between the Principal Planning Officer, Case officer, applicant, agent and Cllr Adrian McQuillan. A further site inspection was carried out by the Principal Planner. The Principal Planner sent an email to the agent and Cllr on 2nd August 2022 stating that they consider the site is not located at an existing cluster of development as defined by Policy CTY 2a, as it is displaced from the cluster to the north, and while there are other buildings in the immediate vicinity of the site, these do not appear as a visual entity in the landscape, principally due to the separation distances and dense intervening vegetation. Therefore, this proposal does not accord with the criteria of Policy CTY 2a.
- 8.42 In addition, given the low roadside hedge, the site is open to extensive transient views on approach from the south. The site has no meaningful integration characteristics to satisfactorily accommodate a dwelling of any scale. In this instance, the harm would be compounded by reason of the scale and three-dimensional massing of the dwelling proposed- Policy CTY 13 refers. Given that the principle of development in unacceptable, an amended design was not requested to address the setting of listed building issue raised by Historic Environment Division (HED).

Habitats Regulation Assessment

8.43 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. The proposal does not accord with the principle of a dwelling in the countryside as set out by Policy CTY 1 of PPS 21 including having regard to personal and domestic circumstances.
- 9.2 It fails to meet the principle policy requirements for dwelling in a cluster, as outlined in Policy CTY 2a as the cluster does not appear as a visual entity in the local landscape, the site does not provide a suitable degree of enclosure and the development will not round off or consolidate the existing cluster, rather and it will visually intrude into the open countryside altering the existing character.
- 9.3 The proposal fails CTY 13 in that the site is unable to provide a suitable degree of enclosure for a dwelling and garage building to integrate into the landscape and would rely primarily on the use of new landscaping for integration, the design of the building is inappropriate for the site and its locality and the dwelling would fail to blend with the landform and buildings.
- 9.4 The proposal fails CTY 14 in that a proposed dwelling and garage on this site would appear as a prominent feature in the landscape, would result in a suburban style build-up of development when viewed with existing buildings; create ribbon development, would not respect the traditional pattern of settlement exhibited in that area and if approved would cause a detrimental change to the rural character of the area.
- 9.5 The proposal is contrary to Paragraph 6.12 of the SPPS and Policy BH11 of PPS6 Planning, Archaeology and the Built Heritage in that the proposal would have an adverse impact on the setting of a listed building.

10 Refusal reasons

1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement paragraph 6.12 and Policy BH11 of Planning Policy Statement 6, in that it has not been demonstrated that the proposal would not adversely affect the setting of the listed building.
2. 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.
3. 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 it fails to meet with the provisions for a cluster as the cluster does not appear as a visual entity in the local landscape, the site does not provide a suitable degree of enclosure and the development will not round off or consolidate the existing cluster, rather and it will visually intrude into the open countryside altering the existing character.
4. The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling would be a prominent feature in the landscape, the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely primarily on the use of new landscaping for integration, the design of the building is inappropriate for the site and its locality and the dwelling would fail to blend with the landform and buildings.
5. The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a proposed dwelling on this site would appear as a prominent feature in the landscape, would results in a suburban style build-up of development when viewed with existing

buildings; create ribbon development, does not respect the traditional pattern of settlement exhibited in that area and if approved would cause a detrimental change to the rural character of the area.

