

Title of Report:	Planning Committee Report – LA01/2024/1184/O
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd September 2026
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	Yes

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management Manager

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	N/A
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2024/1184/O

Ward: Dervock

App Type: Outline

Address: Lands adjacent and west of No. 281 Moycraig Road, Dervock

Proposal: Site for 2 no. infill dwellings.

Con Area: N/A

Valid Date: 30/10/2024

Listed Building Grade: N/A

Agent: Lee Kennedy Planning 2 Temple Town Park Maydown Derry BT47 6TZ

Applicant: David McAfee 281 Moycraig Road Dervock BT53 8DF

Objections: 0

Petitions of Objection: 0

Support: 0

Petitions of Support: 0

EXECUTIVE SUMMARY

- Outline planning permission is sought for 2no infill dwellings in accordance with Policy CTY 8 (Ribbon Development).
- The application site is located outside of any settlement development limits as identified in the Northern Area Plan (NAP) 2016. The site is not subject to any specific environmental designations.
- The principle of development is considered unacceptable having regard to Policy CTY 1, CTY 8, and CTY 14 of PPS 21 as there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement, the proposal does not represent a small gap site within an existing built-up frontage as there are no qualifying buildings to the west of the application site with direct frontage onto the public road in order to establish a gap within a substantial and continuously built-up frontage. The proposal would also result in the addition to ribbon of development and result in a suburban style build-up of development
- NIEA WMU, NI Water, DFI Roads, and CCG Environmental Health were consulted on the application and raise no objection.
- No representations have been received.
- The application is recommended for Refusal.
- Reasons for Referral by elected member are attached as an annex to this report.

Drawings and additional information are available to view on the Planning Portal-

<https://planningregister.planningssystemni.gov.uk/simple-search>

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** outline planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on lands at the Junction of Carncullagh Road and Moycraig Road. Where Moycraig Road meets Carncullagh Road there is a grass verge with slip road located behind this which accesses the yard which the site forms part of.
- 2.2 There is no established boundary treatment to the roadside boundary other than field gates joined together and some walling remaining from what had been a shed (now demolished). The north eastern and western boundaries are undefined. The eastern boundary is defined by a wall which was part of a building which has recently been demolished.

The area is surrounded by a number of agricultural buildings and a dwelling (281 Moycraig Road).

The building to the west is a disused 2 storey building. A laneway runs to the front of this building, with a grass verge separating the laneway from the Carncullagh Road. To the east there are some agricultural buildings and a partial wall which was a building. Further to the east is No 281 Moycraig Road.

- 2.3 The site is located outside any settlement limits as defined in the Northern Area Plan 2016. The site is not subject to any specific land use zonings or environmental designations.

3 RELEVANT HISTORY

- 3.1 Application Number: LA01/2023/0960/O
Decision: Permission Granted Decision Date: 03 May 2024
Location: Land adjacent to 281 Moycraig Road Dervock Ballymoney
Proposal: Site for dwelling on a farm in conjunction with policy CTY.10 of PPS 21.

4 THE APPLICATION

- 4.1 This is an outline application for 2 No. Infill Dwellings.

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of support or objection were received on this application.

5.2 Internal

DfI Roads Service – No Objections

Environmental Health – No Objections

NIEA WMU – No Objections

NI Water – No Objections

6 MATERIAL CONSIDERATIONS

- 6.3 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.
- 6.4 The development plan is:
- The Northern Area Plan 2016 (NAP)
- 6.5 The Regional Development Strategy (RDS) is a material consideration.

- 6.6 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.
- 6.7 Due weight should be given to the relevant policies in the development plan.
- 6.8 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement Edition 2 2025 (SPPS)

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 21 – Sustainable Development in the Countryside

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside

8 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, visual integration/impact on rural character, access and Habitats Regulation Assessment.

Principle of development

- 8.1 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.
- 8.2 Planning Policy Statement 21 – Sustainable development in the Countryside, Policy CTY 1 notes there are a range of types of development which in principle are considered to be acceptable in the

countryside and that will contribute to the aims of sustainable development, this includes the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8.

