

# Erratum

## LA01/2016/1391/O

### Outline Permission

Corrections to remove the refusal reasons in relation to ribbon development. Paragraph 8.14 and refusal reason 4 from the report and amend paragraphs 8.1, 8.17 and 9.1 after a further consideration of the application.

#### **Remove paragraph and refusal reason 4 below:**

8.14 CTY 14 states that a new building will be unacceptable where it is unduly prominent in the landscape, it would create or adds to a ribbon of development under CTY 8, or the impact of ancillary works would damage rural character. This proposal would lead to ribbon development along Carragh Road and will have a detrimental impact on rural character, therefore this proposal is contrary to policy CTY 14.

#### Refusal Reason 4

4. The proposal is contrary to Paragraph 6.77 of the SPPS Policy CTY 8 and CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the buildings would, if permitted, would create a ribbon of development along Carragh Road and result in a detrimental and unacceptable change to the rural character of the countryside.

#### **Corrections**

The existing paragraph reads:

8.1 The main considerations in the determination of this application relate to: the planning policy; the principle of a dwelling in the countryside; ribbon development; visual integration and rural character; traffic and access matters and archaeology.

Should read:

8.1 The main considerations in the determination of this application relate to: the planning policy; the principle of a dwelling in the

countryside; visual integration and rural character; traffic and access matters and archaeology.

The existing paragraph reads:

8.17 CTY 14 states that a new building will be unacceptable where it is unduly prominent in the landscape, it would create or adds to a ribbon of development under CTY 8, or the impact of ancillary works would damage rural character. This proposal would lead to ribbon development along Carragh Road and will have a detrimental impact on rural character, therefore this proposal is contrary to policy CTY 14.

This paragraph should read:

8.17 CTY 14 states that a new building will be unacceptable where it is unduly prominent in the landscape, it would create or adds to a ribbon of development under CTY 8, or the impact of ancillary works would damage rural character. This proposal will have a detrimental impact on rural character, therefore this proposal is contrary to policy CTY 14.

The existing paragraph reads:

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. It fails to meet the principle policy requirement of PPS 21 for a dwelling in the countryside, and fails to meet the requirements of Policy CTY 8, 10, 13 and 14. Refusal is recommended.

This paragraph should read,

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. It fails to meet the principle policy requirement of PPS 21 for a dwelling in the countryside, and fails to meet the requirements of Policy CTY 10, 13 and 14. Refusal is recommended.

### **Recommendation**

That the Committee notes the content of this erratum, and agrees with the recommendation to refuse as set out in the Committee Report.