



Title of Report:	Planning Committee Report – LA01/2024/0699/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	March 2026
For Decision or For Information	For Decision – Objection Item
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Principal Planning Officer

Estimated Timescale for Completion	
Date to be Completed	

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	NO

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: LA01/2024/0699/F **Ward:** Portrush & Dunluce

App Type: Full

Address: 65 & 65a Beach Road, Portballintrae

Proposal: Demolition and erection of 4 no apartments, improvements to existing access and new site access, parking provision, and all ancillary works including 4 no. storage sheds and bin store.

Con Area: N/A **Valid Date:** 19/06/24

Listed Building Grade: N/A **Target Date:**

Agent: TSA Planning.

Applicant: PBT Residential Ltd.

Objections: 12 **Petitions of Objection:** 0

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

Executive Summary

- Full Planning Permission is sought to replace the existing dwelling with 4 no apartments, improvements to existing access, parking provision, and all ancillary works including 4 no. storage sheds and bin store.
- The application site is located within the Settlement Development Limit of Portballintrae. The site is within the Causeway Coast AONB and immediately adjacent the Bay LLPA, designated PEL 02 in the Plan. The site is also immediately adjacent committed housing site PEH 01 (Beach Road Apartments) with another committed housing site PEH 03 (Beach Terrace) to the rear. The site is not subject to any other specific zonings or designations as set out in the Northern Area Plan 2016.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS 2, PPS 3, PPS 7, PPS6, PPS 7 (Addendum) – Safeguarding the Character of Established Residential Areas, A Planning Strategy for Rural NI, and Creating Places Guidance.
- Consultation has been carried out with Historic Environment Division, Shared Environmental Services, NIEA, DfI Roads, NI Water and CCG Environmental Health. No objections, with the exception of NI Water, have been raised by consultees.
- 12 Letters of Objection have been received and taken into consideration.
- The proposal is considered acceptable at this location and complies with the relevant policies listed. Approval is recommended.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.0 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 **APPROVE** planning permission as set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located in an urban setting, and the surrounding land is currently being used for residential purposes. The overall size of the site is approx. 0.07 hectares. The site will be accessed from Beach Road. There is residential development to the west, east, and south of the application site. The surrounding residential development primarily consists of 2, 3 and 4 storey semidetached and terraced single dwellings and apartments. Bay windows and balconies/ terraces facing seaward are a common feature of the immediate streetscape.
- 2.2 According to the Northern Area Plan 2016, the site is located within the Settlement Development Portballintrae, within Causeway Coast Area of Outstanding Natural Beauty. The site is not subject to any other specific zonings or designations as set out in the Northern Area Plan 2016.
- 2.3 It is proposed to replace the existing dwelling on site with 4 no apartments, improvements to existing access and new site access, parking provision, and all ancillary works including 4 no. storage sheds and bin store.

3.0 RELEVANT HISTORY

- 3.1 C/1992/0108. 65 Beach Road. Conversion of existing into 3 apartments including provision of fire escape to rear. Approved 12/05/92.
- 3.2 C/1998/4021. 65 Beach Road. Use as a holiday home. Permitted development 13/05/98.
- 3.3 C/2007/1218/F. 63 Beach Road. Erection of 9 no. townhouses, 2 no. semi-detached units and 3 no. apartments with associated parking, landscaping and improved access. Approved 29/08/08.
- 3.4 LA01/2016/1472/F. 63 Beach Road. Minor amendments to the proposed 3 No. apartments with associated parking, landscaping and improved access. Retrospective application. Amendment to extant approval ref: C/2007/1218/F. Approved 24/03/17.

4.0 THE APPLICATION

- 4.1 Demolition and erection of 4 no apartments, improvements to existing access and new site access, parking provision, and all ancillary works including 4 no. storage sheds and bin store.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Advertised on 3rd July 2024.

