

Title of Report:	Planning Committee Report – LA01/2024/1244/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th August 2025
For Decision or For Information	For Decision – Referred Item – Cllr. T Stirling
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	Development Management and Enforcement Manager

Estimated Timescale for Completion	
Date to be Completed	N/a

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:

<u>App No:</u>	LA01/2024/1244/F	<u>Ward:</u>	Altahullion
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Site off Rose Park Limavady, (South of 46 Rose Park & 2 Rose Gardens)		
<u>Proposal:</u>	Proposed 3No. Rounding off Single Storey Dwellings and Section of Roadway for Private Streets Determination		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	21.11.2024
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	06.03.2025
Agent:	Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ		
Applicant:	Jordan(Antrim) Ltd, 9 Dunmore Street, Coleraine, BT52 1EL		
Objections: 7	Petitions of Objection:	0	
Support: 0	Petitions of Support:	0	

Executive Summary

- Planning permission is sought for Proposed 3No. Rounding off Single Storey Dwellings and Section of Roadway for Private Streets Determination.
- The application site is located off Rose Park Limavady, (South of 46 Rose Park & 2 Rose Gardens).
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS2, PPS3, PPS7 & PPS21
- The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 1 of 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. It is contrary to the Northern Area Plan Designation LY01, which designates the settlement limit for Limavady, as the proposal is located outside this. Furthermore approval would set a precedent for other proposals in the periphery of settlements which would undermine NAP.
- The proposal located in an agricultural field does not respect the surrounding context in terms of layout and appearance and there is inadequate provision for landscaped areas at the edge of Limavady settlement development limit.
- The design concept statement has not demonstrated how the proposed scheme has taken account of the main features of the site and its context thereby contributing to the promotion of a quality residential environment.
- Consultation was carried out with DfI Rivers, DfI Roads, Environmental Health, DAERA(NIEA), Loughs Agency, Shared Environmental Services and NI Water. No objections were raised by any consultee.
- 7 representations have been received in relation to this application.
- Refusal is recommended.

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

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 **Refuse** planning permission for the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is 0.40 hectares in site area and is an agricultural field south of the Limavady settlement development limit. The site is accessed by a field gate off Rose Park. The topography slopes slightly lower towards the south east. Three of the boundaries are the SDL of Limavady. The northern boundary is defined with a 2 metre timber fence, the eastern and south eastern boundaries are defined by a 2.4 metre mature hedge with a few gaps. The south western boundary is undefined / open to the remainder of the agricultural field and it appears the proposal has no distinguishing features with the south western boundary which is open to a larger field.
- 2.2 There is no mature vegetation within the site, it is laid out in grass for agricultural grazing. There is a small sheugh outside the site towards the south east of the site that traverses the inside of an adjacent property boundary. Public views are limited due to the intervening row of houses separating the site from Edenmore Road meaning views are limited to the access location at the field gate at Rose Park.
- 2.3 The characteristic of the site is rural with residential development to the north and open countryside to the south. The proposal is located in the rural countryside as designated in the Northern Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 B/1997/0233, Land to south of Rose Park Carron, Limavady. Site for housing development. Withdrawn. 15.05.1998

4.0 THE APPLICATION

- 4.1 The application seeks full planning permission for Proposed 3No. Rounding off Single Storey Dwellings and Section of Roadway for Private Streets Determination.

Habitat Regulation Assessment

- 4.2 Habitat Regulations Assessment Screening Checklist - Conservation (natural Habitats, etc) (Amendment) Regulations (Northern Ireland) 2015: 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). There are no watercourses in the vicinity however there is a ditch which is nearby and outside of the site. SES has been consulted and is content subject to a condition relating to a 10 metre buffer for refuelling etc. The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:** All neighbours that have been identified for notification within the terms of the legislation have been notified on 21st November 2024 & 27th January 2025. The application was advertised on 27th November 2024, 5th February 2025 & 19th March 2025.

7 representations have been received for this application. A summary of concerns raised include:

- Outside settlement development limit of Limavady which would set a precedent for future expansion of development into the Countryside.
- Access, traffic
- Loss of privacy, overlooking, residential amenity
- Neighbour notification
- NI Water & Electric grid capacity

- Devaluation of homes
- Natural Heritage impact

5.2 Internal:

Environmental Health: No objection to the proposal.