- 8.3 Policy CTY 8 notes that planning permission will be granted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.
- 8.4 The proposal is for 2 No infill sites within the red line of the application. As per CTY 8 the infill gap must be sited within a substantial and continuous built-up frontage. Whether a building forms part of a substantial and continuously built-up frontage is a matter of fact as to the circumstances on the ground. In order to form part of a substantial and continuously built-up frontage its curtilage must extend to the edge of the public road and not be separated from it by land or development outside of its curtilage. This matter is clarified within Planning Appeal 2022/A0189 (Appendix A)
- 8.5 To the immediate east of the application site is the remains of a largely demolished building (building 2 on concept plan). Further east is the dwelling at No. 281, with agricultural buildings to the rear, with further agricultural buildings to the east of No. 281. For the purposes of Policy CTY8, given the largely demolished state of the building immediately adjacent to the application site (building 2) it would not qualify as a building for the purpose of contributing to a substantial and continuously built-up frontage.
- 8.6 To the west of the application site is a disused two storey building. This building is set back from public road and its curtilage is separated from the public road by a grass verge and separate laneway which runs parallel to the Carncullagh Rd. As this building does not have direct frontage onto the public road it cannot be considered to form part of a substantial and continuously built-up frontage.
- 8.7 Consequently, as there are no qualifying buildings to the west of the application site the application site cannot be considered to be a gap

within a substantial and continuously built-up frontage. As the application site does not represent a gap site the proposal fails to meet with the specific policy requirements the proposal is contrary to Paragraph 6.73 of the SPPS and Policy CTY8 of PPS21.

- 8.8 Additionally, the proposed dwellings would result in adding to the linear pattern of development at this location, adding to ribbon development, contrary to Paragraph 6.73 of the SPPS and Policy CTY8 of PPS21.

Visual integration/impact on rural character

- 8.9 Policy CTY 13 – Integration and Design of Buildings in the Countryside.

Planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

A new building will be unacceptable where:

- (a) it is a prominent feature in the landscape; or
- (b) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; or
- (c) it relies primarily on the use of new landscaping for integration; or
- (d) ancillary works do not integrate with their surroundings; or
- (e) the design of the building is inappropriate for the site and its locality; or
- (f) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; or
- (g) in the case of a proposed dwelling on a farm (see Policy CTY 10) it is not visually linked or sited to cluster with an established group of buildings on a farm.

- 8.10 Given the build up of buildings within this rural locality the site would not rely on new boundary treatments to integrate. In terms of critical views when travelling along Moycraig Road and Carncullagh Road there are a number of buildings and mature trees which allows for satisfactory integration. As this is an outline application there would be no design considerations at this stage.

- 8.11 Planning Policy Statement 21 – Sustainable development in the Countryside, Policy CTY 14 notes that planning permission will be

granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area.

A new building will be unacceptable where:

- (a) it is unduly prominent in the landscape; or
- (b) it results in a suburban style build-up of development when viewed with existing and approved buildings; or
- (c) it does not respect the traditional pattern of settlement exhibited in that area; or
- (d) it creates or adds to a ribbon of development (see Policy CTY 8); or
- (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.

- 8.12 The proposal would further contribute to a suburban style build-up of development when viewed with the existing buildings, further eroding the rural character of the area. As outlined above at paragraph 8.9, the proposal would result in the addition of ribbon development when views along with the existing buildings either side of the application site. Given the build-up of buildings within this rural locality the site would not rely on new boundary treatments in order to integrate and would not appear as a prominent feature in the landscape. The proposal is therefore contrary to Paragraph 6.70 of the SPPS and Policy CTY14 criterion (b) and (d) of PPS21.

Access

- 8.13 PPS 3, Policy AMP 2, Access to Public Roads notes planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where: a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.
- 8.14 DfI Roads Service have been consulted in relation to the proposal and offers no objections. The development of the site should not prejudice road safety or significantly inconvenience the flow of traffic.

Habitats Regulation Assessment

- 8.15 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland)

1995 (as amended). The Proposal would not be likely to have a significant effect on the Features, conservation objectives or status of any of these sites.

