Title of Report:	**Planning Committee Report – LA01/2024/1195/O**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**28th October 2026**
For Decision or For Information	**For Decision – Referred Application by Ald Fielding**
To be discussed In Committee YES/NO	**NO**

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	**Nil**
Included in Current Year Estimates	**N/A**
Capital/Revenue	**N/A**
Code	**N/A**
Staffing Costs	**N/A**

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:

App No: LA01/2024/1195/O **Ward**: Giant's Causeway

App Type: Outline

Address: 74m South of 216 Moycraig Road, Mosside

Proposal: Infill dwelling and garage

Con Area: N/A **Valid Date**: 31.10.2024

Listed Building Grade: N/A

Agent: Simpson Design (NI) Ltd, 42 Semicock Road, Ballymoney

Applicant: Mr and Mrs C McCook, 4 Wallace Crescent, Fivey Road, Stranocum, Ballymoney, BT53 8PW

Objections: 0 **Petitions of Objection**: 0

Support: 0 **Petitions of Support**: 0

EXECUTIVE SUMMARY

- Outline planning permission is sought for an infill dwelling under policy CTY8 of PPS21.

- The site is located within the countryside, outside of any defined settlement development limit as defined in the Northern Area Plan 2016.

- The principle of development is considered unacceptable in regard to the SPPS Edition 2 and PPS21 as the application site is not sited within a small gap within a substantial and continuously built-up frontage. The proposal would also have an adverse impact on rural character through adding to ribbon development.

- No overriding reasons have been forthcoming as to why the development is essential and cannot be facilitated within the development limit.

- DFI Roads, Environmental Health, NIEA and NI Water were consulted on the application and have no concerns with the proposal.

- No objections have been received

- The application is recommended for Refusal in that it is contrary to Paragraphs 6.70 and 6.73 of the SPPS Edition 2 and Policies CTY1, CTY8 and CTY14 of PPS21.

- 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.planningsystemni.gov.uk

1 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for 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 conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

2.1 The application site is located 74m South of 216 Moycraig Road and comprises the southern corner of an elongated agricultural field. The relatively flat site is currently undefined along its northern and eastern boundaries. The southern boundary is defined by the existing field boundary, comprising hedgerow and post and wire fencing. The western, roadside boundary is defined by hedgerow and fencing, with a field gate currently providing access.

2.2 The land to the immediate north and south of the site are agricultural fields. Beyond and to the north are two detached dwellings and their associated outbuildings. South of the site is an enclosed WWTW facility, followed by four semi-detached dwellings. The wider area is characterised by agricultural lands and a small number of dispersed dwellings and farm buildings.

2.3 The application site is located within the rural area outside of any settlement as defined in the Northern Area Plan 2016, located 0.2 miles South of the settlement development limits of Mosside. The application site is not located within any environmental designations.

3 RELEVANT HISTORY

No relevant planning history at the application site or adjacent lands

4 THE APPLICATION

4.1 Outline Planning Permission is sought for a proposed infill dwelling.

5 PUBLICITY & CONSULTATIONS

5.1 **External**

Advertising: Advertised in Coleraine Chronicle 13.11.2024
Neighbours: No neighbours to notify.

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

5.2 **Internal**

DFI Roads: No objection, condition provided
Environmental Health: No objection
NIEA: No objection, conditions provided
NI Water: No objection

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, Edition 2 (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 RELEVANT POLICIES & GUIDANCE

The application has been assessed against the following planning policy and guidance:

Regional Development Strategy 2035.
Northern Area Plan 2016.
Strategic Planning Policy Statement Edition 2 - 2025 (SPPS).
PPS 3: Access, Movement and Parking.
PPS11: Planning and Waste Management
PPS 21: Sustainable Development in the Countryside.

Supplementary Planning Guidance
Building on Tradition: A Sustainable Design guide for Northern Ireland.

8 CONSIDERATIONS & ASSESSMENT

8.1 The main consideration in the determination of this application relate to the Principle of Development, Rural Character, Access Movement and Parking, Waste Management, and Habitats Regulations Assessment.