Northern Ireland Water: No objections to the proposal.

DFI Roads: No objection to the proposal.

DAERA(NIEA) - Water Management Unit: No objection to the proposal.

DAERA(NIEA) - Natural Environment Division: No objection to the proposal.

DFI Rivers: No objection to the proposal.

Loughs Agency: No objection to the proposal.

Shared Environmental Services: No objection to the proposal.

Development Plan: Comments provided.

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

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 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

[Northern Area Plan 2016](#)

[Strategic Planning Policy Statement \(SPPS\)](#)

[Planning Policy Statement 2: Natural Heritage](#)

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

[Planning Policy Statement 7 \(PPS 7\) Quality Residential Environments](#)

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

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this full application relate to the Principle of Development, Integration, Rural Character, Access, Movement and Parking, Natural Heritage, Quality residential developments, The Setting of Settlements and Other Matters.

Principle of Development

- 8.2 The policies outlined in paragraph 6.73 of the SPPS and policy CTY1 of PPS21 state that there are a range of types of development which are considered acceptable in principle in the countryside. Other types of development which 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.
- 8.3 The application is for “Proposed 3No. Rounding off Single Storey Dwellings and Section of Roadway for Private Streets

Determination". The proposal does not meet any of the acceptable types of development as allowed by the relevant policies within CTY 1. The proposal is also contrary to the NAP and Designation LY01 which is the Settlement Development Limit (SDL) for Limavady, as the site lies outside of this. Therefore, there is no principle basis for allowing 3 dwellings on this site.

- 8.4 The agent argues that NAP 2016 is out of date, is not fit for purpose and that NI Water infrastructure capacity issues with many of the extant approvals in Limavady means supply of housing has been restricted which in turn is increasing demand in the local area. The applicant relies on the exception within CTY 1 that there are overriding reasons why this development is essential and could not be located in a settlement.
- 8.5 The most recent Annual Housing Monitor (1st April 2024) indicates that there is a remaining housing potential for 882 units within the Limavady SDL. This site is within the rural area and is part of a larger field. The proposed site is contrived to facilitate the proposed layout rather than relating to existing landscape features. The housing monitor indicates that sufficient capacity remains within the SDL to meet the housing requirement/needs for Limavady.
- 8.6 The arguments raised by the applicant would not be determining or given determining weight to justify such a proposal as the NAP is the up to date Plan and all decisions must be made in accordance with it, while having regard for other material considerations. So the proposal is contrary to the Northern Area Plan 2016 and there is no policy acceptance for 3 dwellings within PPS21. Having regard to the housing monitor set out in Para 8.5 and current supply, there is no overriding reasons why this development is essential and could not be located in a settlement. In addition, approving such development in an ad hoc basis would set a precedent for other proposals on the edge of settlements.
- 8.7 Planning Appeal 2013/A0133 which relates to one dwelling to the rear of No 48 Halfpenny Gate Road, Broomhedge, Lisburn has been raised as a precedent by the applicant. However, this example is not comparable as it is for one dwelling; not 3. Furthermore it was located within the curtilage of an existing

dwelling rather than within an agricultural field and had distinguishing features which included a 7metre wide mature landscape buffer which the PAC considered had planning merit as the landscape buffer of the SDL when balanced against the existing. That is not the situation in this case. The example cited is not comparable.

- 8.8 The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 1 of 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. The proposal is also contrary to the NAP 2016 Designation LY01 which provides for the settlement development of Limavady and if approved it could set a widespread precedent for other proposals in the periphery of settlements across the Borough. There is no policy basis for allowing the principle of development.

Integration

- 8.9 Policy CTY1 of PS21 and paragraph 6.70 of the SPPS state that all proposals must be sited and designed to integrate into its setting, respect rural character and be appropriately designed. Policy CTY13 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.
- 8.10 The topography slopes slightly lower towards the south east. Three of the boundaries are the SDL of Limavady. The northern boundary is defined with a 2 metre timber fence, the eastern and south eastern boundaries are defined by a 2.4 metre mature hedge with a few gaps. The south western boundary is undefined / open to the remainder of the agricultural field.
- 8.11 Public views are limited due to the intervening row of houses separating the site from Edenmore Road meaning views are limited to the access location at the field gate at Rose Park. The proposed dwellings are a modest single storey size and ancillary works are limited as the access road links to the existing public road at Rose Park.

