

Title of Report:	Planning Committee Report – LA01/2024/0151/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd May 2024
For Decision or For Information	For Decision – Council Interest
To be discussed In Committee YES/NO	NO

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

Legal Considerations	
Input of Legal Services Required	NO

Legal Opinion Obtained	NO
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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:

<u>No:</u> LA01/2024/0151/F	<u>Ward:</u> Atlantic
<u>App Type:</u> Full	
<u>Address:</u> Carrick Dhu Caravan Park, 12 Ballyreagh Road, Portrush	
<u>Proposal:</u> Change of use from residential dwelling to offices	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 13.02.2024
<u>Listed Building Grade:</u> N/A	
Agent: Causeway Coast and Glens Borough Council	
Applicant: Causeway Coast and Glens Borough Council	
Objections: 0	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.
- The application site falls within the settlement limit of Portrush.
- No 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 proposed office use is acceptable given the site location within the settlement limit of Portrush; the tourism and recreational uses to be organised from these offices; and given there is no significant harm to the vitality and viability of Portrush Town Centre.
- The proposal is acceptable in terms of design as there are no external alterations to the elevations of this building.
- The proposal will not harm the character and appearance of the surrounding area.
- The proposal does not impact upon neighbouring residential amenity.
- Access and parking arrangements are acceptable.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS 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 This site is irregular in shape and is located at Carrick Dhu Caravan Park, No. 12 Ballyreagh Road, Portrush. The building on site was previously used as a warden's dwelling relating to the caravan park. This dwelling is a bungalow with a hipped tiled roof positioned north of the existing caravan park. There is a room in the layout for a reception/office to assist with running the caravan park. The land surrounding the bungalow is relatively flat. Vehicle access to the bungalow is from the Ballyreagh Road. There are two existing accesses to the bungalow (west and south of the building) however the south access requires access through the barriers of the caravan park. The bungalow is enclosed by 1m high ranch fencing and gates. To the east and north east of the bungalow is residential properties. To the west of the bungalow is a car park and a single storey building with a hipped tiled roof with several vacant units and one unit occupied as a fish and chip shop.
- 2.2 The proposed site is located within a mixed area to include residential premises, caravan parks and a golf course. Dwellings within this area are mixed in nature and includes bungalows and larger two storey dwellings.

3.0 RELEVANT HISTORY

- 3.1 C/2006/0808/F

12 Ballyreagh Road, Portrush
Proposed replacement dwelling – new wardens dwelling
Approval – 11/01/2007

- 3.2 C/2007/0175/F
12 Ballyreagh Road, Portrush
Proposed improvement works and extension to dwelling
Approval – 27/07/2007

4.0 THE APPLICATION

- 4.1 Change of use from residential dwelling to offices.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

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

5.2 Internal:

DFI Roads (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)

PPS 3 - Access, Movement and Parking

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within Portrush settlement limit so Policy SET 2 of NAP 2016 applies and planning permission will be granted provided the proposal is sensitive to the size and character of the settlement.
- 8.2 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: Principle of development, Office Use, Design and Local Character, Residential Amenity and Access and Parking.

Principle of development

- 8.3 The aim of the SPPS is to support and sustain vibrant town centres across Northern Ireland through the promotion of established town centres as the appropriate first choice location of retaining and other complementary functions, consistent with the RDS.
- 8.4 Paragraph 6.271 of the SPPS states that “the regional strategic objectives for town centres and retailing are to secure a town centres first approach for the location of future retailing and other main town centre uses”. Main town centre uses include cultural and community facilities, retail, leisure, entertainment and business.
- 8.5 Paragraph 6.279 of the SPPS states “All policies and proposals must ensure there will be no unacceptable adverse impact on the vitality and viability of an existing centre within the catchment, and meet the requirements of policy elsewhere in the SPPS.”
- 8.6 Paragraph 6.291 of the SPPS states that where an impact on one or more of the criteria in paragraph 6.290 is considered significantly adverse or where in balancing the overall impacts of each of the criteria, the proposed development is judged to be harmful, it should be refused.
- 8.7 Paragraph 6.292 details that “...all applications for retail development or main town centre type uses will also be assessed in accordance with normal planning criteria including transportation and access arrangements, design, environmental and amenity impacts.”

