



**Causeway
Coast & Glens
Borough Council**

Planning Committee Report – Agenda Item 5.9 LA01/2015/0953/RM – 806 Seacoast Road, Castlerock	28th February 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	Principal Planning Officer
Cost: (If applicable)	N/a

806 Seacoast Road, Castlerock

LA01/2015/0953/RM

28th February 2018

<u>No:</u>	LA01/2015/0953/RM	<u>Ward:</u>	MACOSQUIN
<u>App Type:</u>	Reserved Matters		
<u>Address:</u>	86 Seacoast Road, Castlerock		
<u>Proposal:</u>	Proposed replacement dwelling (LA01/2016/0935/F – Permission already granted for variation of condition 4 – ridge height of outline permission on site – DOE Ref. No. C/2014/0056/O)		
<u>Con Area:</u>	No	<u>Valid Date:</u>	27.11.2015
<u>Listed Building Grade:</u>	N/a		
<u>Agent:</u>	ADMS Ltd, 25a Spencer Road, Londonderry, BT47 6AA		
<u>Applicant:</u>	Mr and Mrs G Hunter, 19 Church Brae, Londonderry, BT47 3QG		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	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 site is situated on the Seacoast Road between Downhill and Benone and occupies a roadside position. The site comprises an existing dilapidated building which exhibits the characteristics of a small holiday home, which are a feature of the Seacoast Road. Half of the building has a red corrugated iron roof, while the other half consists of blockwork constructed walls with no roof.
- 2.2 The level of the site rises from the road level and is defined by the cliff face immediately to the rear of the site. A timber board fence runs along part of the northern boundary of the site with the Seacoast

Road. A timber post and wire fence runs along the boundary with the neighbouring property to the East of the site.

- 2.3 The surrounding area is characterised by modest detached dwellings and holiday shack style buildings which are a feature of the Seacoast Road.
- 2.4 In the Northern Area Plan 2016 the site is located in the countryside, outside of any defined settlement limits.

3 RELEVANT HISTORY

LA01/2016/0935/F

Variation of Condition 4 - Ridge Height of Outline Planning Application C/2014/0056/O (dwelling).

806 Seacoast Road, Castlerock.

Permission Granted

C/2014/0056/O

Proposed replacement detached dwelling (with 6m ridge height) and domestic garage.

806 Seacoast Road, Castlerock, Coleraine, Co Londonderry, BT51 4SD.

Permission Granted

4 THE APPLICATION

- 4.1 The proposal is for a replacement dwelling.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are no objections to the proposal

5.2 Internal

Environmental Health Department: No objections

NI Water: No objections

DFI Roads: No objections

Loughs Agency: No objections

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 21: Sustainable Development in the Countryside

Other Guidance

Building on Tradition “A sustainable design guide for the Northern Ireland Countryside”

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relates to: the principle of development; scale and massing; design; integration and rural character; and impact on the AONB.

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 Policy CTY3 of PPS21 states that planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. CTY3 also states that for the purposes of this policy all references to “dwellings” will include buildings previously used as dwellings.

8.4 The principle of a replacement dwelling was established on this site under outline approval C/2014/0056/O. The reserved matters application was submitted in accordance with the conditions of the outline approval.

8.5 To allow the agent some further flexibility to try and work towards a suitable design for a dwelling on the site, permission was granted for a variation of condition, Ref: LA01/2016/0935/F which allowed a ridge height of 6.5 metres.

8.6 Proposals for a replacement dwelling will only be permitted where all of the following criteria are met:

- the proposed replacement dwelling should be sited within the established curtilage of the existing building, unless either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;

- the overall size of the new dwelling should allow it to integrate into the surrounding landscape and would not have a visual impact significantly greater than the existing building;

- the design of the replacement dwelling should be of a high quality appropriate to its rural setting and have regard to local distinctiveness;
- all necessary services are available or can be provided without significant adverse impact on the environment or character of the locality; and
- access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic.

8.7 The proposed replacement dwelling is sited within the established curtilage of the existing building and therefore complies with this first criteria.

Scale and Massing

8.8 The second criteria is that the overall size of the new dwelling allows it to integrate in the surrounding landscape and not have a visual impact significantly greater than the existing building. Approaching the site from the east along Seacoast Road critical views of the site open up when passing the neighbouring property to the east. Critical views are also achieved from the railway line along this scenic stretch.

8.9 The design still proposes a new dwelling which by virtue of its scale and mass is considered to have a visual impact significantly greater than that of the existing building. The proposal complies with the ridge height condition allowed by application LA01/2016/0935/F. However, the design of the proposed dwelling has features and characteristics which give the impression of a two storey dwelling, with complex roof form and detailing that would fail to allow the dwelling to integrate into the surrounding landscape. The size of the building of 215 sq metres is excessive for this location. In comparison the original building has a size of approximately 25.4 sq metres.