Principle of Development

8.2 The policies outlined in paragraph 6.73 of the SPPS and Policy CTY 1 of PPS 21 state that there are a range of types of development which are considered acceptable in principle in the countryside. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. The application was submitted for a dwelling and garage within a gap and therefore falls to be assessed under paragraph 6.73 of the SPPS and Policy CTY 8 of PPS 21.

8.3 Paragraph 6.73 of the SPPS and Policy CTY 8 of PPS 21 states that planning permission will be refused for a building which creates or adds to a ribbon of development. An exception within this policy will be permitted 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 these 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 three or more buildings along a road frontage without accompanying development to the rear.

8.4 The application site is described as being 74m south of no. 216 Moycraig Road and comprises a portion of a field which fronts onto Moycraig Road. The proposed site has a frontage of 35.4m, and a plot size of 1060sqm. Immediately south of the application site is a narrow field which contains an enclosed WWTW facility. South of the WWTW facility is a row of four semi-detached dwellings (Nos. 218, 220, 222 and 224), which front onto Moycraig Road, set within narrow and elongated sites, with respective frontages of. 11.8m, 14.5m, 15.8m and 17.6m

8.5 Immediately north of the site is the remainder of the field in which it is located as well as the roadside portion of an adjacent agricultural field which has been identified on the submitted concept plan as a potential further infill site with a frontage of 36.2m and plot size of 1192sqm. Beyond the agricultural lands to the north of the application site are two detached dwellings and outbuildings, namely 216, a detached outbuilding, and 214. The respective frontages measure 38.1m, 31.6 m and 45.6m. It is accepted that there is a substantial and continuously built-up frontage at this location. The key issue is whether the application site forms part of a small gap site, when considered against the surrounding pattern of development within the built-up frontage.

8.6 The average frontage length of these dwellings and outbuildings is 25m. The average plot size of these dwellings and outbuildings is 1050sqm.

8.7 The gap (building to building) between the dwellings at No. 216 and No. 218 is approximately 107m. When assessed against the average plot widths along the frontage, the gap is capable of accommodating 4 dwellings. The presence of the WWTW facility to the south of the application site is noted which includes an enclosed fenced area measuring approx. 8.7m x 9.6m, with gates facing the road, a concreted ground slab with works underground and a small cabinet with an aerial. While the site does not include a building, it does represent land which cannot be developed. Nevertheless, the gap between No. 216 Moycraig Road, and the WWTW site measures 96m, and still reasonably capable of four dwellings while respecting the average plots size and surrounding pattern of development.

8.8 When considered against the average frontage along this stretch of road, it is demonstrated that the gap is large enough to host four dwellings while respecting the average. The gap is therefore not a small gap within a substantial and continuously built-up frontage and is not suitable for infilling under Policy CTY8. Additionally, the infilling of this site and adjacent site would add to existing development along the road frontage, resulting in the

addition to ribbon development, which is detrimental to the character, appearance and amenity of the countryside.

8.9 Ribbon development is a visual assessment. When viewed along Moycraig Road in both directions, the existing gap between Nos. 216 and 218 offers an important visual break, helping to maintain a dispersed pattern of development and rural character to the area and avoiding a significant build-up of development, as well as defining two characteristic groups of dwellings, ie. detached bungalows to the north and semi-detached two storey dwellings to the south. The WWTW infrastructure is relatively imperceptible when approaching the site in either direction. It does not assist in visually reducing the gap between nos. 216 and 218.

8.10 When viewed from Moyarget Rd views towards the application site are attainable when approaching Mosside from the west. From here the gap maintains an important visual break between development and maintains the rural character. Development of the application site and potential adjacent infill opportunity would create visual linkage between Nos. 214 and 216 to the north and the four semi-detached dwellings to the south, as well as other properties on the opposite side of the Moycraig Rd. This would result in the creation of a substantial linear form of development and have an urbanising effect on the landscape which would further erode the rural character of the area.

8.11 As the proposal will add to ribbon development at this location the proposal is contrary to Paragraph 6.70 of the SPPS and Policy CTY8 and of PPS21.