Office Use

- 8.8 The proposal entails change of use from residential dwelling to offices.
- 8.9 The existing residential dwelling has 2 living areas, kitchen, utility, wc, bathroom, 2 bedrooms, and an additional bedroom with ensuite. There was also an integral garage. There was a reception/office use room connected with running the caravan

park. This property would have previously been used as a warden's dwelling.

8.10 The proposed building will keep the same layout however uses are being changed. The two existing living areas and three existing bedrooms will become offices. This results in a total of 5 new offices with the reception/office room still remaining.

8.11 In terms of need for this proposal, the Agent provided the following information:

- Office hours will increase as we approach the event season
- Dedicated work spaces are required due to shortfall of hot desks in Cloonavin
- Meeting rooms are required to facilitate meetings with external event organisers as there is a shortage of meeting rooms in Cloonavin
- Provides a permanent office facility option for a growing Tourism & Events Department.
- Geographically this is an ideal location in preparation for major annual events (NW200, Air Show, The Open etc.)
- No new building works are required to provide these office facilities
- Minimal alteration required to existing structure
- Will improve and maintain the condition of the building.

8.12 The SPSS advises a town centre first approach for business use. The application site is located in Portrush settlement limit in an existing building with no external alterations proposed. The proposed offices are to be used to facilitate tourism and recreational uses in the Borough. These uses will be connected with organising events such as the Air Show, NW 200, The Open etc. Most tourism events are located in Portrush and Portstewart so this building is located in an ideal area (settlement limit of Portrush) with car parking facilities already in place. While it is acknowledged the location is not within a town centre, there are limited properties to facilitate office use in Portrush Town Centre. It is considered the location of the building for conversion is satisfactory and given its ancillary function of running the caravan park, the additional office use would not result in an unacceptable adverse impact on the vitality and viability of Portrush Town.

Design and Local Character

- 8.13 There are no design concerns with this proposal as there are no changes to the external elevations of this building so visually this proposal remains the same as existing. The visual character of the local area remains unaffected by this proposal.

Residential Amenity

- 8.14 The proposal is positioned to the north of the existing caravan park. The closest neighbouring dwelling is No. 10 Ballyreagh Road which is approx. 38m away. There are no concerns with this proposal in terms of harming neighbouring residential amenity.

Access and Parking

- 8.15 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. This proposal is for a change of use from residential dwelling to offices. There are no alterations to the existing accesses.
- 8.16 Parking Standards recommends 1 car parking space per 20m² for professional services use. When measuring the floor area of the new offices only this equates to a total of 5 car parking spaces. A block plan was submitted showing 5 car parking spaces within the hard surfaced area to the south of the building. DFI Roads was consulted in relation to this application and express no objections.
- 8.17 DFI Roads refers consideration of Other Protected Routes – within settlement limits to the Planning Department. Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access: (a) where access cannot reasonably be taken from an adjacent minor road; or (b) in the case of proposals involving residential development, it is demonstrated to the Department's satisfaction that the nature and level of access onto the Protected Route will significantly assist in the creation of a quality environment without compromising standards of road safety or resulting in an unacceptable proliferation of access points.
- 8.18 This proposal would fall within category (a) where access cannot reasonably be taken from an adjacent minor road. The existing

accesses to this building are unchanged however more traffic will be entering and exiting onto the Ballyreagh Road, a protected route. This proposal is not considered to have a significant impact on the protected route given these new offices are to be utilised for the organisation of annual events such as the NW200, Air Show etc so usage would be dependent upon events so offices may not necessarily be utilised for the whole year.

- 8.19 The proposal is acceptable in terms of the access and the car parking provision for this development. The proposal complies with Policies AMP 1, 2, 3 and 7 of PPS 3.