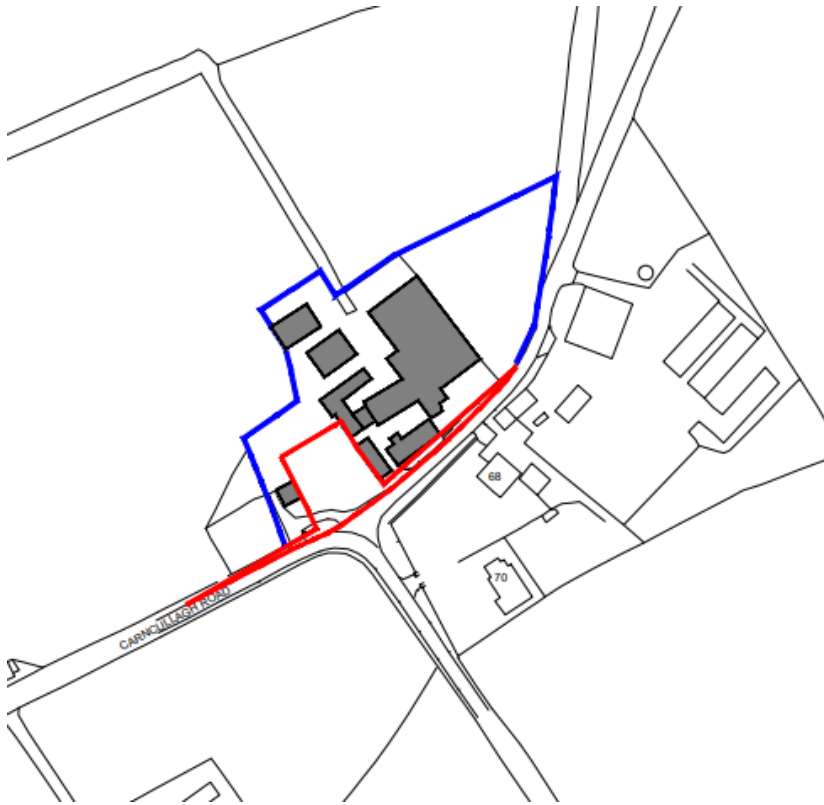
9 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the Strategic Planning Policy Statements paragraphs 6.70 and 6.73 Planning Policy Statement 21 – Sustainable development in the Countryside, CTY 1, CTY 8 and CTY 14 criterion (d) in that the proposal does not constitute the development of a small gap site within an otherwise substantial and continuously built-up frontage and would add to a ribbon of development along Curragh Road.

10 Reasons for Refusal

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement Edition 2 and Policy CTY 1 of the Planning Policy Statement 21 Sustainable Development in the Countryside in that there are no overriding reasons why the development is essential and could not be located within a settlement
2. The proposal is contrary to paragraphs 6.70 and 6.73 of the Strategic Planning Policy Statement Edition 2 and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal does not represent a gap site located within a substantial and continuously built-up frontage and the proposal would if permitted, result in the addition to ribbon development.
3. The proposal is contrary to paragraph 6.70 of the Strategic Planning Policy Statement Edition 2 and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would add to ribbon development and would result in a suburban style build-up of development when viewed with existing buildings resulting in a detrimental impact on the rural character of the area.

Site location Map



Referral Request

Laura Crawford

From: Mark Fielding
Sent: 28 July 2025 09:19
To: Planning; Lee Kane (internet); Denise Dickson
Subject: LA01/2024/1184/O
Attachments: Planning Reference 281 moycraig road.odt

I wish to ref Planning Application LA01/2024/1184/O to the Planning Committee. Site for 2 No. infill dwellings at Lands adjacent and west of No. 281 Moycraig Road Dervock

Yours,

Mark
Ald. M Fielding

Causeway Coast and Glens Borough Council processes personal information in compliance with the Data Protection Act 2018. To learn more, you can review our privacy notice at <http://www.causewaycoastandglens.gov.uk/footer-information/privacy-statement>. If you have received this email in error, please contact the sender and securely delete. You must not copy, share or take any further action with the information contained therein without approval. Any opinions expressed are those of the author and do not necessarily represent those of Causeway Coast and Glens Borough Council. Please consider the environment before printing.

Planning Reference LA01/2024/1184/O

Elected Member Mark Fielding

Contact Details Tel : 07971059829

Email mark.fielding@causewaycoastandglens.gov.uk

Refusal Reason 1

Contrary to CTY 1 and Paragraph 6.73 of the SPPS – No overriding reason why development must be in the countryside .

-The applicant respectfully submits that the proposed development reflects a logical and sustainable opportunity for infill housing along a well - established rural road network. The application site forms part of a former agricultural yard associated with No. 281 Moycraig Road, and has long been part of a built cluster of structures at this junction. While the site lies outside a settlement limit, it directly adjoins an existing dwelling and historically accommodated outbuilding buildings — demonstrating a pattern of rural development that can reasonably be said to support countryside living.

