

Planning Committee Report LA01/2018/0146/F	19th December 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2018/0146/F	<u>Ward:</u> <u>Dundooan</u>
<u>App Type:</u> Full Planning	
<u>Address:</u> 92m South East of 11 Ballywatt Road, Coleraine.	
<u>Proposal:</u> Dwelling and garage on a farm.	
<u>Con Area:</u> n/a	<u>Valid Date:</u> 30.01.2018
<u>Listed Building Grade:</u> n/a	
Agent: Simpson Design, 42 Semicock Road Ballymoney BT53 6PY	
Applicant: Mr R McAllister, 63 Moycraig Road, Bushmills BT57 8YB	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Drawings and additional information 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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 This site is located just off Ballywatt Road Coleraine Road and will be accessed used an existing agricultural gateway. Currently the site is free from development and is located within an agricultural field. The site is located within 50 metres of existing agricultural buildings associated with the farm business. The site is bounded to the north, south and west by an existing hedgerow and the boundary on the east is open.
- 2.2 The landscape is typically characterised with agricultural land and there is development surrounding the site. This includes a two, two storey farm houses located at the road edge and a bungalow located opposite the site. There are also a number of agricultural outbuildings and a church and graveyard located near to the site.

3 RELEVANT HISTORY

LA01/2016/1305/O, Dwelling and garage on a farm.
92m South East of 11 Ballywatt Road, Coleraine.
Permission Granted 26.05.2017

LA01/2016/0977/LDP, Proposed 2 no. farm sheds used for agricultural storage.
40m South East of 11 Ballywatt Road, Coleraine.
Permitted Granted 03.10.2016

4 THE APPLICATION

- 4.1 Dwelling and garage on a farm.

Habitats Regulations Assessment Screening

- 4.2 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and RAMSAR sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats) Regulations (Northern Ireland) 1995 as the proposal does not have a hydrological link as a pathway for pollution to a European Site. The proposal would not be likely to have a significant effect on the features, conservation objectives or status or any of these sites.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** No objections received

Internal

- 5.2 **DFI Roads:** Has no objection subject to conditions.

NI Water: Has no objection to the proposal.

Environmental Health: Has no objection to the proposal

DAERA Water Management Unit: No objection.

Historic Environment Division: Has no objection to the proposal.

DAERA: Confirmed Business Farm ID & claims had been made in the last 6 years

MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development 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:

1. Northern Area Plan 2016

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 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS 3) Access Movement and Parking

Planning Policy Statement 21 (PPS 21) Sustainable Development in the Countryside

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to: Policy CTY 10 –Dwellings on Farms; visual impact and rural character, non mains sewerage and Roads Issues.

Planning Policy

8.2 The principle of the development proposed must be considered having regard to the Northern Area Plan and PPS policy documents specified above and the supplementary guidance.

Policy CTY 10- Dwellings on Farms

8.3 Planning permission will be granted where the following criteria are met:

(a) the farm business is active and established for at least 6 years

DAERA was consulted and confirmed that the applicant has a registered farm business ID which has been in existence for more than six years. DAERA also stated that the business has claimed for Single Farm Payment, Less Favoured Area Compensatory Allowances or Agri Environment schemes in the last six years. Therefore this criterion is met.

(b) no dwellings or development opportunities have been sold off from the farm holding within 10 years of the date of the application (applicable for dates after the 25th November 2008)

Outline Planning permission was granted for a dwelling located to the rear of this site which was accessed via a laneway under application reference LA01/2016/1305/O. The site location for both applications overlap to a small extent. However, the dwelling under this application is proposed at the front of the site and will have a larger frontage onto Ballywatt Road. If it was considered that this proposal was acceptable a condition could be used to ensure only one of these permissions could be built. There have been no other dwellings or sell offs in the last 10 years. Therefore it is considered that this proposal meets with this criterion.

(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and access should be obtained from an existing lane.

The proposed site is located approximately 46 metres from existing farm buildings. A Certificate of Proposed Lawful Development for 2 farm sheds was permitted under application reference LA01/2016/0977/LDP. These buildings have yet to be constructed and are located approximately 28 metres from the proposed site. There was a previous outline permission reference LA01/2016/1305/O for a dwelling located to the rear of this site. This application was approved subject to condition

which states that no development shall commence until the previously approved farm buildings are completed which were approved under planning application LA01/2016/0977/LDP as to ensure a visual linkage between the two proposals. Through this condition it was considered that the proposed dwelling would integrate with the buildings permitted under application reference LA01/2016/0977/LDP.