Neighbours: 12 Letters of Objection have been received from 9 separate addresses. Issues raised include:

- They highlight the narrowness of the entry to the rear. Does this include a footpath.
- Impact of additional load on sewer system.
- The sewer has started crack piping. Heavy construction machinery will place additional burden on old piping.
- No. 67 applied for a balcony and were turned down by the Planning Department a few years ago. It should be noted there are no balconies on No.63.
- Overlooking from the proposed apartments affecting amenity and privacy. The proposed building is over fenestrated with a plethora of balconies and terraces.
- The bulk and height of the proposed development to the rear will have an unacceptable impact upon daylight received to neighbouring buildings.
- Exacerbation of existing traffic/parking issues within Portballintrae.
- 4 spaces for 4 apartments are inadequate. The 3 spaces proposed to the rear do not provide adequate space for manoeuvring.
- Visual impact of the proposed development.
- Proposed finishes, in particular the inner wall of the Extension has a proposed “buff brick” finish, seen only from No.63
- Removal of existing rear garden area.

- Notification/ consultation: No-one in Beach Apartments received any consultation relating to the redevelopment plans.
- The narrowing of Beach Road simply to accommodate one car parking space at the front of 65.
- The design is not of good quality due to its bulkiness. The proposed building is out of character with the immediate area which consists of traditional bay windows and peaked triangular windows.
- The original application was only for 3 apartments and much more in keeping with existing dwellings.

Further Neighbour Notification

5.2 The Agent provided a rebuttal to objectors and Planning Departments concerns. A further round of neighbour notification was carried out on 5th March 2026 and will expire on 19th March 2026. Any further representations received prior to 25th March 2026 (Planning Committee date) will be assessed and an update provided in an Addendum.

5.3 Internal

- DFI Roads – No objection. In specific reference to the marginal narrowing of the road; satisfied with the proposal.
- CCG Environmental Health – No objection.
- NI Water – Refusal, subject to the applicant engaging with NIW. A negative condition can be placed on an approval to deal with this issue. See Conditions No.7 & No.8
- NIEA – No objection. Refers to standing advice.
- SES – No objection subject to condition.
- HED – No objection subject to conditions regarding archaeological mitigation.

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 Edition 2 (2025), 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
- The Regional Development Strategy (RDS) 2035
- The Strategic Planning Policy Statement (SPPS) Edition 2 2025
- Planning Policy Statement (PPS) 3 – Access, Movement and Parking
- Planning Policy Statement (PPS) 6- Archaeology and Built Heritage
- Planning Policy Statement (PPS) 7: Quality Residential Environments

- Addendum to Planning Policy Statement (PPS) 7: Safeguarding the Character of Established Residential Areas
- A Planning Strategy for Rural Northern Ireland (PSRNI)
- Planning Policy Statement 2: Natural Heritage
- Creating Places Guidance
- Planning Policy Statement (PPS) 6: Archaeology and Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to; the principle of development, Scale/ design, local character, environmental quality and residential amenity, Access, movement and parking, natural heritage, archaeology and built heritage, and habitat regulations assessment.

Principle of development

8.2 According to the Northern Area Plan 2016 (NAP/ The Plan), the site is located within the Settlement Development Limit of Portballintrae, within Causeway Coast AONB and immediately adjacent the Bay LLPA, designated PEL 02 in the Plan. The site is also immediately adjacent committed housing site PEH 01 (Beach Road Apartments) with another committed housing site PEH 03 (Beach Terrace) to the rear. Sites PEH 1 and PEH 03 have since been developed. The site is not subject to any other specific zonings or designations as set out in the Northern Area Plan 2016.

8.3 The principle of residential development on site has been established as it is proposed to replace the existing dwelling with another residential building. Apartment developments are commonplace in the area immediately surrounding the site therefore there is a precedent for development of this type.

8.4 There are currently residential units to the west, east and south of the site. No. 67, to the west of the site is a single dwelling. No. 63 to the east of the site is a 3 unit apartment development.

- 8.5 As the character and established use of the area is predominantly residential, including apartment developments, the principle of development is considered acceptable.

