Causeway Coast & Glens Borough Council

Title of Report:	**Planning Committee Report – LA01/2025/0048/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**23rd September 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	Development Management and Enforcement Manager

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

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

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

Data Protection Impact Assessment (DPIA)			
	DPIA Required and Completed:	N/A	Date:

No: **LA01/2025/0048/F** **Ward:** **Portstewart**

App Type: **Full**

Address: **1 Harryville, Portstewart**

Proposal: **Proposed extensive refurbishment and alteration of existing dwelling, to include new two and a half storey side extension, enhanced single storey ground floor rear extension, enhanced first floor rear extension and roof level dormer extension, including all associated siteworks**

Con Area: **N/A** **Valid Date:** **15/07/2026**

Listed Building Grade: **N/A**

Agent: **Campbell Architects, 50 High Street, Holywood, BT18 9AE**

Applicant: **Mr and Mrs Burnside, 1 Harryville, Portstewart, BT55 7AU**

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

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

Executive Summary

- The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations.

- The application site falls within Portstewart Settlement Limit as defined in the Northern Area Plan (NAP). The site has no other designations.

- There are 12 letters of objections from 6 different postal addresses received in received in relation to this application.

- The principal of development is acceptable, and the proposal will not result in unacceptable damage to the character of the surrounding area or neighbouring amenity.

- The proposal is considered acceptable in terms of layout, scale and massing and will not significantly harm the surrounding context and is appropriate to the character and topography of the site.

- The proposal complies with all relevant planning policies including the Northern Area Plan 2016, SPPS 2nd Edition 2025, PPS 3 and parking standards, and Addendum to PPS 7.

- The application is recommended for **APPROVAL**.

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

1.0 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

2.1 The application site is located at 1 Harryville, Portstewart. This site is located within the settlement development limit of Portstewart as defined by the Northern Area Plan 2016.

2.2 The application property is a two-and-a-half storey end terrace dwelling. The dwelling is finished in painted smooth render and has a pitched roof finished with grey tiles. On the front elevation, there is a flat roof bay window stretching from the ground to first floor and a wide (two window) dormer positioned centrally along the eaves line. On the side elevation, there is a flat roof bay window and a conservatory. On the rear elevation, there is a two-and-a-half storey pitched roof rear extension and single storey conservatory.

2.3 To the front (South) of the application dwelling is small concrete amenity space. This area is bound by a painted smooth rendered wall. To the side (West) of the property is a concrete driveway (providing in-curtilage parking for one vehicle) and long grassed garden which extends to the rear. There are a number of sheds in the rear garden. The garden has some landscaping and is bound by a combination of smooth render walls, hedging/ planting, and wooden fences.

2.4 The site is rectangular and linear in shape. The site is bound by Harryville (Road) to the front (South), The Hill (Road) to the side (West), No. 3 Harryville to the other side (East), and derelict land to the rear (North).

2.5 The surrounding area is characterised by residential development. The application dwelling is the end property of Harryville terrace, which is characterised by 2.5 storey terrace dwellings with bay windows. The main character of the immediate surrounding area consists of apartments, semi-detached, and terrace dwellings.

3.0 RELEVANT HISTORY

3.1 Application Number: C/1973/0079
Decision: Permission Granted

Decision Date: 10th December 1973
Proposal: conversion to two self-contained flats.

3.2 Application Number: C/1977/0322
Decision: Permission Granted/
Decision Date: 1st August 1977
Proposal: Garage, Alterations to Dwelling, and New Access.

3.3 Application Number: C/1981/0474
Decision: Permission Granted
Decision Date: 18th September 1982
Proposal: Garage, Alterations to Dwelling and New Access (Renewal)

4.0 THE APPLICATION

4.1 Full planning permission is sought for the extensive refurbishment, alteration and extension of an existing dwelling and associated site works at 1 Harryville Portstewart. The existing dwelling will be largely intact with the existing rear return demolished and replaced with side (west) and rear (north) extensions.

4.2 The proposal includes a 2.5 storey side extension, single storey ground floor rear extension, first floor rear extension, and roof level dormer extension. The development will increase the existing footprint of the dwelling from approximately 88.3sqm to approximately 174.5 sqm with an additional 86.2 sqm of floor area at ground floor level. The proposed side extension will project approximately 5.1m beyond the existing western side elevation. The proposed ground floor extension will project a further 2.1m beyond the existing rear elevation. The proposed first floor extension will project a further 1.5m beyond the existing first floor extension.