Visual Impact and Rural Character

- 8.4 Permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design (Policy CTY 13 of PPS 21). Permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area (Policy CTY14 of PPS 21).
- 8.5 The proposed development will be located in an agricultural field with hedgerows located along the road frontage, southern and northern boundaries of the site. However, given the location of the proposed dwelling at the front of the site just off the Ballywatt Road, the proposed formalised gardens and the scale and nature of the proposed dwelling it is considered that the dwelling would be prominent on the site. It is also considered that the proposed development fails to blend with the landform, existing trees, buildings, slopes and other natural features which should provide a backdrop to the site.
- 8.6 The proposed development would rely on new landscaping to aid integration. There are critical views of the site travelling north and south along Ballywatt Road. The proposed access will make use of an existing agricultural access but given the laneway runs through the centre of an agricultural field it does not integrate effectively into the landscape.
- 8.7 The proposed design is considered unacceptable in this rural location given its scale. The dwelling proposed is 2 storey with a concrete tiled/natural slate roof, and includes a smooth render and stone clad finish. The proposed ridge height is 8 metres and given the location of the site along the road frontage is considered unacceptable as it would be a prominent feature on the site. The dwelling also includes a large two

storey projecting porch and detached garage which is located on the the same building line as the dwelling and would increase the dominance of the proposed development.

8.8 Having regard to the character of the area, there are dwellings located close to the site which includes a bungalow located opposite the site, a two storey dwelling located at the road edge and another two storey dwelling set back with small garden to the front. Although the two, two storey dwellings are located along the road frontage these have been built for many years and would not have been assessed under Policy CTY 10 of PPS 21. The bungalow located opposite the site is also located close to the road with formalised garden but again, this dwelling has been in existence for many years and would not have been assessed using the same policy.

8.9 The proposal will lead to a suburban style build-up of development within this area given the separation distance between the existing and permitted buildings and would allow another opportunity for an infill site if granted between the proposed sheds and the subject proposal. The proposed development will extend ribbon development along Ballywatt Road and would be contrary to Policy CTY 8 of PPS 21. The impacts of ancillary works have been considered and it has been found that they would harm rural character given the formalised gardens and driveway which will be located at the centre of the field.

Non mains sewerage

8.10 This proposal involves a connection to the mains for water supply, the disposal of surface water via a soakaway and the use of a septic tank for disposal of foul sewage. DAERA Water Management Unit and NI Water were both consulted on this application and neither made any specific comments but requested the use of standard conditions and information for this type of development. The discharge consent process is the most appropriate mechanism to regulate this matter.

Roads Issues

8.11 DFI Roads has raised some concern in relation to the proposed development. Amended plans have now been received and

DFI Roads are now content with the proposed development. It is considered that the proposed development would not prejudice road safety or significantly inconvenience the flow of traffic. The proposed development therefore complies with Policy AMP 2 of PPS 3 Access, Movement and Parking.

9 CONCLUSION

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal is contrary to policy in terms of the principle of development in that the proposed development fails to integrate, will have a detrimental impact on rural character, will lead to a ribbon of development and will result in a suburban style build-up of development. In addition, the design by reason of its scale and form is inappropriate for the location. As such this proposal is recommended for refusal.

10 REASONS FOR REFUSAL

10.1 Reasons:


1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement and Policy CTY13 of Planning Policy Statement 21: Sustainable Development in the Countryside, and would not visually integrate into the surrounding landscape; in that the proposed dwelling is a prominent feature in the landscape; the proposed dwelling relies primarily on the use of new landscaping for integration; the ancillary works do not integrate with their surroundings; the design of the proposed dwelling is inappropriate for the site and its locality; the proposed dwelling fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
2. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling would, if permitted, be unduly prominent in the landscape; would result in a suburban style build-up of development when viewed with existing and approved buildings, would, if permitted create or

add to a ribbon of development, the impact of ancillary works would damage rural character and therefore result in a detrimental change to the rural character of the countryside.

4. The proposal is contrary to paragraph 6.73 of Strategic Planning Policy Statement and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Ballywatt Road.

Site Location



Client Mr. R. McAlister		 SIMPSON DESIGN MILLER <small>44 BIRMGTON ROAD, BALLYMONEY, CO. DUBLIN TEL: 01-832-1883 E-mail: info@simpsondesignmiller.com WWW.SIMPSONDESIGNMILLER.COM</small>	
PROJECT Dwelling and Garage on a farm at Ballywad Road, Coleraine	SCALE 1-2500	PLOT DATE Jan, 18	SHEET NO. -
DRAWING FILE PROPOSED Location Plan	DRAWING NO. PLP-01	REVISION A	