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1 – Quality in New Residential Development

- 8.6 *Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.*

In established residential areas proposals for housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas.

All proposals for residential development will be expected to conform to all of the following criteria:

- (a) *the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;***

- 8.7 The surrounding area comprises a mix of house types and building designs. Many of the late Victorian buildings have been redeveloped with contemporary schemes, some of which provide apartments. There is residential development surrounding the site comprising predominantly of semi-detached and detached dwellings, and apartment blocks. Residential development of 2, 2.5, 3 and 4 storey is present in the immediate area. Seaward facing balconies are also prevalent within the immediate area. Parking is provided mostly in-curtilage with a few older buildings, such as the subject building, having no in-curtilage parking provision. Many

of the buildings fronting this stretch of Beach Road have significant development to the rear in the form of rear returns. Many of the older buildings that still remain have a small, walled amenity area to the front.

- 8.8 The proposed front elevation of the building is considered to be in keeping with the character of the area, and sympathetic in appearance to the surrounding buildings. The matching ridge height and eaves with the attached neighbour at No.63 will be maintained. The squared front projection of the proposal has visual similarities to the squared bays of No.63. Balconies to seaward facing elevations is common within the immediate area; 69 Beach Road, 1-5 The Anchorage and The Beach Apartments are relevant examples of this, providing walk out balconies fronting Beach Road. The enclosed area to the front of the building will be largely retained to form an amenity and parking area for one of the proposed apartments.
- 8.9 An objector raised a concern that none of the other buildings nearby on Beach Road have parking to the front and it is their opinion that such an arrangement is out of character. It is assessed that this element of the proposal is acceptable and will not unduly affect surrounding character. Relevant examples, within the immediate area, of parking to the front of buildings which front Beach Road can be found at 71A Beach Road, 43-43E Beach Road and 39-41 Beach Road.
- 8.10 The building line to the front of the proposed building, save for the projection, will match that of the attached neighbour at No.63. The proposed front projection will be 0.7m closer to Beach Road than the front projection at No.63. The fenestration to the front of the proposed building, with large windows, wall dormers and squared bays/ projections, is in keeping with and commonplace in the immediate area.
- 8.11 Many of the buildings fronting Beach Road have sizeable rear returns. No.63 features a 2 storey rear return. The rear amenity of No. 67 is enclosed on two sides by what once was a rear return of No.69, with ridge height of 6.1m, now a separate unit known as 73a Beach Road. At present the subject building has a 2 storey rear projection, dropping to a single storey. No. 67 has a 2 storey rear projection also.

- 8.12 The proposed development to the rear of the building comprises a 3 storey rear return, dropping to 2 storeys. It is assessed that this can be provided without undue impact to surrounding visual or residential amenity. Significant development to the rear is in keeping with the surrounding built form.
- 8.13 The FFL of the proposal will match the existing FFL of the dwelling to be replaced. The raised amenity to the area will be retained in an altered form. An extended ground level area to the back of the building will be provided to accommodate parking and storage, requiring a reduction in the size of the aforementioned amenity area. The development will still provide adequate communal and private amenity. Each unit will have an average of 18sqm private amenity with 90sqm of communal amenity provided in the raised garden.
- 8.14 Several objectors have raised concerns regarding the visual impact of the proposal. The proposal is considered to be acceptable in terms of scale, layout, massing and appearance as detailed above.
- 8.15 Proposed external finishes of off white render, glazed balustrades, grey rainwater goods and low profile black roof tiles are common in the more recent surrounding development.
- 8.16 An objector has raised a concern that the proposed buff brick to be used on the inner wall of the 3 storey flat roof projection, located closest to No.63, is out of keeping and will only be visible from their side. It is acknowledged that approximately 25sqm of buff brick will be visible from No.63. The finish is used for this section of walling as it will be easier to maintain as a party wall over a rendered finish. There are several windows of No.63 which will be in close proximity to the buff brick wall; a single 2nd floor window to a stairwell and the section of large dormer set into the roof of No.63 closest to the application site. The dormer windows are mostly above the level of the wall, so a largely open aspect will be maintained. The other window is to a stairwell therefore considering the transitional nature of a

stairwell, the potential impact of the use of an alternative material is considered acceptable.