Habitats Regulations Assessment

- 8.20 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 considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal entails conversion from a residential dwelling to offices. The proposed office use is acceptable given the site location within the settlement limit of Portrush; the tourism and recreational uses to be organised from these offices; and given there is no significant harm to the vitality and viability of Portrush Town Centre. The proposal is acceptable in terms of design as there are no external alterations to the elevations of this building. The proposal will not harm the character and appearance of the surrounding area. The proposal does not impact upon neighbouring residential amenity. The proposal has satisfactory access and parking. The proposal is acceptable in terms of natural heritage interests. Approval is recommended.

10 CONDITIONS

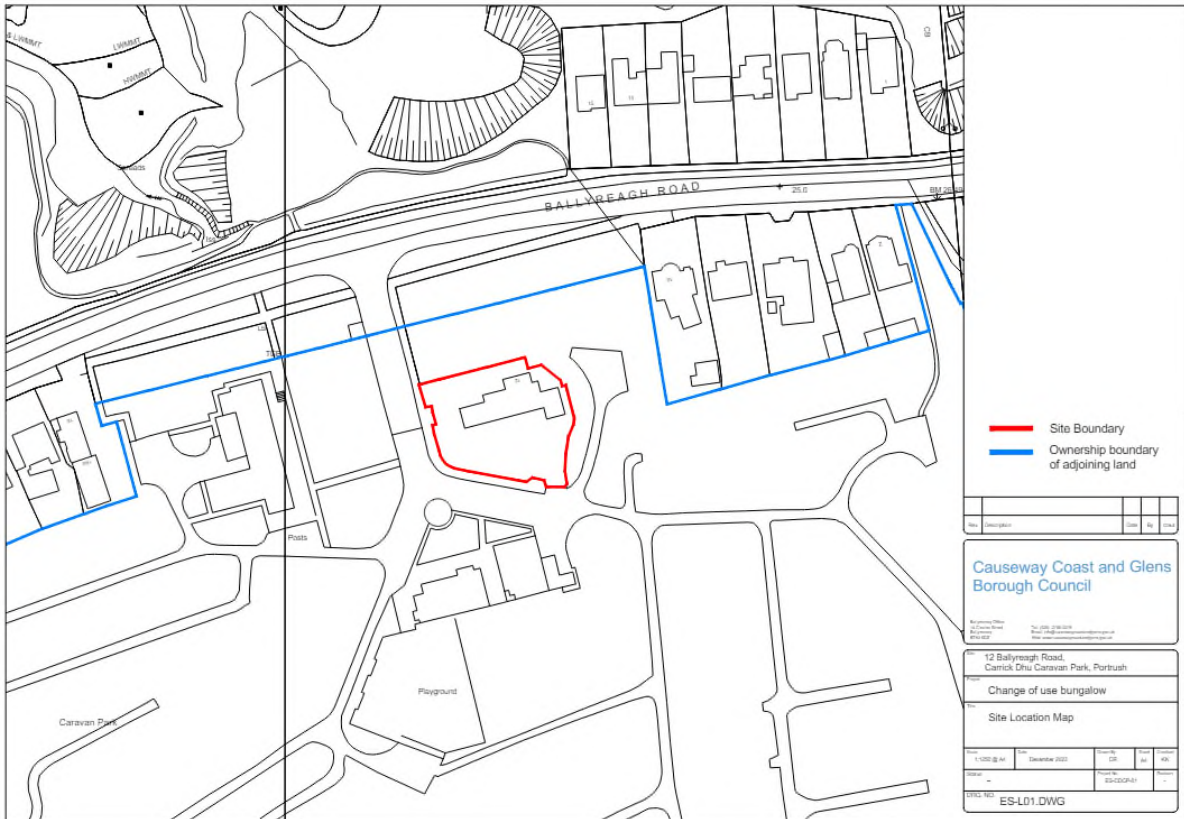
1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

11 INFORMATIVES

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

Site Location Map



Proposed Block Plan