The proposed two dwellings are not speculative in nature but intended to provide family housing within the applicant's landholding, adjacent to his existing homeplace. This presents a genuine need and a locational logic that aligns with the underlying principles of sustainable development outlined in the SPPS. The development is not isolated or detached from rural infrastructure, and in this case, is arguably more appropriate than directing housing pressure toward smaller settlements with limited capacity.

Refusal Reason 2

Contrary to CTY 8 of PPS 21 – No substantial and continuously built - up frontage; would result in ribbon development.

-The applicant contends that the Planning Authority has taken an overly restrictive interpretation of the definition of "frontage" and "substantial and continuously built - up frontage" in this case. The disused building to the west of the application site, while no longer in active use, is clearly visible from the public road, forms part of the visual streetscape, and is accessed from the same lane that serves the application site. It occupies a position and orientation consistent with a historic building line, and should therefore be included in the assessment of the existing frontage.

Furthermore, aerial photography from as recently as 2022 confirms the presence of multiple structures across the application site, reinforcing the argument that the site was not previously an open field or gap but instead part of a long - standing developed frontage. The removal of those structures for health and safety reasons should not now be held against the applicant where a natural gap has resulted. The site, bounded by No. 281 to the east and a former building to the west, is clearly capable of accommodating two modest dwellings in a form that respects the rural grain and does not give rise to ribboning.

Refusal Reason 3

Contrary to CTY 14 of PPS 21 – Detrimental to rural character; creates suburban build-up.

-The application site lies at a junction where a cluster of buildings — residential and agricultural — already defines the rural character. The proposed dwellings would not encroach upon open countryside but would instead sit comfortably within an existing node of rural development. The site is physically contained by existing development to the east and west, and benefits from natural enclosure and backdrop, ensuring visual integration with the landscape in accordance with CTY 13.

The proposal has been sensitively designed as an outline application, allowing for future design control to ensure that house types, massing, materials, and landscaping all complement the local vernacular. Far from introducing suburban sprawl, this development represents a measured and appropriate response to an evolving rural context. With careful design and appropriate landscaping, the proposed dwellings would consolidate rural character rather than erode it.

Appendix A – Appeal 2022/A0189



Appeal Decisions

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92 Ann Street
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Appeal Reference: 2022/A0189 (Appeal 1)
Appeal by: Mr Clive Grudgings
Appeal against: The refusal of outline planning permission
Proposed Development: Site for dwelling and garage
Location: Site 2 immediately west of 161 Ballynahinch Road.
Hillsborough
Planning Authority: Lisburn and Castlereagh City Council
Application Reference: LA05/2021/0947/O
Procedure: Written Representations with Commissioner's site visit on
13th November 2024
Decision by: Commissioner Diane O'Neill, dated 18th December 2024

Appeal Reference: 2022/A0190 (Appeal 2)
Appeal by: Mr Clive Grudgings
Appeal against: The refusal of outline planning permission
Proposed Development: Site for dwelling and garage
Location: Site 1 approximately 80m west of 161 Ballynahinch Road.
Hillsborough
Planning Authority: Lisburn and Castlereagh City Council
Application Reference: LA05/2021/0948/O
Procedure: Written Representations with Commissioner's site visit on
13th November 2024
Decision by: Commissioner Diane O'Neill, dated 18th December 2024

Decisions

1. Appeal 1 is dismissed.
2. Appeal 2 is dismissed.

Preliminary Matter

3. The Council's decisions on both planning applications issued prior to the adoption of the Lisburn and Castlereagh City Council Local Development Plan 2032 Plan Strategy (PS) in September 2023. The Commission subsequently wrote to the parties inviting them to comment on the PS insofar as it related to the appeal proposals.
4. The Council provided revised reasons for refusal based on more recent policy within their PS. These decisions are based on the revised reasons for refusal. No comments on the revised reasons for refusal were received from the appellant.