- 8.17 The proposed development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.

The application meets criteria (a) of QD1.

(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

- 8.18 The application does not offend criterion (b) of QD1. Detailed consideration of archaeological and built heritage as it relates to the proposal is provided in paragraph 8.51 & 8.52, Archaeology and Built Heritage. Appropriate Conditions are recommended for inclusion at Section 10 of the report.

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

- 8.19 Policy OS 2 of PPS 8 does not apply in this instance as it requires the provision of public amenity space where 25 units or more are proposed.

- 8.20 Creating Places, paragraph 5.20 states that in the case of apartment or flat developments, or 1 and 2 bedroomed houses on small urban infill sites, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10sqm per unit to around 30sqm per unit. In this case the raised amenity area will provide 90sqm of communal amenity. Apartment 2, a

3 bedroom flat, which fronts onto Beach Road on the ground floor, will have 21sqm of amenity to the front of the building. Apartment 1, a 3 bed duplex on the ground and first floors, will have a balcony to the rear providing approximately 13sqm of private amenity. Apartment 3, a 3 bed located on the first floor, will have a balcony to the front providing private amenity of approximately 7sqm. Apartment 4, a 3 bed located on the 2nd floor, will have a balcony to the front and rear providing private amenity of approximately 31sqm in total.

In total 90sqm of communal amenity and private amenity of 72sqm will be provided. Combining communal and private amenity provision, each apartment has access to an average of 40sqm of amenity.

The application meets criteria (c) of QD1

(d) *adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;*

8.21 The site is located within the Settlement Development Limit of Portballintrae. Due to the limited scale of the proposal (4 apartments) there is no requirement to provide neighbourhood facilities. The site is located within an urban area with convenient access to surrounding local facilities. The application meets criteria (d) of QD1.

(e) *a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;*

8.23 The site is located within the Settlement Development Limit of Portballintrae and is within walking distance of public transport links, with footpath access to nearby amenities etc. An objector raises a concern about the access to the side of the development. The application form and site location shows that the existing/ proposed

access lane within the site, between the subject building and No. 67 Beach Road, incorporates an existing public right of way which provides access to No.67's side gates. The proposed scheme will not impede access to the path, or No.67's gates in any way. The objector also enquired if works to the access lane included the addition of a footpath. The proposal does not include a footpath as is the existing arrangement.

The application meets criteria (e) of QD1.

(f) *adequate and appropriate provision is made for parking;*

8.24 The existing large dwelling does not have any in-curtilage parking provision. The proposal will provide 1 in-curtilage parking space per apartment. There is a shortfall in parking provision as per Parking Standards. However, as it is proposed to replace a large dwelling with no parking spaces with 4 apartments having a space each, the proposal is considered acceptable and an improvement over the existing arrangement.

8.25 An objector raised a concern regarding the redevelopment of the former Beach Hotel and that the developers of that scheme had to provide in-curtilage parking to the rear, in contrast, they say, to the scheme under consideration. A majority of the proposed car parking spaces are located to the rear of the development. It is noted that the Beach Apartment site hosts many more units therefore the parking need would be much greater. This will have been considered as well as the fact that the former Beach Hotel had associated in-curtilage parking.

8.26 The proposal does not offend Criterion (f).

(g) *the design of the development draws upon the best local traditions of form, materials and detailing;*

8.27 The scale, massing, height and use of materials is generally consistent with the existing development on Beach Road. Large rear returns are commonplace, as are upper floor

terraces/ balconies. To the front, the design of the development maintains the ridge and eaves heights of the attached neighbour. The proposal features and detailing such as the squared front projection, is sympathetic to and in keeping with No.63. Several objectors raised concern regarding the appearance of the proposal; that it was not in keeping and would be conspicuous within the streetscape. It is acknowledged that the front projection will extend further towards Beach Road than the projection to the front of No.63. It is assessed that the additional projection (approximately 0.7m) will not be unduly conspicuous and will not have undue impact in terms of overshadowing or private amenity.