4.3 The front elevation will retain the traditional architectural character of the dwelling and reflect the established built form along Harryville, preserving features such as the decorative banding, traditional window proportions and bay window detailing and stepping down in ridge height in line with gradient as characteristic of the existing terrace. The rear elevation adopts a more contemporary design approach, incorporating a more modern form than the existing dwelling. The rear elevation reflects the more varied built form associated the wider area, and directly opposite the road on The Hill. Proposed finishes will include smooth render, white facing brick, zinc clad roofing, aluminium gutters and drainpipes.

4.4 Internally, the proposed ground floor accommodation will comprise an entrance hall, home office, W.C., kitchen, dining area, lounge, utility room and garage. The first floor will provide four bedrooms, three of which have en-suite facilities. The second floor will accommodate a master bedroom, dressing room, main bathroom and living area. A balcony is proposed on the rear elevation to serve the master bedroom.

4.5 The rear garden will be enclosed by a 1.5m high close-boarded timber fence with a minimum 1.2m high native species hedgerow planted along the western boundary adjoining The Hill. The remainder of the rear garden will be enclosed by 1.8m high close-boarded timber fencing. A dedicated bin storage area is proposed to the side of the dwelling, broadly reflecting the existing arrangement.

4.6 Parking provision is proposed to increase from one in-curtilage parking space to two in-curtilage parking spaces, together with the continued availability of on-street parking.

4.7 The proposal has been amended during the processing of the application which has changed to take on board Council feedback in line with planning policy and to address policy third party objections.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

Advertising: Initially Advertised on 5th February 2025 and readvertised on 28th January 2026 and 5th August 2026.

Neighbours: Eighteen (18) neighbours were notified.

Representations: Twelve (12) letters of objection and one (1) comment have been received in relation to the proposal. The objections were from ten (10) individuals from six (6) different addresses. Six (6) of the objections were the same. Objections were received from:

- Four (4) neighbouring properties on Harryville.
- One (1) property in Portstewart.
- One (1) property in Belfast.

The issues raised include the following:

- Inappropriate form, scale, massing and design (including over development and dominance)
- Impact on character of the area
- Overshadowing and loss of light
- Overlooking and loss of privacy
- Issues relating to right of way/ fee farm grants
- Pressures on existing infrastructure
- Potential use as an Airbnb or subdivision
- Effect on property value
- Poor precedent
- Environmental concerns
- Poor separation distance
- Lack of Neighbour notification to wider area

- Building on party wall

Concerns regarding the above issues are addressed in paragraphs 8.1 to 8.26.

5.2 **Internal:**

No consultations were issued in relation to this application.

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 2nd Edition (SPPS) 2025 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

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

- The Northern Area Plan 2016 (NAP)
- The Strategic Planning Policy Statement Edition 2 (SPPS Ed. 2) (2025)
- Planning Policy Statement 3: Access, Movement, and Parking
- Addendum to Planning Policy Statement (APPS) 7: Residential Extensions and Alterations

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, assessment under planning policy including scale,

massing, design and character of the area, overshadowing and loss of light, overlooking and loss of privacy, landscaping and site works and amenity space and parking provision and consideration of representations.

Principle of Development

8.1 The proposal seeks the modernisation and expansion of an existing dwelling. It is considered that the proposed development is deemed acceptable and is in compliance with all policy considerations

Assessment Under Planning Policy

8.2 The application site falls within Portstewart Settlement Limit as defined in the Northern Area Plan (NAP). The site has no other designations and NAP therefore provides no specific guidance in relation to this application.

8.3 A core objective of the SPPS is to promote sustainable development that is in accordance with the appropriate LDP and any other relevant material considerations. The SPPS provides a strategic overview for a wide range of planning matters, including supporting good design and positive place-making. Paragraph 4.23 to 4.30 of the SPPS relate to good design and are considered a material consideration in the assessment of this application. Further, paragraph 4.27 states that Planning Authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, incompatible with their surroundings, or not in accordance with the LDP or local design guidance. This application complies with the planning principles outlined within the SPPS.