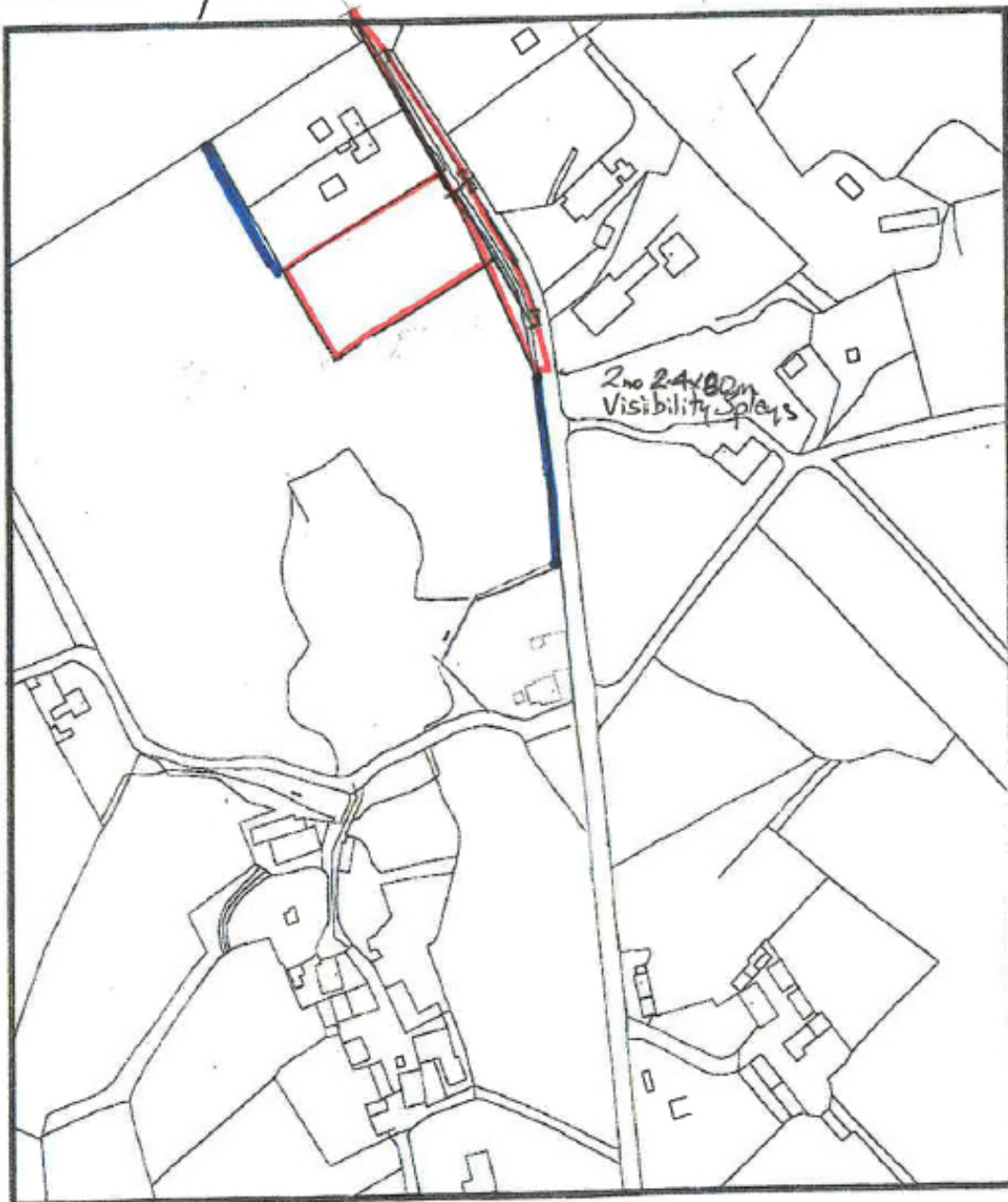
Site Location

Dwelling + garage at
Boveedy Road, Kilree
for Miss S Warwick

Planning File No
PAC 14/19
03 NOV 2021
File No.....
Cannock Chase and
Gloucestershire Council

OSS 19
Scale - 1/2500

LA01/2021/1155



Referral Request

From: Adrian McQuillan < >

Sent: 06 September 2022 16:05

To: Planning <Planning@causewaycoastandglens.gov.uk>;

Subject: LA01/2021/1155/F

Hi ,

Could I have the above planning application deferred to the committee. The planning reasons are as follows The reasons for the deferral would be under policy CTY2a - I feel that the Planning Department have overlooked that there is development on two sides of the proposal. Their indifference to the proposed house for the site can be reviewed with alterations to the floor plan or a different house type if necessary.

Many thanks,
Adrian.

Addendum

LA01/2021/1155/F

Full Planning

Update

1.1 Planning Application LA01/2021/1155/F is for a dwelling at 40m South of 29 Boveedy Road, Kilrea. It was presented to the Planning Committee Meeting on 23rd November 2022 and subsequently deferred for two months to allow Agent to provide further information. Following this deferral, amended plans were received on 2nd February 2023

Consideration

2.1 In Paras. 8.5 – 8.8 of the Planning Committee Report (PCR), concern was raised by Historic Environment Division (HED) regarding the proposal's impact on the listed building. It was recommended that the application failed to meet the policy requirements of Policy BH 11 of PPS 6 as set out in that Report.

2.2 The amended dwelling will be a storey and a half with a ridge height of 7.2metres above FFL of 0.3metres. The dwelling will have a frontage of 11.9metres and a gable depth of 8.5metres. The external materials will be white render, granite stone to walls, black/grey PVC windows and natural blue/grey roof tiles.

2.3 HED was consulted on these amendments and although the reduction in scale, height and massing was welcomed, there was still concern raised that, on basis of the information provided, the proposal will have an adverse impact (harm) on the listed building and remains contrary to Policy BH11 of PPS 6.

2.4 The agent was notified of this consultation via email on 21st March 2023. However, no further information has been submitted.

2.5 It is noted that the proposed dwelling has been reduced in size and scale, and the overall design simplified. However, given the rising topography of the site, and the open views the same concerns remain in

terms of CTY13 Integration and CTY14 Rural Character as set out in Paras. 8.22-8.40 of the PCR.

Recommendation

3.0 That the Committee note the contents of this Addendum and agree with the reasons for the recommendation to Refuse as set out in Section 9 of the Planning Committee Report.