8.28 The proposal is consistent with the general form of development in the immediate area.. The application meets criteria (g) of QD1.

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; and

8.29 In terms of overlooking, there are no concerns regarding any proposed ground floor windows. The proposed ground floor bedroom windows facing towards No.67 are considered acceptable having regard for the existing arrangement. The existing dwelling has ground floor windows facing towards the ground floor windows of No.67, although none are directly opposite. Similarly, the proposed ground floor bedroom windows, with the exception of the proposed bedroom window to bedroom 3 of apartment 2 which is located directly opposite a small pantry window, are not directly across from any opposing windows. Considering the urban location, existing intervisibility, and the use of the potentially affected window being to a pantry, there are no concerns regarding proposed ground floor windows facing toward No.67.

- 8.30 At first floor level facing towards No.67, there are 2 bedroom windows proposed, which will be located opposite a first floor window on the rear return on No.67. Drawings associated with planning approval LA01/2020/0934/F show that the potentially affected window is to a bathroom. Therefore, the window is likely to be obscure glazed, and considering the occasional use, and angle of any views (not directly opposite proposed windows) any potential impact is considered acceptable.
- 8.31 The residents of No. 67 raised a concern regarding the proposed balconies to the front of the building overlooking their first floor gable window. The proposed balconies to the front of the building will feature louvres which will prevent overlooking into the master bedroom gable window located on the first floor of No.67. The louvres will also prevent overlooking into the side of the bay windows on No.63.
- 8.32 No.67 also raised concern that their amenity and privacy will be affected by the overlooking caused by the proposed building, which they say is over fenestrated with a plethora of balconies and terraces. Privacy screens/ walls to the proposed first and second floor balconies/ terraces will prevent views into the small rear amenity associated with No.67 and overlooking of their kitchen roof lights. Proposed second floor windows are not located directly opposite the roof light or amenity area associated with No.67. The closest 2nd floor window to No.67's amenity area is to an ensuite and will be obscure glazed.
- 8.33 There are two proposed first floor windows serving the stairwell which could potentially overlook No.63. Given the transitional nature of a stairwell, this is considered acceptable within an urban context and will not have an unacceptable impact on the private amenity of No.63.
- 8.34 Other windows and balconies to the upper floors facing towards No.63 do not raise concern in terms of overlooking as walls/ privacy screening will effectively screen views. Proposed

balconies will be adequately screened to prevent overlooking into either No.63 or No.67. Condition 9 ensures that proposed screening to mitigate overlooking will be provided prior to the occupation of any unit proposed.

- 8.35 In terms of overshadowing/ impact to light, the only windows of No.63 that could potentially experience reduced light as a result of the proposed rear return are a hall window on the ground floor, which is already partially overshadowed by a rear projection of No.63, and a stairwell window on the first floor. On the second floor, a bedroom window will be far enough removed from the development to have little impact in terms of light. It is also noted this bedroom has another window facing towards Beach Apartments. The dormer windows on the attic floor of No.63 will retain an open aspect.
- 8.36 The amenity area associated with No.63 will not be overshadowed to an unacceptable degree considering it is located behind the proposed rear return and the orientation of the sites, with the rears facing south.
- 8.37 No.67 raised concern that their daylight will be affected by the bulk and height of the proposed building to the rear. While it is acknowledged No.67 will be overshadowed by the development to a degree, there is a level of overshadowing present with the existing arrangement in respect of No.67. A sizeable extension to the rear of No.69 Beach Road, immediately abuts the eastern and southern boundaries to the rear of No.67, with a ridge height of 6.1m. The impact to light caused by the proposal will be mitigated to a degree by the orientation of the site and neighbouring sites with the rear facing south. It is therefore considered that much of the impact to light received by No.67 is caused by the extensive development to the rear of No.69. and that the proposal will not exacerbate the impact to an unacceptable degree.