8.4 APPS 7 outlines the planning policy for achieving quality in relation to proposals for residential extensions and alterations. The proposal relates to a rear extension therefore Policy EXT 1 and guidance in Annex A applies. This application complies with all the criteria of Policy EXT 1 and guidance in Annex A.

Scale, Massing, Design and Character of Area

8.5 The proposal comprises of the extension and modernisation of the existing Edwardian end-terrace dwelling, including revised internal accommodation across three levels, extensions to the rear, elevational alterations and the introduction of new external finishes.

8.6 The structure of the existing dwelling is to be largely retained *(see drawings 24A, 25A, and 26A)*, with the new works integrated into the overall form of the building. Whilst the proposal increases the amount of accommodation available within the property, the resulting built form remains domestic in scale with the proposed extensions remaining visually subordinate to the principal dwelling. In assessing the scale and form of the development, it is noted that the majority of the additional built form is accommodated to the side of the dwelling, with the proposed side extension projecting approximately 5.1m

beyond the existing western side elevation. Unlike the other properties within the terrace, the application site benefits from an unusually large side garden area, which provides the space necessary to accommodate this extension without resulting in a cramped appearance or overdevelopment of the plot. Rear extensions are also proposed, with the ground floor extension projecting a further 2.1m beyond the existing rear elevation and the first-floor extension extending 1.5m beyond the existing first floor projection. Although more modern in appearance, the rear extensions design and scale remain proportionate to the host dwelling, and when considered alongside the generous plot size, the extensions are not considered excessive or incongruous within their context.

8.7 The existing front elevation of the dwelling, which forms the principal contribution to the Harryville terrace streetscape remains largely intact and continues to preserve the established Edwardian character and rhythm of development. Further, the front and partial side elevation of the proposed side extension adopts a complementary design approach, reflecting the architectural detailing, proportions and vertical emphasis of the original dwelling. The side extension is also stepped down in height, providing a clear visual break between the original dwelling and the side extension, ensuring that the host dwelling remains the principal element. The proposed materials, including render, roof tiles, banding and window detailing, are intended to closely match the existing dwelling, which results in a cohesive appearance. This allows the side extension to integrate sympathetically with the existing building and wider terrace.

8.8 The side and rear elevation represent a deliberate contemporary architectural intervention which distinguishes new development from the original dwelling, rather than seeking to replicate existing detailing. It is acknowledged that the design approach departs from the traditional architectural character of the existing rear returns found along the Harryville terrace, which are generally characterised by narrow, pitched-roof returns. However, the policy EXT 1 does not require extensions to replicate the architectural style of the host building or neighbouring properties. The principal assessment is whether the proposal is sympathetic to the overall built form of the dwelling and whether it would detract from the character of the surrounding area. In this regard, the front elevation of the dwelling, which forms the principal contribution to the terrace streetscape, remains largely intact and continues to preserve the established Edwardian character and rhythm of development. The more contemporary elements are to the side and rear of the property. The proposal therefore retains the legibility of the original terrace while allowing for a contemporary architectural response to the side and rear. Furthermore, the application site holds a prominent end-terrace position. As such, the dwelling performs a transitional role within the terrace and can be regarded as a visual ‘bookend’ to the row. End-terrace properties are often capable of accommodating a greater degree of architectural variation than mid-terrace properties without disrupting the cohesion of the terrace as a whole. In this instance, the contemporary side and rear additions take advantage of the property's corner

position whilst maintaining the established building line and terrace form when viewed from the street (Harryville). The surrounding area is not characterised solely by traditional Edwardian architecture. The immediate surrounding area contains a variety of building styles, alterations and more contemporary forms of residential development, reflecting the evolution of the Portstewarts built environment over time. Accordingly, whilst the proposal adopts a more modern architectural approach to the side and rear elevations, it would not appear incongruous within this context, nor would it undermine the character of the area. The proposal complies with criteria A of APPS7.

