

Title of Report:	Planning Committee Report – LA01/2024/0599/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	25th June 2025
For Decision or For Information	For Decision – Council Interest
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	Senior 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
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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:

<u>No:</u>	LA01/2024/0599/F	<u>Ward:</u>	Dunloy
<u>App Type:</u>	Full		
<u>Address:</u>	144 Knockaholet Road, Dunloy, Ballymena		
<u>Proposal:</u>	Extension to house to provide single storey accommodation for bed & breakfast		
<u>Con Area:</u>	n/a	<u>Valid Date:</u>	13.06.2024
<u>Listed Building Grade:</u>	n/a		
Agent:	Park Design Associates, Parkmore House, Parkmore Heights, Ballymena, BT43 5DB		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Executive Summary

- This is a full application seeking permission for a single storey extension to a dwelling to provided accommodation for a bed and breakfast.
- The site is located within the countryside as defined in the Northern Area Plan 2016 and is not subject to any specific designations.
- Following submission of amended plans the development is considered acceptable.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 21, PPS 16 and Addendum to PPS 7 Residential Extensions and Alterations.
- DFI Roads, Environmental Health, NI Water, and DAERA (Water Management Unit) were consulted on the application and raise no objection.
- There are no 3rd party objections to the proposal.
- Approval is recommended.

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

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

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 **Approve** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is a rectangular shaped plot measuring approximately 0.2ha. The site is relatively flat and the dwelling sits at a lower level to the adjacent roads.
- 2.2 The site comprises an existing 2 storey detached dwelling and detached single storey garage with dual frontage onto the road network with Frosses Rd to the south-west and Knockaholet Rd to the south-east. The access to the dwelling is via Knockaholet Rd. The existing dwelling is finished in a smooth white render, pitched gables and natural roof slate.
- 2.3 Immediately to the north-east the site is adjacent to an existing rural enterprise for 'Curragh Van Sales' which operates out of an existing single storey shed. Supporting information advises this business is operated and controlled by the applicant which shares an access with the dwelling at 144 Knockaholet Road.
- 2.4 The property is located within the countryside outside any specific designations. The surrounding land is agricultural with some individual dwellings and farm groups.

3 RELEVANT HISTORY

LA01/2020/0196/F

2 storey side extension to dwelling house to provide 4 bedrooms for B&B Tourist Accommodation

Application Withdrawn - 04 March 2021

D/2012/0268/F

Change of Use from Existing Coal Merchant to New Van Sales.

Permission granted. – 01 July 2013

4 THE APPLICATION

- 4.1 The application is for the extension to house to provide single storey accommodation for bed & breakfast.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle 05.06.24

Re-advertised: Coleraine Chronicle 24.04.25

Neighbours: Notification in accordance with legislation.

5.2 Internal

DFI Roads: No objections

NI Water: Approval recommended

Environmental Health: No objections, advice provided

DAERA – Water Management Unit: Refer to standing advice and conditions

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 (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

[Regional Development Strategy \(RDS\) 2035](#)

[Northern Area Plan 2016](#)

[Strategic Planning Policy Statement for Northern Ireland](#)

[Planning Policy Statement 3: Access, Movement and Parking](#)

[Addendum to PPS 7 - Addendum to PPS 7 Residential Extensions and Alterations](#)

[Planning Policy Statement 16: Tourism](#)

[Planning Policy Statement 21: Sustainable Development in the Countryside](#)

[Building on Tradition](#)

[Causeway Coast and Glens Corporate Strategy](#)

[Causeway Coast and Glens Economic Strategy](#)

[Causeway Coast and Glens Tourism and Destination Management Strategy](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development, design, residential amenity, tourism development, access and parking.

Planning Policy

- 8.2. The Northern Area Plan 2016 identifies the site as being located within the countryside, outside any defined settlement limits.
- 8.2 There are no other specific zonings or designations relating to this land set out in the Northern Area Plan 2016.
- 8.3 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above.

Principle of Development

- 8.4 The proposed development will include a single storey extension to the existing dwelling to provide 4 en-suite bedrooms. The extension will be linked to the existing dwelling and one room in the existing dwelling is to be converted to accommodate a breakfast room to serve residents. The remainder of the existing building will remain as a private dwelling.
- 8.5 There are 4 bedrooms in the existing dwelling. The proposed development is for an additional 4 bedrooms to serve the B&B.
- 8.6 The Categories of Tourist Establishment (Statutory Criteria) Regulations (Northern Ireland) 2011 (as amended) describes B&B accommodation as providing comfortable overnight sleeping accommodation for visitors in separate bedrooms and be capable of providing a cooked breakfast. The legislation goes on to state that owners accommodation will be separate from that of visitors and clearly identified. Tourism NI guidance advises that planning permission maybe required if you use more than 50% of bedroom space in your dwelling. On assessment of the proposed plans and supporting information it is accepted that the development proposed is for bed and breakfast accommodation.

Design

- 8.7 The SPPS states that design is an important material consideration in the assessment of all proposals.
- 8.8 The Addendum to PPS 7 'Residential Extensions and Alterations' advises that as well as providing advice on residential extensions it is also useful in assessing applications for holiday accommodation. Policy EXT 1 of the Addendum to PPS 7 is a relevant consideration which states that 'the scale, massing, design and external materials of the proposal are sympathetic with the built form and appearance of the existing

property and will not detract from the appearance and character of the surrounding area’.