8.38 There will be no undue impact in terms of noise or other disturbance. At present, properties are located close to each other, and outdoor amenity areas/ terraces/ balconies are commonplace. There are no concerns with the proposal in this regard.

8.39 Environmental Health were consulted as part of this planning application and are content with the proposal as presented.

8.40 It is considered that there will be no unacceptable loss of light, overshadowing, noise or other disturbance resulting from the proposed development. The application meets criteria (h) of QD1.

(i) the development is designed to deter crime and promote personal safety.

8.41 The application site is surrounded by other residential dwellings. Proposed boundary treatments will deter crime. The proposal will not create any areas where antisocial behaviour may be encouraged and does not create any areas which cannot be adequately surveilled. The application meets criteria (i) of QD1.

Addendum to PPS 7 - Safeguarding the Character of Established Residential Areas

Policy LC 1 – Protecting Local Character, Environmental Quality & Residential Amenity

8.42 This policy sets out additional criteria to be met when assessing housing in established residential areas.

8.43 Many of the older dwellings within Portballintrae have either been converted to accommodate apartments or replaced with contemporary apartment buildings. The attached neighbour, No.63 has in the past been replaced with a contemporary apartment building providing 3 apartments. Therefore, the proposed density of 4 apartments cannot be considered to be significantly higher than the immediately surrounding area. The scheme can be provided without undue impact to surrounding amenity, with an acceptable level of private and communal

amenity proposed and an improvement over the existing arrangement in terms of parking. As previously mentioned, the proposed building will appear more in keeping with the attached neighbour than the existing dwelling. As detailed previously in the report, the proposal is considered acceptable in terms of character and environmental quality of the established residential area. The proposed apartments are adequate in terms of space standards, significantly exceeding minimums set out in Annex A of PPS7 Addendum.

Access, Movement & Parking

Planning Policy Statement (PPS) 3: Access, Movement & Parking

Policy AMP 2/ AMP 3

- 8.44 Beach Road is not a Protected Route. It is proposed to enlarge the footpath and narrow the road to the front of the site to allow for the in-curtilage parking space to the front. An objector raised a concern regarding the narrowing of the road. DFI Roads were consulted on this concern specifically and have no objection in this regard. It is noted that even with the incremental narrowing of the road, it will still exceed the average road width along this stretch.
- 8.45 DFI Roads confirm that the proposed access arrangements are acceptable. A parking space will be provided per apartment which is an improvement over the existing arrangement.

The application accords with relevant parking, movement and access policy.

Natural Heritage

8.46 Policy NH 6 - Areas of Outstanding Natural Beauty

The site is located within an AONB. 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.

8.47 The proposal is considered to be sympathetic to the surrounding context in terms of design, size and scale, as detailed earlier in the report.

8.48 From Beach Road the proposal will have many visual similarities with the attached neighbouring building at No.63 including a squared front projection and matching eaves/ridge height. The amenity area enclosed by a low wall to the front of the building will be largely retained. Proposed external finishes and colour will be in keeping with nearby development.

The proposal complies with Policy NH 6.

8.49 **Policy NH 5 – Habitats, Species or Features of Natural Heritage Importance**

Planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known:

- priority habitats;
- priority species;
- active peatland;
- ancient and long-established woodland;
- features of earth science conservation importance;
- features of the landscape which are of major importance for wild flora and fauna;
- rare or threatened native species;
- wetlands (includes river corridors); or
- other natural heritage features worthy of protection.

8.50. The application was accompanied with a Biodiversity Checklist, Ecological Statement and Preliminary Bat Roost Survey. No further surveys were required.

