

ITEM C

6 Aird Clachan, Bushmills

E/2014/0224/F

Full Planning

22 July 2015

<u>No:</u>	E/2014/0224/F	<u>Ward:</u>	Dunseverick
<u>App Type:</u>	Full Planning		
<u>Address:</u>	6 Aird Clachan, Bushmills		
<u>Proposal:</u>	Extension to rear of existing dwelling.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	12th November 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Like Architects, 34 Bedford Street, Belfast BT2 7FF		
<u>Applicant:</u>	Mark Thallon, 6 Aird Clachan, Bushmills. BT57 8AS		
<u>Objections:</u>	7	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

**Drawings are available to view on the Planning Portal-
www.planningni.gov.uk**

1 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 section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at No 6 Aird Clachan Bushmills. The site accommodates holiday cottages located within The Distinctive Landscape Setting of the Giants Causeway World Heritage Site and the Causeway Coast AONB.

3 RELEVANT HISTORY

- 3.1 **E/1996/0211/F** - Conversion of existing house to form 2no units and redevelopment of existing Clachan (9no units). Approval Date: 10/03/1997

4 THE APPLICATION

- 4.1 The proposal is for a rear extension to a semi-detached holiday home.
- 4.2 Revisions to the scheme have been received during processing of the application. These have sought to improve the scheme by removing a front extension to provide additional accommodation.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Seven (7) objectors** making representation on this proposal. The reasons for objecting include:

- Not in keeping with the character of Clachan
- Title deeds preclude any proposed additions/extensions
- Impact on neighbouring amenity
- Contrary to COU 12 of draft Northern Area Plan 2015
- Precedent will be set
- Loss of privacy
- Loss of light
- Loss of view

Internal:

- 5.2 **None.**

6 MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the

council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

6.2 The development plan is:

- North East Area Plan 2002 (NEAP)
- draft Northern Area Plan 2016 (dNAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

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 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS 2 Natural Heritage

Addendum to PPS 7 Residential Extensions and Alterations

Planning Strategy for Rural Northern Ireland

Supplementary Planning Guidance

Living Places

Causeway Coast and Glens AONB

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of this type of development, design and; the amenity of the existing and adjacent properties.

Planning Policy

- 8.2 The site lies within the rural area as defined in both the NEAP and the dNAP.
- 8.3 The site is also located within the Distinctive Setting of the Giants Causeway World Heritage site and Policy COU 12 of dNAP applies.
- 8.4 The principle of the type and scale of development proposed must be considered having regard to the PPS policy documents specified above.

Principle

- 8.5 The extension is to the rear of an existing holiday home. The proposal is to provide a rear extension to the kitchen / living area. The proposal would be acceptable in principle subject to design and residential amenity considerations.

Amenity

- 8.6 The proposal is for a rear extension to a holiday home unit within a Clachan style development. The Clachan has been designed and developed for holiday accommodation with the layout, provision of amenity space and boundary treatments designed as such to deter permanent residential use.
- 8.7 The rear of the adjacent boundaries to No 6, No 5, No 7, No 10 and No11 are defined by a low wall ranging from 0.5m to 1m in height. The relationships and proximity of the neighbouring

properties provide an open aspect with degrees of overlooking across the amenity space. This was considered acceptable in the original layout due to the holiday use. The gables of No 7 to the east and No 10 to the south are each 7 metres from the gable of No 6.

- 8.8 The existing elevation is glazed on both the east and south elevations. The proposal is for a 2.1m single storey rear extension. The proposal includes glazing to the east, south and west elevations.
- 8.9 Objections to the scheme raise concern with the loss of privacy. An element of overlooking is already possible with the nature of the scheme affording little privacy in rear amenity terms. The proposal intends to remove the glazing closest to the gable windows of No7 and move it 0.7m further to the rear, it is not considered that this will further unduly affect the privacy or amenity of neighbouring residents.
- 8.10 Due to the separation distances outlined above and the scale of development the proposal will not be dominant to, or overshadow the neighbouring property, No 7.

Design

- 8.11 Policy COU 12 of dNAP allows extensions to dwellings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings. The proposed rear extension is 10% of the cubic volume of the existing dwelling and meets with the policy criteria.
- 8.12 The proposed design is proportionate and follows the existing properties in use of form and materials. The extension is relatively minor and positioned within a clachan style development which by its character has little uniformity with regards to layout and plot sizes and design styles. The proposal

will not detract from the appearance and character of the surrounding area.

- 8.13 Sufficient space remains within the curtilage of the property for domestic purposes.

Other matters

- 8.14 Objectors have raised concern in relation to the entitlements and deeds restricting extensions. Planning 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.
- 8.15 Objectors have also raised concern with the precedent that approval of this proposal would set. As discussed above the Clachan has distinct plot and unit types, any further applications would be assessed in their own right taking into assessment all relevant material considerations.
- 8.16 Objectors have also raised concern with loss of views. The Planning Authority does not protect one view against another's. However, policy requires the protection of amenity. It is not considered, as outlined in the previous paragraphs, that the proposal would be unacceptable in this case.

9.0 CONCLUSION

- 9.1 The proposal is acceptable in policy terms and **Approval** is recommended.

10 Conditions / Informatives

10.1 Conditions

1. As required by Section 61 of 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.

Informatives

1. 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.

2. 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.

3. 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.

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 Planning Authority or other statutory authority.