Design

8.10 The third bullet point relates to design. The design of the replacement dwelling should be of a high quality appropriate to its rural setting and have regard to local distinctiveness.

8.11 While it is not appropriate to arbitrarily dictate design, it is incumbent upon the Planning Authority to ensure any proposed designs are appropriate to their setting in line with policy. To this end "Building on

Tradition” was published in 2012 the purpose of which is to address current trends in relation to poor standards of design that if left unchanged will gradually erode what is valued and considered special about our environment.

8.12 This design guide considers a number of themes relating to rural design and specifically deals with replacement opportunities. Paragraph 5.4 of the Guidance outlines the forms generally considered appropriate and does not apply a narrow approach, rather it states that our countryside contains a wide variety of building shapes and forms mainly comprising the long, low form of the narrow gable farm house, as well as the two storey house and one and a half storey cottage. What is common to these various forms is that they tend to be fairly simple and comprise key regional aspects as outlined in 5.4.1 including long and low buildings, few add-ons, vertical emphasis to gables, narrow plan and 35-55 degree roof pitch. The design guide also outlines a number of commonly occurring elements that can result in poor or unacceptable design and which should be avoided including complex house shapes, complex roof shapes, large scale, awkward form, dormers within the roof, mix of dormer types, excessive mix of bay windows and roof dormers and chimney breasts that project from the gable. The design guide also asserts that replacement projects will tend to be most successful where they defer to the form and shape of the building they are replacing.

8.13 The proposed dwelling is of a style and design which reads as a two storey dwelling and comprises a complex roof shape of a standard pitched roof which connects via a flat roof section into a curved roof design, with the curved gable end fronting onto the Seacoast Road. The design fails to reflect the unique coastal setting which is characterised by modest detached dwellings and holiday homes buildings which are a feature of the Seacoast Road. Excessive glazing to the eastern end elevation is inappropriate in this location. In addition, the proposed garage is of an excessive scale given the size of the site and is out of keeping with the character of the surrounding area.

8.14 As noted above, the design guide “Building on Tradition” provides a fairly wide scope in relation to what is considered appropriate design. However, the current proposal fails to provide an appropriate design which responds to the character, distinctiveness and coastal setting of this location. The scale and mass of the proposal, its two storey appearance, complex roof form and excessive glazing creates a

design which lacks simplicity or subtlety associated with good quality rural design.

8.15 Due to the scale and design the proposal fails to meet with Policy CTY 3 in that it would have a visual impact significantly greater than the existing building and its design is not appropriate to the rural area, as set out above, or have regard to the local distinctive coastal setting along this section of the Seacoast Road.

Integration and rural character

8.16 Policy CTY 1 of PPS 21 and paragraph 6.70 of the SPPS state that all proposals must be sited and designed to integrate sympathetically with their surroundings. In terms of integration and the impact on rural character the proposed new dwelling would be a prominent feature in the landscape as a result of its scale, mass and inappropriate design. The design fails to reflect the distinctive characteristics of the setting and would fail to blend with the existing landform and natural features of the site. The proposed garage is of an excessive scale given the size of the site and is out of keeping with the character of the surrounding area. The proposal would fail to suitably integrate within the site and the wider landscape, and would result in a detrimental change to the rural character of the area.

Impact on the AONB

8.17 The site is located in the Binevenagh AONB. Policy NH 6 of Planning Policy Statement 2 – Natural Heritage 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; and

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

c) the proposal respects:
- local architectural styles and patterns;

- traditional boundary details, by retaining features such as hedges, walls, trees and gates; and
- local materials, design and colour.

As outlined earlier in this report the scale of the proposal is not considered acceptable. The proposal still reads as a two storey dwelling which would not be considered appropriate in this location. The proposal fails to respect the features and character of the surrounding landscape which are distinctive to this location. The proposal fails to respect local architectural styles and patterns. The proposal is considered contrary to Policy NH 6 of PPS 2.

9.0 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed replacement dwelling would have a significantly greater visual impact than the existing building and the design by reason of its scale and complexity is not appropriate to its rural setting or have regard to local distinctiveness. Refusal is recommended.

10 REFUSAL REASONS

1. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building; and the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.

2. 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 proposed building is a prominent feature in the landscape; the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; and therefore would not visually integrate into the surrounding landscape.

3. The proposal is contrary to Paragraph 6.187 of the SPPS and Policy NH 6 of Planning Policy Statement 2, Natural Heritage in that the development, if permitted, would have a detrimental impact upon the character and appearance of this designated Area of Outstanding Natural Beauty.

Site Location

