

Addendum

LA01/2020/0975/F

1.0 Update

- 1.1 The application was presented to the Planning Committee on 28th September 2022. The application was deferred for a site visit which took place on 24th October 2022. Following the Committee meeting an amended Site Plan (03 Rev 6) was received on 12th October 2022 showing an amended access location from Drumimerick Road. The proposed access was previously taken from Lisnagrot Road. The amended access required further consideration and notification.

2.0 Assessment

- 2.1 The proposed new access is located to the south-east of the existing dwelling at 6 Drumimerick Road. There is an existing agricultural access and track into the adjacent field. The new access lane will run along the boundary with 6 Drumimerick Road for a total distance of approximately 170 metres before reaching Site 1. There is existing mature vegetation surrounding the proposed access point and along the roadside. The proposed access will run through two fields along the existing field boundary. The ground levels rise towards the north, level at the highest point then fall towards the site of the proposed dwellings.
- 2.2 There will be limited views of the access lane from Drumimerick Road due to the amount of mature vegetation on site which will provide screening. The site plan indicates that the trees will be retained. Travelling north on Lisnagrot Road, views will be limited as the existing vegetation will screen the access. The proposed access cannot be viewed travelling south on Lisnagrot due to existing built development and vegetation between the Lisnagrot Road and proposed access lane. It is considered that the proposed access would integrate satisfactorily in this location.

- 2.3 Dfl Roads was consulted in relation to the amended access. Following submission of amendments, Dfl Roads have no objections to the proposal subject to conditions.
- 2.4 Two further objections from separate addresses were received following the submission of amended plans. The issues raised included;
- Soakaways potentially waterlogging grazing land on opposite side of the road.
 - Potential flood risk due to topography of lands on which proposed access will be constructed.
 - Potential for subsidence due to difference in levels between site and dwelling at No. 6 Drumimerick Road.
 - Loss of privacy due to shared access overlooking back yard of No. 6 Drumimerick Road.

The agent was advised to address the further issues raised in the letters of objection received. Correspondence was received by the agent which advised the following;

- It is highly improbable that surface water from the new access will make its way into neighbouring properties. Gullies will be provided to drain any water away from the access to the soakaways. The inclusion of soakaways will add capacity and drain water away from the road.
 - The retaining wall and rear boundary of the adjacent property will not be affected by the proposed access lane. There is a well-established planted boundary which will remain untouched by the works and light vehicular traffic poses no threat to the boundary line. Drainage has been included on the access lane which will take any potential surface water away from the neighbouring boundary.
 - As regards privacy of the neighbouring property, site photos clearly show that the rear boundary is well-established and suggest that there will be no loss of privacy.
- 2.5 Additional information was submitted by the agent on 29th March 2023 advising that the applicant is an active farmer, with a drawing indicating that the applicant could construct animal handling pens, associated yard and access lane on the lands proposed for the 2 no. infill dwellings. The agent contends that the spirit of the policy

is to allow for sustainable development which has no impacts on the nature of the countryside nor habitants, not visual amenity and that this is such a situation. They also contend that the ability of this active farmer to construct an agricultural building should be considered in the overall assessment of the site and lands.

- 2.6 Having reviewed the Planning (General Permitted Development) Order (NI) 2015, Part 7 - Agricultural Buildings and Operations, it is considered that the development indicated in the submitted drawings would not be permitted development by virtue of Part 7 A1 (e). Regardless, this is a hypothetical scenario and would not be considered relevant in the assessment of this proposal.
- 2.7 Notwithstanding the above consideration, the proposal is considered to be unacceptable in principle as it is not considered to be an exception under Policies CTY 1 and CTY 8 of PPS 21 and would result in ribbon development along this part of Lisnagrot Road.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development in accordance with paragraph 1.1 of the Planning Committee report.