- 8.12 The proposal would not be unduly prominent in the landscape. The proposal complies with policy CTY13.

Rural Character

- 8.13 CTY14 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 a rural character of an area. A new building will be unacceptable where:

(a) it is unduly prominent in the landscape; or

The proposal is not unduly prominent in the landscape as demonstrated above under section for CTY 13.

(b) It results in a suburban style build-up of development when viewed with existing and approved buildings;

Public views are limited meaning it will not result in a suburban style build-up of development.

(c) It does not respect the traditional pattern of the settlement exhibited in that area; or

The site plot size and site dimensions are similar to those in Rose Park. The proposal respects the traditional pattern of settlement exhibited in the area.

(d) It creates or adds to a ribbon of development; or

There are 3 dwellings proposed in a row however they are not readily perceptible when viewed from the rural area, on this basis they do not create a ribbon of development.

(e) The impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.

The ancillary works are minimal as an existing field gate is being used that links to the existing road at Rose Park. The impact of ancillary works will not damage rural character.

- 8.14 The proposal complies with criteria a to e so will not erode rural character of the area so complies with policy CTY14 and paragraph 6.70 of the SPPS.

Access, Movement and Parking

- 8.15 Policy AMP2 of PPS3 Access, Movement and Parking applies and states for access to public roads planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, into 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 AMP3 Access to Protected Routes.
- 8.16 The applicant has submitted plans to demonstrate safe access to the public road. DFI Roads have been consulted and they are content. Rose Park is not a protected route. As DFI Roads raises no objection to the proposal, it is considered that the proposal complies with Policy AMP2 of PPS3 Access, Movement and Parking.

Natural Heritage

- 8.17 Paragraphs 6.192 of the SPPS and PPS 2 , Policy NH2 – Species Protected by Law and Policy NH5 – Habitats, Species or Features of Natural Importance are applicable. The applicant has submitted and updated a biodiversity checklist which is filled out by an ecologist. There is a representation which mentions potential impact on bats. The submitted ecological information has indicated that there is no vegetation removal, field hedgerows remain intact and any approval should be conditioned to have south facing bat boxes installed for mitigation. The ecologist indicates a dry ditch along the hedgerow outside the site has limited hydrological connectivity. Natural Environment Division, Loughs Agency and Shared Environmental Services have been consulted and are content. Therefore, on this basis the proposal complies with Paragraph 6.192 of the SPPS and policies NH 2 and NH 5 of PPS 2 in that

it has been demonstrated that the proposal is not likely to harm any European protected species, Habitats, Species or Features of Natural Importance.

Quality Residential Developments

8.18 Notwithstanding that the principle of development is unacceptable, the preamble of Planning Policy Statement 7 states the policies contained in this Statement apply to all residential development proposals with the exception of proposals for single dwellings in the countryside. The proposal is for 3 dwellings in land identified as countryside therefore is relevant and the application must be assessed against this.

8.19 Planning Policy Statement 7, Quality Residential Environments, Policy QD1 Quality in New Residential Development is a material consideration and states the following criteria within QD1 must be met:

(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 building, structures and landscaped and hard surfaced areas; The characteristics of the site and area is set out in the relevant section above.

8.20 The proposal is located within an agricultural field on land outside the settlement development limit of Limavady and the principle of development is unacceptable. The context of the site on agricultural land means the development for 3 dwellings and an access road does not respect the surrounding context. The proposed layout is not respectful of the area in terms of layout and appearance and is contrary with criterion 'a'.

(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;

8.21 There are no listed buildings/structures within or immediately adjacent to the application site and as such the proposal will

have no impact on the setting or physical condition of any listed building/structure.

- 8.22 The site is not located within an area of archaeological potential. There is no mature vegetation removal. The proposal complies with criterion 'b'.

(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 discreet 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;

- 8.23 Due to the size of the development no public open space is required. Each of the proposed dwellings have their own private gardens to the rear of the properties, which is screened from public views. The proposed development offers adequately sized plots with ample private amenity spaces provided. Site 1 has 232 square metres, site 2 has 240 square metres and site 3 has 130 square metres of rear private amenity area.