8.12 Additionally, as no overriding reason has been forthcoming as to why the development is essential in this location the development is contrary to Paragraph 6.73 of the SPPS and Policy CTY1 of PPS21.

Integration & Rural Character.

8.13 Policy CTY 13 states that 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.

8.14 A dwelling at the site would not be a prominent feature in the landscape. The site at present benefits from a strong southern boundary and plans indicate a new boundary will be introduced to the north and east. While it is not considered that the site will solely rely on these, they would be welcomed to soften any visual impact. The dwelling would be read with existing surrounding development and overall it is considered that a dwelling at this location would suitably integrate into the landscape. CTY13 is satisfied.

8.15 CTY 14 states 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
b) It results in a suburban style build up of development when viewed with existing and approved buildings
c) It does not respect the traditional pattern of settlement exhibited in that area
d) It creates a ribbon of development
e) The impact of ancillary works (with the exception of necessary visibility splays) would damage rural character

8.16 As outlined at Paragraph 8.10 above, a dwelling on the application site would further add to the linear pattern of roadside development at this location, and, adding to ribbon development. The loss of the important visual break results in development which does not respect the traditional pattern of settlement exhibited in the area. This is detrimental to rural character and

contrary to Paragraph 6.70 of the SPPS and Policy CTY14 of PPS21.

8.17 The referral request included reference to two approvals which were felt are relevant to the proposed application. LA01/2018/0098/RM is linked to outline application LA01/2016/1299/O. This outline was approved as one of two sites between 136 and 138 Garryduff Road, Ballymoney. This approval is not comparable to the application site as the Case Officer's report highlighted that the sites were located within an otherwise substantially and continuously built up frontage, and represented a gap site. While the surrounding sites were similar in nature to the application site, ie. elongated sites with smaller dwellings to one side, and detached dwellings with wider sites to the other, the determining factor was that the gap was large enough only to host a maximum of two dwellings, which is not the case at the application site.

8.18 Additionally, the referral request offered LA01/2021/0932/O as a relevant example on account of being allowed with no roadside hedging. Roadside hedging has not been raised as a concern in the current application. The provided application was allowed on appeal under reference 2022/A0031. Paragraph 13 of the PAC report outlines that the gap in that instance could not accommodate more than two dwellings.. This is not comparable as it has been found that the gap at the application site is large enough to host four dwellings. Neither of the examples provided offer direct comparisons to the current proposal.

Access Movement and Parking

8.19 Access is proposed via a new access directly onto Moycraig Road. DfI Roads offer no objection to the proposal, and it is considered that the proposal will not prejudice road safety or significantly inconvenience the flow of traffic on Moycraig Road. Moycraig Road is not a protected route and therefore consideration under Policy AMP3 is not required. The proposal is considered to comply with Policy AMP2 of PPS3.

Waste Management

8.20 The proposed site is situated approx. 13.5m from the WWTW facility's boundary and was identified as being within its odour consultation zone boundary. Policy WM5 of PPS11 outlines that proposals involving the development of land in the vicinity of a WWTW will only be permitted where it will not prejudice or unduly restrict activities permitted to be carried out within the waste management facility, and it will not give rise to unacceptable adverse impacts in terms of people, transportation systems or the environment.

8.21 In consultation, NI Water sought the submission of an Odour Encroachment Assessment. This was submitted by the agent directly to NI Water.

8.22 A letter from NI Water to the agent was then submitted to the Planning Department on 16th June 2026 which concluded that NI Water's initial objection had been satisfied, on the grounds that the proposal is not considered 'incompatible development'. A consultation was sent to NI Water who confirmed no further objections have been raised. The proposal is therefore no longer considered to fail Policy WM5 of PPS11.

Habitat Regulations Assessment

8.23 The potential impact of 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 application site fails to meet with the principal planning policies as the application site is located within a gap which is capable of accommodation more than two dwellings, and is therefore not a 'small gap site' within a substantial and continuously built-up frontage. The proposal does not meet with any of the permissive circumstances for development in the countryside, and no over-riding reasons have been provided as to why development is necessary at this location. The application proposal fails to respect to adjacent pattern of development of the surrounding area and will result in the addition to ribbon development along Moycraig Rd. The proposal is subsequently contrary to Paragraphs 6.70, and 6.73, of the SPPS and Policies CTY1, CTY8 and CTY14 of PPS21. Refusal is recommended.