- 8.9 Planning permission was previously sought on site for (LA01/2020/0196/F) ‘2-storey side extension to dwelling to provide 4 bedrooms for B&B tourist accommodation’. The proposed design was considered unacceptable due to the scale and massing and given the open nature of the site, amendments to the design were sought. No amendments were received, and this application was later withdrawn.
- 8.10 The original plans submitted with the current application were the same design as the previous application that was withdrawn. The description of development differed from the previous application and supporting information referred to self-catering accommodation which did not correspond with the submitted plans.
- 8.11 Following correspondence with the agent to clarify the nature of the proposed use and highlight concerns in relation to the proposed design an amended description referring to B&B accommodation and amended design were submitted for consideration.
- 8.12 The proposed extension is single storey (4.1 metre to the top of the ridge) and located to the south-eastern side elevation. The extension will have a barrel style roof similar to the existing shed adjacent to the site. The finishes include: grey aluminium corrugated sheeting for the roof; white render walls; and grey aluminium for the doors and windows. The materials and finishes are in keeping with the existing dwelling and adjacent building.
- 8.13 There is an existing low hedge along the south-eastern and south-western boundaries and the site is very open in nature. When viewed from Frosses Rd and north-east from Knockaholet Rd the reduction in the height of the extension to single storey is more appropriate to its rural setting and is more subordinate and will not appear over dominant to the existing dwelling.

- 8.14 Whilst the extension has a large footprint and gable the double style barrel roof helps to break up the appearance of the roof section and appears subordinate to the existing dwelling.
- 8.15 The reduction in height of the extension and the amended design reflect surrounding buildings and are considered to be more sensitive to its rural setting and built form.

Amenity

- 8.16 The proposed development is located within the countryside. The closest residential property is located approximately 100m west of the existing dwelling at No 133 Frosses Rd. Given the distance from the existing dwelling and the siting of the extension to the south-east of the existing dwelling there are no concerns over dominance or overlooking.
- 8.17 Environmental Health have been consulted and have not raised any objection to the proposal.
- 8.18 The Addendum to PPS 7 states that amenity space is an essential part of the character and quality of the environment of residential properties. It is important therefore to ensure, when bringing forward a proposal to extend, that adequate amenity space - particularly private space, is left. Garden space around a residential property is an integral part of its character and appearance and should not be reduced to a point where it is out of scale or fails to meet the present and future occupiers need for adequate useable private amenity space.
- 8.19 The existing dwelling is located on a large plot approx. 0.2ha. A large area of garden currently exists to the north-west and south-west of the dwelling. The proposed extension is to be located to the south-east of the dwelling on land that is currently occupied by concrete driveway/parking area. Given the location of the proposed development sufficient private amenity will be retained.

Access and Parking

- 8.20 The proposal will use the existing access onto Knockaholet Rd. DFI Roads have been consulted and raise no objection.
- 8.21 The proposed extension is to be located on an existing concrete area available for parking and turning. Parking provision is however to be located on the north-western part of the site where there is an existing hardcore area. Submitted plans show provision of at least 6 in-curtilage visitor parking spaces. However, there is space on site for additional parking for the existing dwelling. This provision is separate from the adjacent van sales business. The proposal is considered acceptable when considered against Policy EXT 1 of the Addendum to PPS 7.

Tourism Development

- 8.22 Planning policy acknowledges that tourism makes a vital contribution to the economy in terms of revenue, employment opportunities and economic growth. PPS 16 (Tourism) states that Bed and Breakfast accommodation has no specific policy provision included within PPS 16. However, given that a Bed and Breakfast provides tourist accommodation Policy TSM 7 (Criteria for Tourism Development) is also a relevant consideration.
- 8.23 The overall design, scale and layout is considered acceptable for this location. The development will not have a detrimental impact on amenity through noise or other nuisance and will not result in unacceptable overlooking or loss of light. It is recommended that the existing site boundaries are conditioned to be retained.
- 8.24 There will be no adverse impact on the natural or built environment.
- 8.25 The access and parking arrangements are acceptable. DFI Roads are content. The existing road network can safely handle increase in traffic movements and will not prejudice road

safety. The proposal is considered acceptable when assessed against Policy TSM 7 of PPS 16.

Conclusion

9. The proposed extension is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. Following submission of amended plans the scale and design is in keeping with the existing dwelling and its setting. There will be no unacceptable impacts on existing dwellings or proposed dwellings via overlooking, loss of light or overshadowing. Access arrangements are considered acceptable. Approval is recommended.

Conditions

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. The extension hereby permitted shall be used by the residents of the dwelling or B&B accommodation only.

Reason: To prevent an unacceptable use in the countryside and to protect the rural character.

3. Catering facilities on the premises shall be for the use of residents for the dwelling and B&B only.

Reason: To prevent an unacceptable use in the countryside and to protect the rural character.

4. The existing hedgerow and vegetation along the south-eastern and south-western boundaries of the site as indicated on the approved drawing No 02 (Rev 1), shall be permanently retained at a minimum height of 3 metres.

Reason: To ensure the maintenance of screening to the site and to protect rural character.

Site Location Plan



Site Plan

proposed extension
is hatched purple