- 8.24 Within the justification and amplification section, Paragraph 4.28 states the integration of development at the edges of settlements is also important and buffer planting, generally of indigenous species (around 8-10 metres in depth), will be required to help assimilate and soften its impact on the countryside. In places near the access location there is no landscape buffer proposed with the countryside, in other locations there is 1 or 2 trees proposed as a buffer with no size of the tree specified, this buffer and in some parts no buffer is not sufficient. The proposal is contrary to criterion 'c'.

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

- 8.25 The development is close to all amenities as it is located off Rose Park, Limavady. Given the modest scale of the development, the proposal does not require local neighbourhood facilities. The proposal complies with criterion 'd' of this policy.

(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;

- 8.26 The applicant has submitted a proposed block plan which shows access for vehicles. Cyclists may use the proposed road to access this development. Footpaths are available from Rose Park. DfL Roads has been consulted and is content. Each property has adequate parking. The proposal complies with criterion 'e' of this policy.

(f) adequate and appropriate provision is made for parking

- 8.27 The applicant has submitted a proposed block plan showing the road layout with parking for all sites. DfL Roads has been consulted and is content. The proposal complies with criteria 'f' of this policy.

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

- 8.28 There is a variety of house types in Rose Park. The proposal is for 3 single storey dwellings. Materials are;

- Roof – flat black tiles
- Fascias – black
- Windows – grey
- Walls – white roughcast and grey stone cladding.

The key on the elevational block plan has limited detail. However, having considered the key details within the elevational drawing detail, there is sufficient information to conclude that the design and scale of the dwellings are acceptable in this setting and could provide good quality housing for future occupants. The proposal complies with criterion 'g'.

(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 Given the surrounding land use to the application site is a mixture of residential and agricultural it is envisaged that there would not be any conflict between the established land use in the vicinity and the proposed use on the application site.
- 8.30 The proposed application proposes a house type which is single storey. The application site is relatively flat with the proposed dwellings at similar finished floor levels to each other and to those adjacent at Rose Park.
- 8.31 Site 1 has rear garden depth of 7.5 – 14.3 metres, site 2 has rear garden depth of 19.6 metres and site 3 is 6.9 – 9.4 metres. For single storey dwellings with a screen fence on the boundary the garden depth sizes are acceptable. The erection of suitable fencing along the rear boundaries of these plots will maintain the privacy of occupants. The proposal complies with criterion 'h'.
- 8.32 (i) the development is designed to deter crime and promote personal safety;
- Dwellings face the development road, this will mean the development adds to the security of the area being secure by design. The proposal complies with criterion 'i'.
- 8.33 The proposal is contrary to criteria a & c. It is contrary with policy QD1 of PPS 7.
- 8.34 PPS 7 Policy QD 2 Design Concept Statements, Concept Master Plans and Comprehensive Planning is a material planning consideration and states the Department will require the submission of a Design Concept Statement, or where appropriate a Concept Master Plan, to accompany all planning applications for residential development.
- A Concept Master Plan will be required for planning applications involving:
- (a) 300 dwellings or more; or
 - (b) the development, in part or full, of sites of 15 hectares or more zoned for housing in development plans; or

(c) housing development on any other site of 15 hectares or more.

It continues and states that any proposal for housing that would result in unsatisfactory piecemeal development will not be permitted, even on land identified for residential use in a development plan.

- 8.35 The proposal is for 3 residential units with a site size of 0.40 ha. A site design concept has been submitted however the concept statement has not demonstrated how the proposed scheme has taken account of the main features of the site and its context being outside the SDL and how it will meet the criteria set out in Policy QD 1. The proposal is contrary to policy QD2.

The Setting of Settlements

- 8.36 Policy CTY 15 of PPS 21 is a material consideration and states planning permission will be refused for development that mars the distinction between a settlement and the surrounding countryside or that otherwise results in urban sprawl.
- 8.37 Public views are limited due to the intervening row of houses separating the site from Edenmore Road meaning views are limited to the access location at the field gate at Rose Park. Having regard to the development pattern and surrounding development, and the subject site in relation to these and the limited public views, the proposed development will not mar the distinction between the settlement and the surrounding countryside and will not result in urban sprawl. The proposal does not offend Policy CTY15.

Other Matters

- 8.38 Paragraph 4.12 of the SPPS is relevant. This paragraph relates to *safeguarding residential and work environs*. Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. However, the above mentioned considerations are not exhaustive and planning authorities will be best placed to

identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.

