

Planning Committee Report LA01/2017/0693/F	25th April 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>	LA01/2017/0693/F	<u>Ward:</u>	RASHARKIN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	123m NE of 28 Killymaddy Road, Ballymoney		
<u>Proposal:</u>	Proposed change of house type from that previously approved under D/2008/0087/F		
<u>Con Area:</u>	No	<u>Valid Date:</u>	25.05.2017
<u>Listed Building Grade:</u>	N/a		
Agent:	2020 Architects		
Applicant:	Mr & Mrs McCaughern, 70b Mullan Road, Ballymoney BT53 7DZ		
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 refusal reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at 123m NE of No 28 Killymaddy Road Ballymoney. The site is accessed of a laneway. The boundaries are defined with post and wire fencing to the south and eastern. The northern and western boundaries have mature trees and hedging. The existing boundaries at the road side have native hedging. The land is generally flat in topography and there are views of the site from the Killymaddy Road. Foundations of a previous approval are present. The houses in the locality are a mix of bungalows, storey and a half and two storey.
- 2.2 The site is within the rural remainder as designated in NAP 2016.

3 RELEVANT HISTORY

D/2003/0543/O

Site for dwelling and garage. Opposite 28 Killymaddy Road, Ballymoney.

Approved 02.03.2004

D/2007/0001/RM

Proposed dwelling and garage. Opposite 28 Killymaddy Road, Ballymoney.

Approved 27.03.2007

D/2008/0087/F

Proposed change of house type & re-siting of garage to supersede approval D/2007/0001/RM. 28 Killymaddy Road, Ballymoney

Approved 24.04.2008

4 THE APPLICATION

- 4.1 The proposal is for a change of house type from that previously approved under D/2008/0087/F.

5 PUBLICITY & CONSULTATIONS

5.1 External

None

5.2 Internal

Environmental Health Department: No objections.

NI Water: No objections

DFI Roads: Require further information.

6 MATERIAL CONSIDERATIONS

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

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 21: Sustainable Development in the Countryside

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relates to: the principle of development; design; integration and character, and access.

Principle of Development

8.2 The principle of development must be considered having regard to the SPPS and PPS policy documents before mentioned.

8.3 The SPPS allows for a number of circumstances for a dwelling in the countryside. No information has been provided for this application to be considered under one of the circumstances. However, significant weight is given to the commencement of development on site to a previous approval.

8.4 PPS 21 sets out the planning policies for development in the countryside. Policy CTY1 of PPS21 outlines the types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

8.5 The site was originally granted permission for a single storey dwelling under the Rural Strategy for Northern Ireland and amended to a slightly larger single storey dwelling in a subsequent application.

8.6 The Agent has stated that a material start was made to the previous approval (D/2008/0087/F) and the foundations inspected March 2009 by Building Control.

Design

- 8.7 The previous planning permission, which was commenced, is for a modest single storey dwelling, 6.5m in height, a frontage length of 11.5 and gable depth of 8.5m. There are two minor extensions to both gables which are set back and subordinate to the main host dwelling. The approved dwelling is that of a typical rural design with scale and massing appropriate to the character of the area.
- 8.8 Building on Tradition guidance discusses the scale and size of new buildings in the countryside. The key message stated in paragraph 5.3.1 is that the buildings size must be relative to its surroundings. The proposed dwelling would not be typical to the local area. The proposed dwelling is for a significantly larger two storey dwelling 8.5m in height with a 14.5m frontage. The eastern side elevation is 22m wide and the western side elevation 10.5m. The scale and massing is not reflective of dwellings in the locality. The site is relatively small for such a large house and is not proportionate to it. To the north east of the site and set further back from the road, is a two storey dwelling. However, this is a modest two storey dwelling and of typical dimensions and design for a rural dwelling with appropriate screening.
- 8.9 The design is a hipped roof with a single storey porch. The eastern side elevation has a two storey extension 7.5m in height and is linked to a hipped roof. An external staircase is located to the back of the gable and extends to a covered outdoor veranda. The materials are mainly white render and natural stone cladding. Page 100 of the Building on Tradition guide refers to a list of what should be avoided in the rural area that are relevant to this application such as; dominant roofs, complex roof shapes, complex house shapes, and; larger scale dwellings. Its states that the big two storey trophy house typical of the 90's and early 2000s rarely work and have few of the attributes of rural northern Irish architecture.
- 8.10 The scale, massing and design is inappropriate for the rural area. The roof types are overly complex and overtly dominant. It is a complex house shape and too large in scale. The eastern side elevation is significantly out of keeping due to its depth and number of windows of varying sizes. Rural design should be simplistic and appropriate to the site. This site is one field back from the main road and is open and flat. Though there are some boundary treatments to the north and west, there is no sense of enclosure for such a large building.

- 8.11 There is no justification for the replacement of the approved and commenced modest single storey dwelling with a dwelling that is not in keeping with the design, scale and massing of the local area.
- 8.12 The Agent has also raised applications that they believe are comparable in size and scale. LA01/2016/0903/F, Carrowreagh Road, is reduced in scale and massing than the proposed application, also the case officer in their report found it appropriate due to its location in proximity with large scale agricultural buildings. Furthermore, the existing road side hedging to the site was 3-5 m high at the site is well screened from the public road. LA01/2016/0879/RM, Temple Road Garvagh, was approved due to the limited views of the site. The agent also refers to hipped roofs around the Eden Primary School. The road side dwellings are single storey and take the design from the established school building. There are larger scale dwellings to the rear and these are well set back from the road and integrated with large farm buildings.

Integration and rural character

- 8.13 The main critical view will be along the road frontage when travelling west. The visual impact on Killymaddy Road will be detrimental to the locality. There are little natural screenings along the field frontage on the roadside and there will be open views in towards the site. The impact on travelling along the Killymaddy Road from east to west will result in views of the front and side gable which extends to 22metres. There will be views of the house travelling from the west. However, the existing trees will reduce the full impact. The other houses in the vicinity are generally single storey or storey and a half. Although there is a two storey house in close proximity to the proposed dwelling, it is more traditional in its shape and form. The design, scale and massing of this proposal is unacceptable at this site.
- 8.14 In terms of integration and the impact on the rural character, the location of the proposed dwelling, its scale, massing, and its relationship to the size of the site, would if approved be a prominent feature in the landscape. The lack of boundary definition provides no enclosure to allow the proposed dwelling to integrate into the landscape. The design of the building is wholly inappropriate for the site and locality and would fail to blend with the landform and existing trees. Given the lack of boundary definition to the site and the proposed dwelling would fail to suitably integrate within the site and wider landscape and be out of character in the surrounding context.

Access

8.15 DFI Roads have been consulted with amended plans and we await their response. As the principle was unacceptable it is unnecessary to delay the application any further.

9.0 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 size, scale and design of the proposed dwelling is not appropriate to the site and its locality and it approved would be prominent in the landscape. Refusal is recommended.

10 Refusal reasons

10.1 The proposal is contrary to paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the, scale, size and design of the proposed building is inappropriate for the site and its locality and would be a prominent feature and not visually integrate into the surrounding landscape due to the lack of established natural boundaries.

10.2 The proposal is contrary to paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, be unduly prominent in the landscape; and would therefore result in a detrimental change to the rural character of the countryside.

10.3 The applicant has failed to demonstrate that the proposal would not prejudice road safety in accordance with Policy AMP 2 of Planning Policy Statement 3 “Access, Movement and Parking” and Development Control Advice Note 15 due to insufficient information.

Site location