Reasons

5. The main issues in each appeal are whether the proposed development:
 - would be acceptable in principle in the countryside
 - create ribbon development, and
 - result in a change to the rural character of the area
6. Section 45(1) of the Planning Act (NI) 2011 requires the Commission, in dealing with an appeal, to have regard to the local development plan, so far as material to the application, and to any other material considerations. Section 6(4) of the Act states that 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. Paragraph 3 of the Schedule of the Planning (Local Development Plan) Regulations (NI) 2015 (as amended) states that where a plan strategy (PS) is adopted by a council a reference to the local development plan in the 2011 Act is a reference to the departmental development plan (DDP) and the plan strategy read together. Any conflict between a policy contained in a departmental development plan and those of the plan strategy must be resolved in favour of the plan strategy.
7. On 26th September 2023 the Council adopted their PS. This sets out the Council's objectives in relation to the development and use of land in its district and its strategic policies for implementing those objectives. The Lisburn Area Plan 2001 (LAP) operates as the DDP for the area with the draft Belfast Metropolitan Area Plan 2004 (dBMAP) remaining a material consideration in certain circumstances. In LAP the sites are located within the Green Belt. No other policies in the LAP are relevant to these proposals. The dBMAP also locates the appeal sites within the Green Belt with no other policies pertinent to the appeal proposals. However, whilst the Green Belt policies have been overtaken by regional policy, with the adoption of the PS, previously retained policies under the transitional arrangements outlined within the SPPS and contained within the Planning Policy Statements (PPSs) have ceased to have effect within the district and are now no longer material.
8. Within the PS both sites are located in the countryside and Policy COU 1 'Development in the Countryside' states that there are a range of types of development which, in principle, are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. The justification and amplification text of Policy COU 1 recognises that pressure for development must be balanced against the needs of rural communities. As well as having to meet Policies COU 2-10, any proposal for development in the countryside is also required to meet all the general criteria set out in Policies COU 15-16. Policy COU 1 is the basis for the first reason for refusal germane to both appeals. The Council also raised concern in relation to Policies COU 8, 15 and 16. Irrespective of comments made by the case officer in their reports, it is the final Council position, which is reflected in the reasons for refusal, which I will assess.
9. Policy COU 8 relates to infill/ribbon development. It is stated that planning permission will be refused for a building which creates or adds to a ribbon of development. Exceptionally, it adds that there may be situations where the development of a small gap, sufficient to accommodate two dwellings within an otherwise substantial and continuously built-up frontage, may be acceptable. It is

added that for the purpose of this policy a substantial and continuously built-up frontage is a line of 4 or more buildings, of which at least 2 must be dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses, adjacent to a public road or private laneway. The proposed dwellings must respect the existing pattern of development in terms of siting and design and be appropriate to the existing size, scale, plot size and width of neighbouring buildings that constitute the frontage of development. Buildings forming a substantial and continuously built-up frontage must be visually linked. The justification and amplification states that, for the purpose of this policy, a building's frontage must extend to the edge of the public road or private laneway and not be separated from it by land or development outside of its curtilage.

10. The two appeal sites are located side by side within the same field to the west of a secluded dwelling and garage at No.161 Ballynahinch Road. Appeal Site 1 is in the eastern side of the field directly adjacent to No.161. While the field is undulating, it falls away quite steeply in a westerly direction. The boundaries of the field are primarily defined by mature hedgerow interspersed with trees however the common boundary between the two sites is undefined. Access to both sites would be via a new dual access opening located adjacent to the existing access into No. 161. The access to Appeal Site 2 would run along the roadside frontage of Appeal Site 1 with a new hedgerow proposed behind the visibility splays. To the west of Appeal Site 2 is a dwelling (No.18 Spirehill Road) which is accessed via the Spirehill Road.
11. The appellant relied upon the dwelling at No.18 Spirehill Road and the dwelling and garage at No.161 Ballynahinch Road to provide what they considered to be the substantial and continuously built-up frontage for each of the proposals to qualify as an exception to Policy COU 8. Both the appellant and the Council agreed that the dwelling at No.161 has a frontage to the road. However, its ancillary garage is precluded from being included in the consideration of whether there is a substantial and continuously built-up frontage given the wording of the policy.
12. In terms of the dwelling at No.18 Spirehill Road, while it faces towards the Ballynahinch Road it is accessed via Spirehill Road. The owner of No.18 owns a substantial grassed area to the south of the dwelling which falls steeply in a southerly direction towards the Ballynahinch Road. However, while this grassed area is accessible from the dwelling and enclosed by fencing, the fencing directly south of the dwelling serves to separate this area from the curtilage of No.18. There is also a considerable vegetated embankment and vehicle restraint system barrier located on the southern side of the roadside fence between the grassed area and the Ballynahinch Road.
13. As a building's frontage 'must extend to the edge of the public road or private laneway and not be separated from it by land or development outside of its curtilage', the dwelling at No.18 Spirehill Road does not have a frontage onto the Ballynahinch Road. Consequently, there can be no gap as prescribed by the policy. Even if it was accepted that No.18 presented a frontage to the Ballynahinch Road, there would not be a line of four or more buildings, of which at least two are dwellings, excluding domestic ancillary buildings such as garages, sheds and greenhouses. There is no substantial and continuously built-up frontage in this

case as there is only one qualifying dwelling, so there is no existing pattern of development of which to assess the proposals against.