- 8.39 Notwithstanding most of these issues are previously considered under other policies, the remaining issues are considered below.
- 8.40 Foul and surface water will connect to NI Water network, NI Water have confirmed available capacity in the network and at the receiving WWTW. NI Water has been consulted and is content subject to conditions.
- 8.41 The applicant has submitted a Drainage Assessment as required under FLD3 of PPS 15. DfI Rivers raises no objection to this and therefore this aspect of the proposal is acceptable.
- 8.42 An objection stated there the electricity grid was reaching capacity. However, it is understood that there is sufficient capacity in Limavady for electricity connections to the proposed dwellings.
- 8.43 The 3 dwellings are single storey with adequate separation distances to neighbouring dwellings. Mitigation screen fencing has been proposed to safeguard privacy of adjacent dwellings. There would be no adverse impact from overlooking, loss of privacy or overshadow.
- 8.44 Environmental Health has been consulted and has not identified any issues that the 3 proposed dwellings will have in relation to noise. On this basis the proposal complies with Paragraph 4.12 of the SPPS.
- 8.45 There are 7 objections and most issues are previously considered. Devaluation of homes is a further issue raised. To consider this further we consider whether an issue raised is a material planning consideration. Essentially, a material consideration is one which is relevant to making a planning decision as to whether to grant or refuse an application for planning permission. There are two main tests in deciding whether a consideration is material and relevant: it should serve or be related to the purpose of planning; and it should fairly and reasonably relate to the particular application.

Property valuations cannot be considered as a material consideration as they do not meet the tests and therefore do not carry significant weight in the determination of a planning application. All matters raised within the objections have been fully considered.

9.0 CONCLUSION

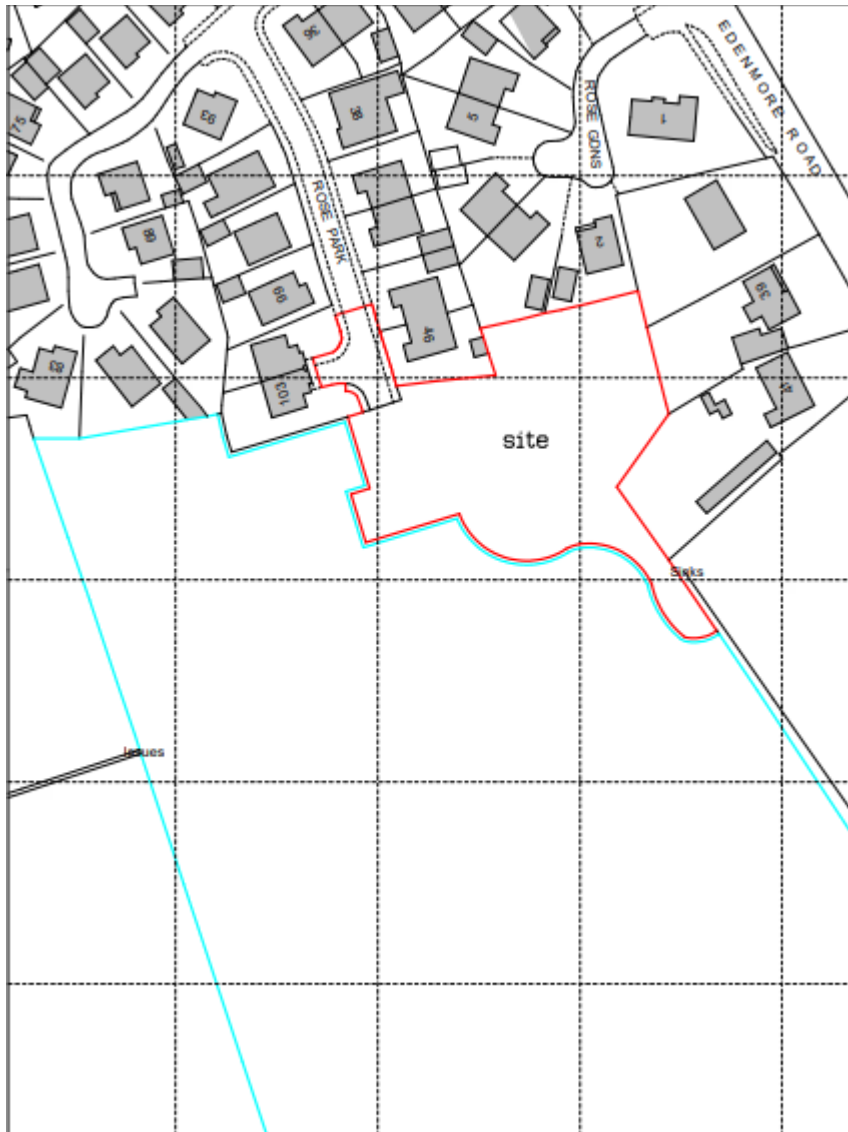
- 9.1** The proposal is considered unacceptable at this location having regard to the Northern Area Plan and other material considerations, including the SPPS and Planning Policy Statements 2, 3 and 21. All representations have been fully considered. Consultee responses have also been fully considered. There is no principle policy basis for the proposal, it is contrary to PPS 21, NAP 2016 and approval would set a precedent for other proposals in the periphery of settlements which would undermine NAP 2016. As the proposal has not complied with various planning policies it is unacceptable, and Refusal is recommended.

