



<b>Planning Committee Report LA01/2020/0193/F</b>	<b>24<sup>th</sup> June 2020</b>
<b>PLANNING COMMITTEE</b>	

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

<b><u>No:</u> LA01/2020/0193/F</b>	<b><u>Ward:</u> Kinbane</b>
<b><u>App Type:</u> Full</b>	
<b><u>Address:</u> Bengore House, 8 Ballinlea Road, Ballintoy</b>	
<b><u>Proposal:</u> Single storey detached garage/store</b>	
<b><u>Con Area:</u> N/A</b>	<b><u>Valid Date:</u> 17/02/2020</b>
<b><u>Listed Building Grade:</u> N/A</b>	
<b>Agent: Alana Durrent, Valley Architects, 8 Wood Road, Ballykelly</b>	
<b>Applicant: Mrs Joan Baird, Bengore House, 8 Ballinlea Road, Ballintoy</b>	
<b>Objections: 0</b>	<b>Petitions of Objection: 0</b>
<b>Support: 0</b>	<b>Petitions of Support: 0</b>

## **EXECUTIVE SUMMARY**

- Full planning permission is sought for a single storey detached garage/store.
- The site is not located within any settlement development limits as defined in the Northern Area Plan 2016. The site is located within the Causeway Coast Area of Outstanding Natural Beauty.
- The principle of development is considered acceptable having regard to Policy EXT 1 as the proposed scale massing and design are domestic and in keeping with the host dwelling, and will not have an unacceptable impact on the character of the area.
- The proposal complies with policy NH 6 of PPS 2 as the proposed scale and design are acceptable and sympathetic to the AONB.
- DETI Geographical Survey was consulted due to the potential proximity to abandoned mines but raises no objection to the proposal given there is sufficient separation distance.
- There are no third party objections to the proposal.
- The application is recommended for Approval.

**Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 **APPROVE** permission for the full application subject to the conditions set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The site is located at 8 Ballinlea Road, Bengore House, located outside of any defined settlement limits. The application site contains a two storey, detached dwelling finished in render.
- 2.2 The site is located on land with an inclining topography. The immediate surrounding area of the dwelling is occupied by a paved amenity area that allows for in-curtilage parking, the area surrounding this paved amenity area contains vegetation, soil and grass. The site is enclosed by a hedgerow to the southwest and a post and wire fence to the northeast.
- 2.3 The site is located in a rural area that is characterised by sparsely located pockets of development. The site lies within the Causeway Coast Area of Outstanding Natural Beauty.
- 2.4 The application proposes a single storey detached garage.

## **3 RELEVANT HISTORY**

- 3.1 There is no relevant planning history on the application site and there is no relevant surrounding planning history for the application site.

## **4 THE APPLICATION**

- 4.1 Full permission is sought for a single storey domestic garage. The proposed garage is to be finished in smooth render with the roof finished in dark grey/black concrete roof tiles. The windows, doors and rainwater goods are finished in PVC. The front elevation of the proposal contains a roller shutter door. The south facing side elevation contains one window and the north facing side elevation contains one door. The proposed garage incorporates a pitched roof. The dimensions of the garage are:

Footprint – 6.6m x 7.2m (47.52m<sup>2</sup>)

Ridge height – 4.65m

Eaves height – 2.6m

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External**

The proposal was advertised in the local paper and neighbour notification was completed. There are no objections to the proposal.

### **5.2 Internal**

**DETI Geographical Survey:** no objection to the proposal.

## **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:

Northern Area Plan 2016 (NAP)

- 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 development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS7 Addendum - Residential Extensions and Alterations

PPS2 – Natural Heritage

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the design, scale and massing, impact on AONB and proximity to abandoned mines.

### **Planning Policy**

- 8.2 The site is located outside of any defined settlement limits. The site lies within the Causeway Coast Area of Outstanding Natural Beauty.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

- 8.4 The site is located in a rural area that is characterised by sparsely located pockets of development.
- 8.5 The application site contains a two storey, detached dwelling finished in render. The site is located on land with an inclining topography. The immediate surrounding area of the dwelling is occupied by a paved amenity area that allows for in-curtilage parking, the area surrounding this paved amenity area contains vegetation, soil and grass.

### **Design, scale and massing**

- 8.6 Policy EXT1 of PPS7 Addendum states that permission will be granted for a proposal to extend or alter residential property where all of the following criteria are met:
- The scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing property and will not detract from the appearance and character of the surrounding area;
  - The proposal does not unduly affect the privacy or amenity of neighbouring residents;
  - The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features which contribute significantly to local environmental quality; and
  - Sufficient space remains within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.
- 8.7 The Strategic Planning Policy Statement for Northern Ireland (SPPS) (Paragraph 4.27) states where the design of proposed development is consistent with relevant LPD policies and/ or supplementary guidance, planning authorities should not refuse planning permission on design grounds, unless there are exceptional circumstances. Planning authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, or

incompatible with their surroundings, or not in accordance with the LDP or local design guidance.