Overshadowing and loss of Light

8.9 It is acknowledged that the application site forms part of an established terrace characterised by a compact urban grain, with close relationships between properties and rear returns which already result in a degree of mutual overshadowing and restricted natural light, as acknowledged within the objections. The proposed extensions project beyond the existing rear return and extend further than the prevailing rear building line of the rest of Harryville terrace. The proposed ground floor extension will project a further 2.1m beyond the existing rear elevation and the proposed first floor extension will project a further 1.5m beyond the existing first floor extension. As such, it is accepted that the development has the potential to increase the degree of overshadowing experienced by the adjoining property when compared with the existing situation. However, the assessment must consider whether this impact would be so significant as to unacceptably harm the residential amenity enjoyed by neighbouring occupiers. A light test was carried out for this application as set out in paragraph A36 of APPS 7 *(see plan 18C).* The light test was measured from the rear return of the adjacent dwelling (No. 3), as the closest neighbouring window on the main body of the house already fails the light test due to the existing rear return. The proposal passed the light test as all development was within the 45' and 60' angle at each level. Further, other relevant factors as noted in paragraph A37 were taken into consideration and was considered acceptable. The neighbouring property to the NE already experiences a degree of restricted light due to the orientation and existing built form, and whilst the proposal would increase the extent of development to the rear, it is not considered that the resulting additional overshadowing would be so severe as to render neighbouring internal living accommodation or private amenity spaces unusable or unacceptable.

8.10 Regard has been had to the dormer accommodation serving No. 3. Whilst objections raised concerns that the proposed dormer would restrict light available to the neighbouring Velux windows, this is considered to be minimal as the dormers are of a similar height to the existing pitched roof of the rear return. The concerns expressed regarding effects on health and wellbeing due to overshadowing are acknowledged. However, the planning assessment must be based on the land use implications of the proposal and whether demonstrable planning harm would arise.

Overlooking and Loss of Privacy

8.11 Within objections, overlooking and loss of privacy has been raised in that the proposed first and second floor accommodation would result in views towards neighbouring rear gardens and private amenity spaces. At first floor level, the existing bathroom to the rear of the dwelling will be replaced with a bedroom, with an additional bedroom introduced within the side extension. At second floor level, the existing bedroom to the rear of the dwelling will be replaced with a living room, with the master bedroom introduced within the side extension. Whilst it is acknowledged that the proposed development introduces additional accommodation at upper floor levels, the proposed windows are primarily orientated towards the front and rear of the site and reflect the existing arrangement which already display windows at first and second floor level. It is also acknowledged that the proposed second floor living room incorporates an enlarged rear-facing window opening when compared to the existing bedroom window. However, the enlarged opening does not introduce a new overlooking relationship or more intrusive views into neighbouring properties than that already possible from the existing second floor bedroom window.

8.12 The side-facing windows on the western elevation will not result in overlooking as these will look out onto the application sites own amenity space, and The Hill which is a public road. No side-facing windows are proposed on the eastern elevation adjoining No. 3.

8.13 On the second floor, there is a balcony proposed to serve the master bedroom. This balcony will not result in overlooking to No. 3 as views to the east will be blocked by the second floor living room extension.

8.14 The application site occupies an end-terrace position were overlooking between neighbouring rear gardens is an inherent characteristic of the urban form. The proposed rear-facing windows would provide views similar in nature to those typically experienced from first and second floor accommodation within terraced and urban residential environments. Whilst the proposal may increase opportunities for views across neighbouring gardens when compared to the existing dwelling, the level of intervisibility created is not considered unusual or excessive within the context of the surrounding area. The proposed windows would not facilitate direct overlooking into neighbouring habitable room windows. Rather, the relationship created is characteristic of the established pattern of development within the terrace and wider area. The proposal complies with criteria B of APPS7.

Landscaping and site works

8.15 The application site comprises a large rear garden and front and side amenity spaces within an established urban area and does not contain any trees or other landscape features that make a significant contribution to local environmental quality. The proposed development can therefore be carried out without the unacceptable loss of, or damage to, any significant landscape features. Furthermore, the proposal includes enhancements to the existing site boundaries through the replacement and upgrading of boundary

treatments, including the provision of new 1.5m and 1.8m pressure treated closed boarded timber fencing and the introduction of additional native species hedging along sections of the site boundary. These measures are considered acceptable as the proposed planting will soften the appearance of the development and contribute positively to the visual amenity of the site and surrounding area. The proposed site layout and boundary treatments are shown on the submitted site plan. The proposal complies with criteria C of APPS7.