Archaeology and Built Heritage

8.51 The site is within a consultation zone for several monuments/historic sites. HED were consulted on the proposal and state *that the application site is in close proximity to the Lissanduff Earthworks, a monument of regional importance in State Care, and a 19th century icehouse, a Scheduled Monument of regional importance. HED (Historic Monuments) is content that the proposal satisfies SPPS and PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.*

8.52 Policy BH4 Archaeological Mitigation

Policy BH4 states, where it is decided to grant planning permission for development which will affect sites known to contain archaeological remains, the Department will impose conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate the completion of a licensed excavation and recording of remains before development commences.

To this end, it is recommended that the conditions provided by HED in relation to archaeological works are included with the approval.

Sewerage

8.53 The means of sewerage disposal is a material consideration. NI Water have advised that there is available capacity at the Wastewater Treatment Works. However, NIW have recommended refusal as the receiving foul sewer network has reached capacity and advised that the applicant should submit an application to NIW for a Wastewater Impact Assessment (WWIA) to determine if an alternative drainage or treatment solution can be agreed. Negative conditions will be included to ensure an adequate means of sewage disposal is provided and

to ensure protection of the aquatic environment, prior to development being completed on site.

Habitat Regulations Assessment

8.54 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation 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 of any European Site.

9.0 CONCLUSION

9.1 In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of its siting, scale and design. The proposed development can successfully integrate into the site functionally and visually and does not negatively impact the local area or environment. Therefore, the proposal is acceptable and complies with the aforementioned policies. Therefore, the application is recommended for **Approval**.

10.0 APPROVAL CONDITIONS

Drawings: 01, 02, 03 Rev 3, 04 Rev 3, 05, 06 Rev 2, 07 Rev 2, 08 Rev 1, 09 Rev 1, FCD 1 Form.

1. The development hereby permitted must be begun within five years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No Development shall take place within the approved site until the vehicular accesses, including visibility splays and associated footpath/carriageway works, has been provided in accordance with Drawing No. 09 (Rev. 1) published 7th November 2025 and DfI Roads FCD 1 form attached. The area within the visibility splays and

any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient of the accesses to the apartments hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

5. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 4.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

6. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 4. These measures shall be implemented, and a final archaeological report shall be submitted to The Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

7. No development shall be occupied until connection has been made to the public sewer.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

8. No development shall progress beyond the foundation of buildings stage until it has been demonstrated to the satisfaction of the Council and agreed in writing that the mains sewer and the receiving Wastewater Treatment Works has the capacity to receive the wastewater and foul sewage from the development.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

9. No unit hereby approved shall be occupied until the obscure glass screening and screening panels to proposed balconies and terraces have been provided, and retained in perpetuity, as per drawings 06 Rev 2 and 07 Rev 2.

Reason: In the interests of surrounding residential amenity.

10. No unit hereby approved shall be occupied until the louvres to proposed balconies have been provided, and retained in perpetuity, as per drawings 06 rev 2 and 07 Rev 2.

Reason: In the interests of surrounding residential amenity.

11. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out

prior to the occupation of any part of the development unless otherwise agreed in writing by the Council. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council. All hard surface treatment of open parts of the site shall be permeable or drained to a permeable area.

Reason: In the interests of the character and appearance of the area.

12. No development activity, including ground preparation or demolition, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council.

Reason: To ensure implementation of mitigation measures and prevent impacts to downstream designated sites.

13. The approved CEMP agreed under Condition 12 shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure implementation of mitigation measures and prevent impacts to downstream designated sites.

Informatives:

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the

removal of or building on the party wall or boundary whether or not defined.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Public Register website at <https://planningregister.planningsystemni.gov.uk/>

Site Location Map

ACEmap®Single

Scale: 1:1,250

Printed: 12/04/2023 Customer Ref: LIN0640001

Order no. ORD135185

Centre Point (Easting, Northing): 292841, 442334

Plan No. 00608NE

65A BEACH ROAD, BUSHFOOT OR LISSANDUFF, PORTBALLINTRAIE, BT57 8RT, 185574163



Proposed Block Plan

