

Supporting Statement

FOR

Proposed new Replacement dwelling
Along with new domestic garage

AT

165m East From
53 Ballybrakes Road,
Ballymoney



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Introduction

This site of proposal is for a replacement dwelling complete with domestic garage located 165m East from 53 Ballybrakes Road, Ballymoney. This supporting statement has been prepared to accompany the outline planning application as per enclosed drawings A2012.10.01 & 02. This applications is also accompanied with Farm Maps which illustrates the extent of the land owned and farmed by the applicant.

Site description & Location

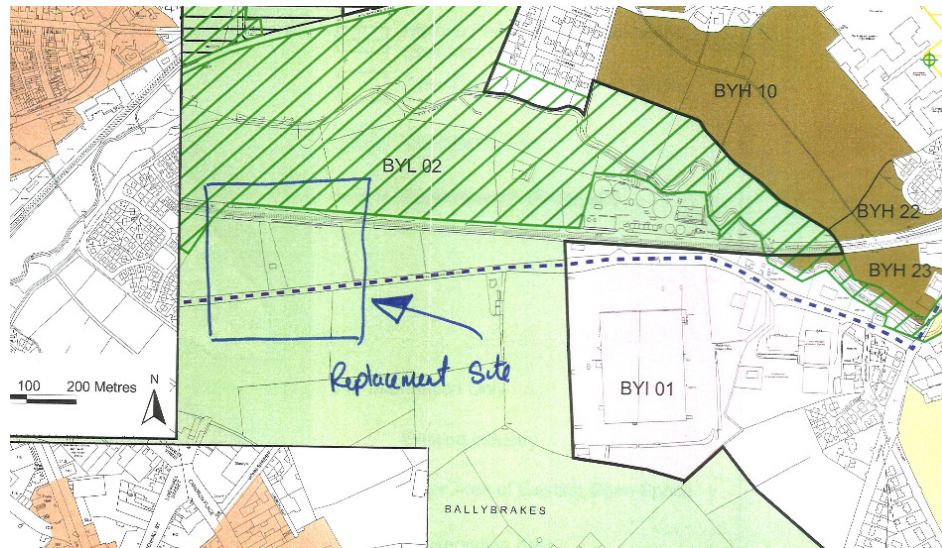
The proposed new site itself is situated within close range of the development line from Ballymoney town centre. The frontage of the site is south facing were it is shielded by a mixture of its own vegetation.

In order to offer a better site we propose to remove the existing hedgerow boundary to the west. However we do not intend to remove the existing mature trees located on the south and west boundary. These will be a vital part of the integration process, encouraging the proposal to blend into the existing Landscape.



Area Plan

Following a review of the Area plan for this area it has been noted that this proposed site does not lie within any local landscape policy area, Area of Archaeological potential or Historic Park. The site is located within close range of the main traffic route A26 along with Ballymoney train and bus station.



Site Characteristics

The site of proposal is wrapped with its own belt of mature vegetation. The boundaries and surrounding boundaries are made up with a blend of mature tree lines and hawthorn hedging. By retaining the main boundaries this will encourage the proposal to blend into the existing landscape. There's is evidence to show existence of existing dwellings and a farm community close to this site. The presence of these existing dwellings and farm holdings will encourage the development to blend into the existing landscape further.

Planning Policy statement 21 CTY3 – Replacement dwellings states.....”

‘Planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to ‘dwellings’ will include buildings previously used as dwellings.’

The selected site has various features which resemble a redundant domestic dwelling.

Existing features within building

There are various elements of this existing structure which provide us with assurance that this building used to be a dwelling. The first element which is clear from the outset is that there is remains of an existing fire place complete with chimney breast. It is noted from this image this type of fireplace would be found in a typical domestic style dwelling.



The second main feature of this existing is the front appearance of the existing structure. The general location of the existing windows and doors resembles the same style of a domestic dwelling. The location of these windows and doors provides a level of reassurance that this building was a domestic residence in the past. There is also Architectural detailing around the windows and doors which resemble distinct features that building could have been used as a dwelling / gatelodge.



There is continued evidence of existing window openings. The image inserted to the right shows the location of an existing window positioned on the gable end position.



The next image shows evidence of the amount of perimeter walls remaining. The main four walls are still intact, however there are existing openings on the side and rear of the building which give the impression that part of the existing wall has been removed. It is also assumed that due to the layout and dimensions of the building that a hipped roof would have been typical roof construction used. Hence the reason why there is no evidence of gables.



PPS 21 makes reference to access from a public road into the site. CTY 3 – replacement dwellings states...’

‘access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic’.



Our site of proposal comes complete with an existing access leading to the redundant domestic dwelling. However we proposed to upgrade this access in accordance with the requirements set out by the Northern Ireland Road service. A recent consultation with this department has confirmed that we will need to provide visibility splays of 2.4m x 110m. This can be easily provided without disturbing Third party land owners. See block plan for the upgraded access layout.

Existing vegetation

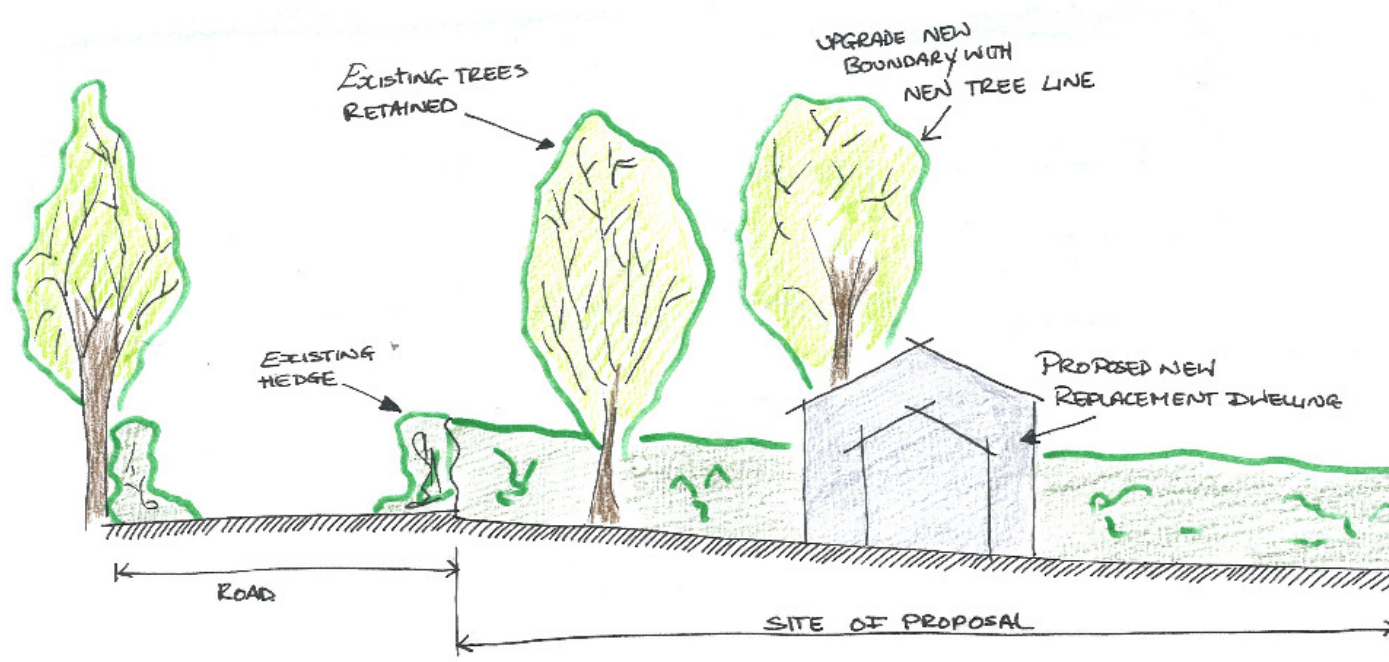
This site is wrapped with existing vegetation to the front and sides. We feel that it will be a vital part of the integration process. These existing trees mainly to the front of the site shall be fully retained, unless they present a danger to the public. Evidence of this existing vegetation has been shown on the



image inserted to the right. The image also demonstrates the extent of the boundary vegetation at the roadside which needs to be altered in order to accommodate the upgraded access.

Concept

The following hand drawn sketch has been prepared to illustrate from a side section the extent of the vegetation to be retained and reinforced. This concept also gives a good impression of the degree of enclosure that this site provides. To demonstrate this a conceptual section has been added below showing a template of a new dwelling nestled within the existing vegetation.



CONCEPT SECTION - ILLUSTRATION ONLY

NOT TO SCALE

Following a review of the existing vegetation, it is of the opinion that the proposal is well wrapped with blend of various tree species & hedgerows. New landscaping will be introduced during construction, which should encourage the development to blend into the existing, already formed landscape.

Conclusion

To summarise this application, we have provided information based on the first hand evidence found on site. There is evidence to demonstrate that this building was occupied as a domestic dwelling. The evidenced enclosed consists of images taken showing the existing fireplace in the main living area, along with the appearance of the front façade, which illustrates the locations of existing windows and door openings. In our opinion this gives a strong impression of the style and character of the building and what it could have been used as.

Since this application is sited close to an existing town, utility services can be easily found within the main Ballybrakes thoroughfare, which will reduce the impact to the existing surroundings, naturally lending itself to satisfy the requirements set out in the Planning policy.

The proposed replacement dwelling has been sited within the established curtilage of the existing building. However it is proposed that the existing boundary hedge to the West of the site is removed, thus, increasing the curtilage so that it can accommodate a modest sized dwelling.

Should your department review this application and require additional information, can you please contact our office. If your department is of the opinion to refuse this planning application can you please contact us prior to a decision being publicly issued online.

We trust you will find the information provided within this statement helpful. The information listed was prepared to accompany this outline planning application, providing a level of assurance to determine this application.



Photographs taken on 9th March 2021



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