

Planning Committee Report LA01/2017/0311/F	27th September 2017
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

**12 Ann Street
Ballycastle**

LA01/2017/0311/F

Full Planning

27th September 2017

<u>App No:</u>	LA01/2017/0311/F	<u>Ward:</u>	Ballycastle
<u>App Type:</u>	Full Planning		
<u>Address:</u>	12 Ann Street, Ballycastle		
<u>Proposal:</u>	Retention of unauthorised thatched window hoods to front elevation		
<u>Con Area:</u>	Yes	<u>Valid Date:</u>	7 th March 2017
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Applicant:	Philip & Gemma McHenry, 19 Drumavoley Park, Ballycastle		
Agent:	Diamond Design Studio, 5 Straid Road, Ballycastle, BT54 6HQ		
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 The site is located at 12 Ann Street, Ballycastle. On site is the Central Bar; a licensed Bar and restaurant located within the central shopping district of Ballycastle. The lower façade of the building is clad with black facia and pilasters with gold corbel detailing. The first floor is finished with natural stone work surrounding three sash and case windows with concrete

borders. A box dormer occupies the level above with three black uPVC sash and case windows to match the fenestration of the second floor. The topography of the site is such that the ground rises slightly from south west to north east. The façade currently has three thatched window hoods which is the reason for this planning application in addition to one vertical banner sign and two small Victorian street lamps located at each end of the façade.

- 2.2 The immediate surrounding area is characterised by a mixture of retail properties of similar scale in addition to 'living above the shops' residential accommodation. The site is also designated within the SDL of Ballycastle in Map 5/01b of the Northern Area Plan 2016, an area of archaeological potential. The building is located on the main thoroughfare and at the centre of the Ballycastle Conservation Area. The site is also located within the Antrim Coast and Glens AONB.

3 RELEVANT HISTORY

- 3.1 E/2010/0064/F - First and second floor extension to rear of existing bar to facilitate new servery and stores, 12 Ann Street
Approved 10.05.2010

E/2006/0382/F - Extension & alterations to Public Bar including stores and restaurant, 12 Ann Street.
Approved 27.03.2007

4 THE APPLICATION

- 4.1 Full planning permission seeks to retain the three thatched awnings which are present above the sash and case windows that serve the first floor of the building. The hoods are situated 5.8 metres above ground level and measure 1.2 metres in length and project from the front elevation at 50 degrees.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 No representations received.

5.2 Internal

Historic Environment Division: Object to the proposal.

Conservation Area Officer: Objects to the proposal.

6.0 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 both 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)

PPS 2: Natural Heritage

PPS 6: Planning, Archaeology and the Built Heritage

Supplementary Planning Guidance

Antrim Coast and Glens AONB

Ballycastle Conservation Area Design Guide

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: impact on the setting of listed buildings and impact on the conservation area.

Planning Policy

- 8.2 The building is located within the Town Centre limits of Ballycastle as defined in the Area Plan. The site is within the Ballycastle Conservation Area.
- 8.2 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.3 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.

Impact on the setting of a listed building

- 8.4 Policy BH 11- Development affecting the Setting of a Listed Building of PPS 6 states that development will not normally be permitted which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:
- (a) the detailed design respects the listed building in terms of scale, height, massing and alignment;
 - (b) the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
 - (c) the nature of the use proposed respects the character of the setting of the building.

- 8.5 HED Historic Buildings unit were consulted and object to the window hoods in their present form as they affect the setting of the surrounding listed buildings: 7, 9, 14 and 20 Ann Street in an area of special and historical interest. No 14 is immediately adjacent the property subject of this application. However, when travelling from the Diamond, the building is read with all the listed buildings.
- 8.6 The design is wholly out of character in the street scape and has a detrimental impact on the historic buildings by way of dominance and not respecting the local architecture and design features. They are dominant and detract from the simplicity and uniformity of the surrounding listed buildings. The materials are unsympathetic and are not typical of the listed buildings in the street scape. Their materials, design and scale do not respect the character of the setting of the listed building and the proposal fails to meet the criteria as set out in Policy BH 11.
- 8.7 HED further assert that the hoods are inappropriate in the rural town setting of Ballycastle.

Impact on the Conservation Area

- 8.8 Policy BH 12 of PPS 6 'New development in a Conservation Area', sets out a number of criteria which all new development must meet. Councils' Conservation Officer provided a detailed objection to the proposal. The Conservation section are of the opinion that the proposal as presented would not preserve or enhance the character and appearance of the Ballycastle Conservation Area.
- 8.9 The Design Guide, requires materials on any alterations to be kept as simple and few in number as possible. It states that a pub/shop front should not be overly-dominant in the street scene. It states that canopies should be of the retractable type and that rigid canopies are inappropriate.
- 8.10 The dwelling is on the main thoroughfare. The critical views of the building and hoods are from the top of Fairhill Street, the Diamond and when travelling along Ann Street from the Diamond. Travelling south west the views of the subject building are from Nos, 38 Ann Street.

8.11 The hoods result in features that are incongruous and contextually inappropriate for the host dwelling and surrounding streetscape to the detriment of the Conservation Area setting. The material is not historically dominant in the area and does not pay regard to the existing built form.

9.0 CONCLUSION

9.1 The principle of the proposal is considered to be unacceptable in this location. The material and design is inappropriate to the setting and detracts from the character and appearance of the Conservation Area and the setting of the nearby listed buildings. Having regard to the Northern Area Plan, and other material considerations including the SPPS, the proposal fails to meet the principle policy requirements of Policies BH11 and BH 12 of PPS 6 and other policies. Refusal is recommended.

10 REFUSAL REASONS

1. The proposal is contrary to paragraphs 6.18 _ 6.19 of the SPPS and Policy BH12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within the Ballycastle Conservation Area and the development detracts from its character, appearance and setting and does not conform with the guidance set out in the Ballycastle Conservation Area guide.
2. The proposal is contrary to paragraphs 6.12 of the SPPS and Policy BH11 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development is out of keeping with the surrounding listed buildings and results in a loss of its architectural and historic integrity.

Site Location

