

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/0212/LBC</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> May 2024</b>
<b>For Decision or For Information</b>	<b>For Decision – Objection Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>NO</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	Senior Planning Officer

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

<b>Legal Considerations</b>	
Input of Legal Services Required	<b>NO</b>
Legal Opinion Obtained	<b>NO</b>

<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:

**App No:** LA01/2022/0212/LBC

**Ward:** Hopefield

**App Type:** Listed Building Consent

**Address:** Lands at and to the rear of Briarfield, 107 Hopefield Road, Portrush

**Proposal:** Amendments to the access to "Briarfield" 107 Hopefield Road, Portrush involving the retention of the gate pillars.

**Con Area:** N/A

**Valid Date:** 21.02.2022

**Listed Building Grade:** B+

**Agent:** Pragma planning & Development Consultants Ltd, Scottish Provident Building, 7 Donegall Square West , Belfast, BT1 6JH

**Applicant:** Drumeen Construction Ltd

**Objections:** 2                      **Petitions of Objection:** 0

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

## Executive Summary

- Listed Building Consent is sought for amendments to the access to "Briarfield" 107 Hopefield Road, Portrush involving the retention of the gate pillars.
- The site is located within the development limits of Portrush as defined in the Northern Area Plan 2016.
- 107 Hopefield Road and the existing entrance gate and pillars are also listed structures. A full application, dealing primarily with proposed development to the rear of 107 Hopefield Road, accompanies this Listed Building Consent Application.
- The principle of development is considered acceptable in regard to the SPPS and Planning Policy Statement 6 – Policies BH8 - Extension or Alteration of a Listed Building and BH 11 Development affecting the setting of a Listed Building.
- Historic Environment Division were consulted and following the submission of amended plans are content with the proposal.
- There are 2 objections to the proposal.
- Approval is recommended.

**Drawings and additional information are available to view on the Planning Portal-**  
**<https://planningregister.planningssystemni.gov.uk/simple-search>**

## **1 RECOMMENDATION**

- 1.0 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 **Grant Listed Building Consent** subject to the conditions set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The application site incorporates 107 Hopefield Road Portrush, a grade B+ listed dwelling, and an area of land to the rear of the dwelling which currently serves as an ancillary paddock. The application relates to alterations to the access point onto Hopefield Road. The existing entrance gate and pillars are listed structures.
- 2.2 The entrance to the proposed site is located on the western boundary with Hopefield Road. There are currently two entrance pillars flanking the single entrance point to the site. To one side of the pillars is a short length of hedgerow with a gap to the side of the other pillar.
- 2.3 The site is located within the Settlement Development Limit of Portrush. The site is not subject to any specific zonings or designations as set out in the Northern Area Plan 2016. The character of the surrounding area is defined with medium to low density detached single and two storey residential development.

## **3.0 RELEVANT HISTORY**

No relevant planning history.

## **4.0 THE APPLICATION**

- 4.1 Listed Building Consent is sought for the alteration of the existing access onto Hopefield Road, which includes the

retention of the existing listed pillars in their existing position. The length of hedging to the side of one of the pillars is to be removed and a new recon stone pillar is proposed, in line with the existing pillar providing a new entrance/ existing point for 107 Hopefield Road. The gap between the other listed pillar and an existing boundary wall will be levelled and cleared to provide an exit point for the proposed dwellings located at the rear of 107 Hopefield Road (the housing development is considered under LA01/2022/0137/F). The existing listed entrance pillars will be retained in place to provide an entrance to the proposed dwellings to the rear of 107 Hopefield. There have been several iterations of the proposal. The original submission involved the relocation of one of the listed pillars. HED considers the existing entrance to be important to the setting of the listed building and as such, they were not content with the significant alteration to the access point initially proposed. HED are content with the final iteration of the proposal.

## **5.0 PUBLICITY & CONSULTATIONS**

### **External**

- 5.1 Advertising: 23.03.22,16.11.22.  
Neighbours: 2 objections were submitted from 2 objectors.

The points of concern mostly relate to the wider development considered under LA01/2022/0137/F.

### **Internal**

- 5.2 **Historic Environment Division** – 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 Policy Statement 6: Planning, Archaeology and the Built Heritage

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to, the proposed alterations to the existing access point on to Hopefield Road and the impact on the setting of the listed building as a result of those alterations.

### **Principle of development**

- 8.2 The principle of development is considered in the associated full application LA01/2022/0137/F.

### **Extension or Alteration of a Listed Building**

- 8.3 Policy BH 8 Extension or Alteration of a Listed Building states that the Authority will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met:
- (a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
  - (b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and
  - (c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.
- 8.4 The proposed works to the site access point are required to facilitate the wider development (LA01/2022/137/F).
- 8.5 HED were not supportive of the first iteration of the scheme which proposed to relocate the existing listed entrance pillars.
- 8.6 In the final iteration of the scheme, considered in this report, the listed pillars are to remain in position with alterations to either side.
- 8.7 HED Listed Buildings were consulted during the processing of the application. Following the submission of further supporting information, revised plans and direct engagement with the applicant, HED are content the proposal satisfies the policy requirements of SPPS 6.13 and Policy BH8 of PPS6, subject to conditions.

### **Development affecting the setting of a Listed Building**

- 8.8 The entrance pillars are part of the wider listing on the site which includes the associated dwelling, a Grade B+ Listed Building. Policy BH 11 Development affecting the Setting of a Listed Building states that development will not normally be permitted 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.

8.9 As outlined in the above paragraphs, the proposed development seeks to modify the existing access point but keep the existing listed pillars in position. The nature of the proposal respects the character of the setting of the Listed Building by retaining the historic access while providing additional access points either side of the pillars.

8.10 The Planning Department is satisfied that there will be no adverse impact on the setting to the listed building. Historic Environment Division (HED)– Listed Buildings was consulted during the processing of the application and is content the proposal satisfies the policy requirements of SPPS 6.12 and Policy BH11 of PPS6, subject to conditions.

### **Representations**

8.11 Two letters of objection were received from two objectors. The main areas of concern relate to the housing scheme (considered under LA01/2022/137/F), its scale and density, natural heritage, impact to the listed building and impact to surrounding amenity. HED have been consulted on this application and the full application and consider the proposals compliant with the appropriate Policies. Concerns regarding the particulars of the housing scheme, impact to amenity and natural heritage are considered under LA01/2022/0137/F and assessed to be acceptable.

## **9.0 CONCLUSION**

The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. There will be no significant detrimental impact to the setting of the listed building. The proposal complies with Paragraphs 6.12 & 6.13 of the SPPS and Policies BH8 & BH11 of PPS6. Approval to grant Listed Building Consent is recommended.

## 10.0 CONDITIONS

### Conditions

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.

2. Notwithstanding the submitted elevations, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council, in consultation with HED:

Details of existing and proposed pillars (& gates) to be at a scale of 1:20 or less and to include overall heights and widths, including depth of reveals and features.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

3. Notwithstanding the submitted elevations, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council, in consultation with HED:

Details of location (plan and elevation) of the proposed Exit / No Exit signage in relation to existing and proposed pillars.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

# Site Location Map





PROPOSED BLOCK PLAN - HOPEFIELD ROAD, PORTRUSH - 1:500@A3 - DRAWING P02 MARCH 2024