- 8.8 The application proposes a single storey detached garage. The proposed garage measures approximately 4.65m in height and 2.6m in eaves height, with the proposed width and depth measuring approximately 6.6m and 7.2m, respectively.
- 8.9 The proposed garage reads as subordinate and the proposed materials match the existing property. The proposal is appropriately design as it is similar to the dwelling on site. The proposed pitched roof incorporated by the proposed garage matches the existing roof profile of the dwelling. While it is a roadside dwelling and there are public views, the proposal is set back approximately 68m from Ballinlea Road, which is considered an acceptable set back distance.
- 8.10 Furthermore, the proposal is to be located on land with an inclining topography, which has the potential to increase visibility from Ballinlea Road. However, as this land rises which results in the proposal sitting above road level, the proposed garage integrates sufficiently as it is less obvious when travelling along Ballinlea Road due to the topography and surrounding landscape and vegetation. Being situated besides the existing dwelling ensures that the proposal does not read as an obtrusive intrusion in the rural landscape. On balance, the proposed garage is deemed to be acceptable as it will not detrimentally impact the character and appearance of the area.
- 8.11 Taking the above into consideration, the proposed scheme is deemed acceptable in terms of design, massing and scale and meets criteria (a) of this planning policy.
- 8.12 The proposal will not result in any unacceptable overshadowing, dominance or loss of privacy to neighbouring dwellings and the application meets criteria (b) of this policy.
- 8.13 As there is no removal of landscape features or trees, the proposal will not result in the unacceptable loss of any trees or landscape features and complies with criteria (c) of this policy.
- 8.14 The proposal will not affect car parking and manoeuvring at the dwelling. The access to the rear is maintained allowing for

domestic activities to take place. The proposal therefore complies with criteria (d) of this policy.

- 8.15 Having regard to the policy requirements of EXT 1, and considering the proposed application, the proposal accords with this Policy.

### **Impact on Area of Outstanding Natural Beauty**

- 8.16 The site lies within the Causeway Coast Area of Outstanding Natural Beauty. Policy NH6 of PPS2 states that planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and all the following criteria are met:

a) The siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality;

b) It respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape;

c) The proposal respects:

- Local architectural styles and patterns;
- Traditional boundary details, by retaining features such as hedges, walls, trees and gates;
- Local materials, design and colour.

- 8.17 The dwellings in this area around Ballintoy vary in design, style and scale. The proposed garage is domestic, and is considered to accord with Policy EXT 1 as set out above. The garage would not unacceptably impact on, or undermine the character of the AONB. The siting and scale of the proposal are sympathetic to the area, and meet the first test of Policy NH 6 of PPS 2.

- 8.18 The site is rural, with the application dwelling being the closest building. There are no specific features of the AONB at this site and the proposal respects the features of importance to the character and appearance of the landscape and complies with



criteria (b) of this policy.

- 8.19 The proposal respects local architectural styles and patterns as it is proposed to reflect the host dwelling. The proposal also retains traditional boundary details such as hedges, walls, trees and gates. The proposal therefore respects local materials, design and colour. Therefore, the proposal is compliant with criteria (c) of this policy.

### **Proximity to Abandoned Mines**

- 8.20 DETI Geographical Survey was consulted on this proposal due to the disused quarry and the potential proximity to an abandoned mine(s). However, on being consulted, it raised no objection to the proposal. The response indicates that a search of the Geological Survey of Northern Ireland (GSNI) databases indicates that the proposed site is greater than 200m from the closest abandoned working mine. Given a separation distance of more than 200 metres means that any abandoned mine is a sufficient distance away so as not to have any unacceptable impact or create any issues of concern for the proposal.

## **9.0 CONCLUSION**

- 9.1 The proposed garage is domestic in size, scale and massing, and is sympathetic to the host dwelling. The scale, massing and design of the garage do not detrimentally impact on the character and appearance of the area, as the proposal reads as subordinate and the design is similar to the existing dwelling on site. The proposal is set back approximately 68m from Ballinlea Road, an acceptable set back distance and although the proposal is to be located on land with an inclining topography, making it open to public views from Ballinlea Road, the proposed garage integrates sufficiently alongside the existing dwelling, ensuring that the proposal does not read as obtrusive in the rural landscape. The proposal will not have an unacceptable impact on the AONB, and although consultation was required with DETI Geographical Survey, it is identified that the site is sufficiently removed from any potential abandoned mine to cause concern. Approval is recommended.