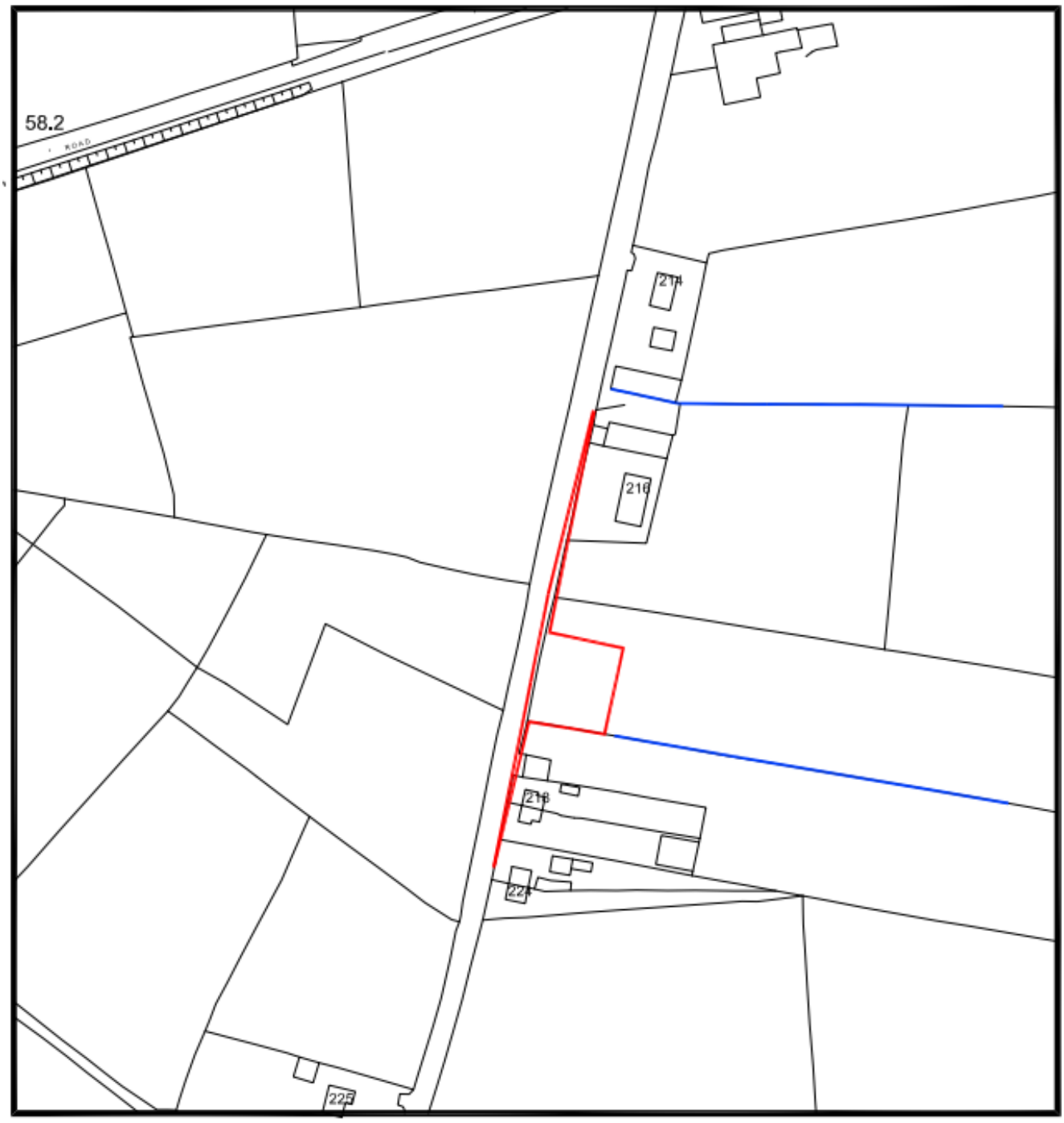
10 REFUSAL REASONS

1. The proposal is contrary to Paragraph 6.73 of the SPPS 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 this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to paragraphs 6.73 of the SPPS Edition 2 and Policy CTY 8 of PPS 21: Sustainable Development in the Countryside in that the development does not represent the development of a small gap site within an otherwise substantial and continuously built-up frontage and would result in the addition to ribbon development along Moycraig Road.