10.0 Reasons for Refusal

1. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 1 of 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 the Policy SET 2 of Northern Area Plan 2016 being located outside Designation LY01 which provides for the settlement development of Limavady and approval would set a precedent for other proposals in the periphery of settlements which would undermine NAP 2016.
3. The proposal is contrary to Policy QD1 of PPS 7 criteria 'a' & 'c' in that the proposal being located in an agricultural field does not respect the surrounding context in terms of layout and appearance and there is inadequate provision for landscaped areas at the edge of Limavady settlement development limit.

4. The proposal is contrary to Policy QD2 of PPS 7 in that the design concept statement has not demonstrated how the proposed scheme has taken account of the main features of the site and its context thereby contributing to the promotion of a quality residential environment.

Site Location



Site Layout



Appendix 1

Referral Request



Development Management
Information Note 07
January 2024

Annex 1

Template for Requesting Referral of a Contentious Delegated Decision to Issue' List Planning Application to Planning Committee for Determination

The Protocol for the Operation of the Planning Committee provides for an Elected Member to request a planning application listed on the weekly list of 'contentious delegated decisions ready' to be referred to Planning Committee for determination. This request must be received by the Planning Department no later than 10am on the Monday following the issuing of the contentious list and submitted via email to planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2024/1244/F - 3No. Rounding Off Dwellings off Rose Park, Limavady
Elected Member Name	Tanya Stirling
Contact Details	Tel: 028 703 56990 Email: Tanya.Stirling@causewaycoastandglens.gov.uk



Refusal Reason 1:

1. The proposal is contrary to Paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 1 of 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.

Refusal Reason 2:

2. The proposal is contrary to the Northern Area Plan 2016 Designation LY01 which provides for the settlement development of Limavady and approval would set a precedent for other proposals in the periphery of settlements which would undermine NAP 2016.

Refusal Reason 3:

3. The proposal is contrary to Policy QD1 of PPS 7 criteria 'a' & 'c' in that the proposal being located in an agricultural field does not respect the surrounding context in terms of layout and appearance and there is inadequate provision for landscaped areas at the edge of Limavady settlement development limit.



Refusal Reason 4:

- *4. The proposal is contrary to Policy QD2 of PPS 7 in that the design concept statement has not demonstrated how the proposed scheme has taken account of the main features of the site and its context thereby contributing to the promotion of a quality residential environment.*

Additional Supporting Information:

The reasons why this application should be considered by The Planning Committee under are listed below,

Regarding the SPPS, The SPPS provides regional policy guidance for the assessment of planning applications. It provides the guiding principle stated at paragraph 3.8 therein.

Planning authorities should be guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

We would also like to reiterate that this development is on the edge of the town boundary, bounded on 3 sides by development. Not as rural as refusal reason implies.

In relation to contrary to NEAP, we would argue that the NEAP is out-of-date by some time. May we also note a lot of the unfulfilled sites in Limavady have issues with NI Water, this site has a clear consultation from NI Water to connect the three dwellings into the mains foul system.

The current boundary treatment to Rose Park development, where it meets the agricultural field, is an 1.8m high close boarded fence, we have proposed a dense planting scheme, which is 6m deep in some areas.

The main feature of the site its infilling nature, with outlook to the countryside, reflected in our design concept.