14. For the reason given, there is no substantial and continuously built-up frontage in line with the exception to Policy COU 8. Driving in either direction along the Ballynahinch Road, each of the appeal proposals would share a frontage and be visually linked with the dwelling to the east of the appeal sites at No. 161 Ballynahinch Road. They individually and cumulatively would create a ribbon of development. The appellant referred to other planning applications and appeal decisions including 2013/A0189 and 2018/A0208 however full details of these cases were not provided to allow for comparison. In any event, each case is assessed on its own merits and within its own evidential context. The Council's second reasons for refusal are sustained in both appeals.
15. Policy COU 16, which is the basis for the fourth reasons for refusal, states that in all circumstances proposals for development in the countryside must be in accordance with and must not cause a detrimental change to, or further erode the rural character of an area. A new proposal will be unacceptable where it is contrary to a number of criteria including that it does not respect the traditional pattern of settlement exhibited in that area; results in urban sprawl and has an adverse impact on the rural character of the area.
16. Development on either or both appeal sites would visually link with the residential development at No. 18 Spirehill Road and No. 161 Ballynahinch Road creating a ribbon of development. This would appear suburban in nature and would not respect the traditional dispersed settlement pattern in the wider area. It would add to development along the Ballynahinch Road, creating a built-up appearance, and would erode the rural character of the area. Both proposals therefore fail to meet criteria (c) and (e) of Policy COU 16.
17. The Council also raised concern about the prominence of the proposals in the landscape. This is part of the third (criterion a of Policy COU 15) and fourth (criterion a of Policy COU 16) reasons for refusal. The undulating nature of the field, the relatively low nature of the roadside screening and the lack of backdrop would result in a dwelling and garage on Appeal Site 1 appearing prominent in the landscape. In terms of Appeal Site 2 however, given that the field falls away in a westerly direction, a modest dwelling and garage could be accommodated on this lower lying part of the field without it appearing prominent in the landscape. As a result, the Council's fourth reason for refusal based on Policy COU 16 is sustained in its entirety in Appeal 1 and only in relation to criteria (c) and (e) in Appeal 2.
18. In terms of visual integration, irrespective of the suggested ridge height restrictions and lack of prominence of Appeal 2, both sites lack sufficient enclosure given that this is a largely open, undulating field with no definition along the common boundary between the sites. The provision of visibility splays of 2.4m x 120m for the proposed access arrangement would require the removal of a substantial amount of the roadside hedgerow, further opening the sites up to view. This would be contrary to criterion (d) of Policy COU 15. The proposed planting, including that behind the visibility splays, would take a long time to mature before it could successfully aid the integration of the proposals contrary to criterion (e) of Policy COU 15. As a result, the Council's third reason for refusal based on Policy COU

15 is sustained in its entirety in relation to Appeal 1 and only in relation to criteria (d) and (e) in Appeal 2.

19. As both appeals fail to comply with Policies COU 8, COU 15 and COU 16 to the extent identified, they also fail to comply with Policy COU 1 of the PS.
20. The Council's four reasons for refusal in each appeal are therefore sustained as specified above. Accordingly, both appeals must fail.

These decisions are based on the following drawings:-

2022/A0189 (Appeal 1)

Drawing 01 1:2500 site location map date stamped by the Council on 26th August 2021
Drawing 02 1:500 existing site plan date stamped by the Council on 26th August 2021
Drawing 03 1:500 proposed site plan date stamped by the Council on 26th August 2021
Drawing 04 1:250 visibility splay sections date stamped by the Council on 26th August 2021

2022/A0190 (Appeal 2)

Drawing 01 1:2500 site location map date stamped by the Council on 26th August 2021
Drawing 02 1:500 existing site plan date stamped by the Council on 26th August 2021
Drawing 03 1:500 proposed site plan date stamped by the Council on 26th August 2021
Drawing 04 1:250 visibility splay sections date stamped by the Council on 26th August 2021

COMMISSIONER DIANE O'NEILL