3. The proposal is contrary to Paragraph 6.70 of the SPPS Edition2 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would result in the addition to ribbon development along Moycraig Road.

Site Location Plan



Appendix 1

Building No/Ref	Frontage (metres)	Plot Size (SQM)
214	45.6	1292.9
Outbuilding	31.6	987
216	38.1	1023.8
218	11.8	853.4
220	14.5	1093.4
222	15.8	1062.3
224	17.6	970.6
Average	25	1040.5
Application Site	35.4	1066.5
Potential Infill Site Immediately North	36.2	1178.9
Actual Gap as per CTY8	84 (42 per site)	2774 (1387 per site)

Referral Request

From: Mark Fielding
Sent: 16 June 2025 09:42
To: Planning; Denise Dickson; Lee Kane (internet)
Subject: LA01/2024/1195/O
Attachments: 74 m of 216 Moycraig Road.odt

I wish to refer Panning Application LA01/ 2024/1195/0 to the Planning Committee.

Infill dwelling and garage at 74 M South 0f 216 Moycraig Road, Mosside.
Yours,

Mark
Ald M Fielding

From: Mark Fielding
Sent: 26 June 2025 14:34
To: Denise Dickson; Planning; Laura Crawford; Lee Kane (internet)
Subject: Fwd: Fw: LA01/2024/1195/O
Attachments: 74 m of 216 Moycraig Road.odt

Dear All,
Please see further reasons for material planning reasons for referral.
This site is located in a small gap site with a continuously built up frontage, the average frontage of the adjacent buildings is 38.9m and the proposed application site is 35.4m. There is more than 2 buildings to one side of the proposed site and more than 2 buildings to the other side of the site all with road frontage. The average plot size along Moycraig Road is 0.10h and the proposed application site has a proposed plot size of 0.11h. A similar approval has been issued- LA01/2018/0098/RM.

The proposed site will not create ribbon development and will integrate as there is landscaping. On a previous Planning application LA01/2021/0392 (Construction of a single dwelling and detached double garage with associated landscaping) at 30m North of No.20 Stroan Road Dervock was given approval by Planning Appeals Commission and was assessed with no roadside hedging.

Reports are on going and will be submitted on receipt of them to resolve any issue regarding the proposal being in the vicinity of existing or approved waste management facilities.

Yours,
Mark
Ald. M Fielding

Erratum

LA01/2024/1195/O

1.0 Update

1.1 At Appendix 1 of the Planning Committee Report the tables reads

Building No/Ref	Frontage (metres)	Plot Size (SQM)
214	45.6	1292.9
Outbuilding	31.6	987
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224	17.6	970.6
Average	25	1040.5
Application Site	35.4	1066.5
Potential Infill Site I5mmediately North	36.2	1178.9
Actual Gap as per CTY8	84 (42 per site)	2774 (1387 per site)

1.2 This should be amended to state,

Building No/Ref	Frontage (metres)	Plot Size (SQM)
214	**45.6**	**1292.9**
Outbuilding	**31.6**	**987**
216	**38.1**	**1023.8**
218	**11.8**	**853.4**
220	**14.5**	**1093.4**
222	**15.8**	**1062.3**
224	**17.6**	**970.6**
Average	**25**	**1040.5**
Application Site	**35.4**	**1066.5**
Potential Infill Site Immediately North	**36.2**	**1178.9**
Gap - Building to Building (216-218)	**107m**	
Gap 216- WWTW	**96m**	

2.0 **Recommendation**

2.1 That the Committee note the contents of this Erratum and agree with the recommendation to refuse the application.