## 10.0 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

### 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.

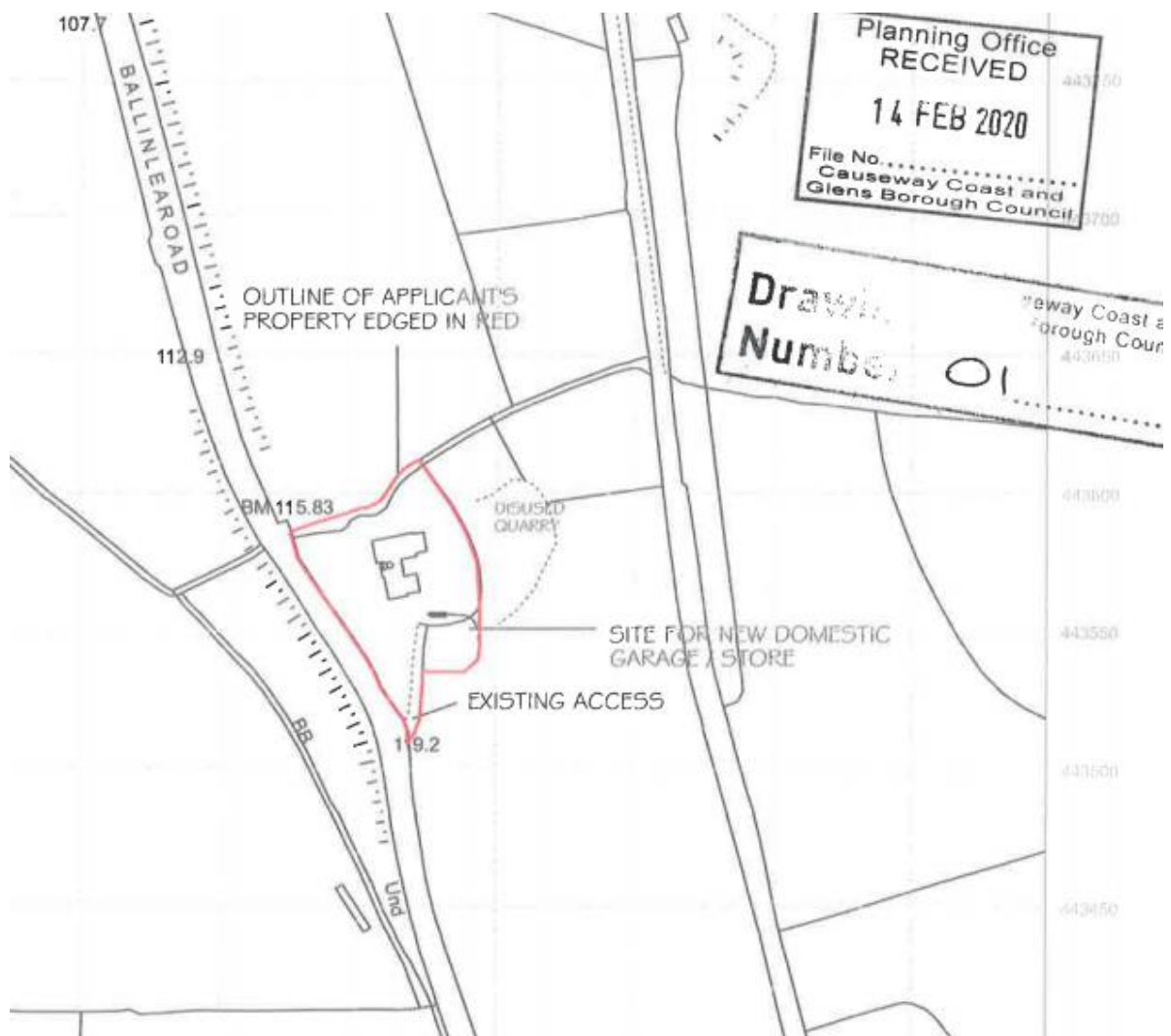
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

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 Council or other statutory authority.

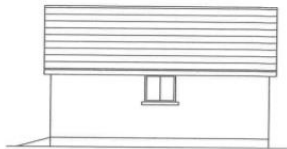
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

# Site Location Plan





REAR ELEVATION



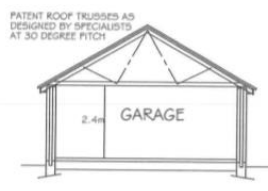
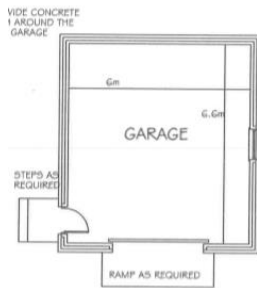
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SITE PLAN  
SCALE 1:500



Drawing  
Number 02

Planning Office  
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14 FEB 2020

LA01/2020/0193

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PROJECT TITLE:  
NEW DETACHED DOMESTIC GARAGE  
/ STORE AT 8 BALLINLEA ROAD,  
BALLYCASTLE

DATE:  
PLANNING DRAWINGS

DWG NO: 1 DRAWING NO: