

Addendum

LA01/2018/0224/F

1.0 Update

- 1.1 Views of the site are achieved when travelling north along the Glassmullen Road, with the Eastern and Southern boundaries of the site being largely open with limited natural screening being provided by vegetation. Criteria (a) and (b) of Policy CTY 13 of PPS 21 dictates that a new building will be unacceptable where it is a prominent feature in the landscape; or 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. Criteria (e) also states that a new building will be unacceptable where the design of the building is inappropriate for the site and its locality. Criteria (a) of Policy CTY 14 of PPS 21 states that a new building will be unacceptable where it is unduly prominent in the landscape. It is considered that the increased ridge height and third floor fenestration design of the proposed dwelling, together with the increased scale of the garage will create an unduly prominent feature in the landscape, and given the lack of vegetation around part of the site, will fail to integrate into the countryside and the proposal will appear out of place and incongruous in this scenic AONB location which is characterised by single storey and modest 2 storey dwellings. The proposal therefore fails to meet the criteria set out in Policy CTY13 and Policy CTY 14 of PPS 21.

Reasons for Refusal

3. The proposal is contrary to Policy CTY 1, and Policy CTY 13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the proposed design does not integrate with its surroundings, the site lacks established natural boundaries to provide a suitable degree of enclosure and will result in a prominent feature being created in the landscape.

4. The proposal is contrary to Policy CTY 1, and Policy CTY 14 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the impact of the proposed design would damage the rural character and would result a building being unduly prominent.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to REFUSE the planning application as set out in Section 9 and 10 of the Planning Committee Report.