Amenity Space and Parking Provision

8.16 Sufficient space will remain within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles. The application site benefits from substantial private amenity space. Although the footprint of the dwelling is increased, generous outdoor recreational and domestic space remains available within the curtilage and the proposed extensions would not result in overdevelopment of the site. It is also noted that the proposal would reduce the number of bedrooms from six to five, thereby reducing the potential occupancy of the dwelling and, consequently, the likely demand for both private amenity space and parking provision. The submitted drawings also indicate that parking provision would increase from one in-curtilage parking space to two in-curtilage parking spaces, together with the continued availability of on-street parking. The proposal therefore represents an improvement in the parking-to-occupancy ratio when compared to the existing arrangement. The proposal is considered to comply with criteria D of APPS7.

Representations

8.17 The number and content of objections have been detailed at paragraph 5.1. Paragraphs 8.1 to 8.16 discuss the consideration of form, scale, massing, design, over development, dominance, impact on character of the area, overshadowing and loss of light, overlooking and loss of privacy and parking objection points.

8.18 Concerns were raised within representations regarding the alleged impacts upon rights of way and restrictions contained within Fee Farm Grant covenants. Matters relating to private rights of way, easements, title restrictions, restrictive covenants, and obligations arising from Fee Farm Grants are civil property matters between the relevant landowners and interested parties. Fee Farm Grants are a recognised form of land tenure in Northern Ireland whereby ownership of land may be subject to covenants or other private legal restrictions. The planning system is concerned with the use and development of land in the public interest. It does not determine private property rights, nor does the grant of planning permission override or extinguish any private legal rights or obligations that may exist. Any disputes concerning rights of access, rights of way, covenants, or compliance with the terms of a Fee Farm Grant fall outside the remit of the planning process and must be resolved between the relevant parties. Accordingly, no weight can be

attached to this aspect of the objection in the determination of the application. An informative can be added accordingly.

8.19 Concerns were raised within representations regarding the capacity of the existing wastewater infrastructure serving the Harryville terrace area, with objectors asserting that the proposal would place additional pressure on what was described as an 'outdated' system. However, no evidence was submitted to demonstrate that the existing infrastructure is incapable of accommodating the proposed development, nor was any evidence provided to substantiate claims of recent infrastructure failures attributable to capacity constraints. In the absence of such evidence, limited weight can be attached to these claims. Whilst the Council acknowledges that the number of wastewater sources will increase, it is noted that the proposal would result in a reduction in the property's potential occupancy, with the number of bedrooms decreasing from six to five. As such, there is no evidence to suggest that the proposal would generate an increased wastewater demand beyond that which could arise from the dwelling as existing. Consequently, the Council is not persuaded that the development would give rise to any unacceptable impact on wastewater infrastructure.

8.20 Concern was raised within representations regarding the potential future subdivision of the dwelling and its use as short-term tourist accommodation (Airbnb). The proposal has been assessed based on the application as submitted, namely the refurbishment and alteration of an existing dwellinghouse. The proposal was submitted on a householder (PHD) application form, and the description of development makes no provision for the subdivision of the property or its use for commercial short-term letting purposes. Furthermore, having reviewed the proposed floor plans it would be unlikely that the property could function as multiple units as the internal layout is centred on a single staircase serving all floors. There is no evidence before the Council to indicate that the proposal would facilitate or result in the creation of separate self-contained residential units. Any future proposal involving the subdivision of the property or a material change of use would be considered on its own merits under the relevant planning policy framework.

8.21 Objectors also expressed concerns that the potential use of the property as short-term accommodation could lead to increased turnover of guests/ occupants and give rise to safety and security issues within the neighbourhood. However, these concerns are speculative in nature and relate to a use that does not form part of the application currently under consideration. The planning system operates in the public interest of local communities and the region as a whole, and it does not exist to protect the private interests of one person against the activities of another. As such, private interests are not a planning consideration and therefore no weight can be attached to this aspect of the objection in the determination of the application.

8.22 Concern was raised within representations that the proposed development would have an adverse effect on the value of neighbouring properties, with one objector asserting that the adjacent dwelling could diminish in value by

approximately £50,000 should planning permission be granted. No evidence or independent valuation information was submitted in support of this claim. The perceived loss of property value is not a planning consideration and therefore while the concerns of objectors are acknowledged, no weight has been attached to this aspect of the objection.

8.23 Concern was raised within representations that approval of the proposed development would set an undesirable precedent and result in harm to the character of the area. Objectors referred to a previous proposal for a two-storey extension along Harryville terrace, which they contend was not approved due to concerns relating to overshadowing, loss of light and overlooking. Having reviewed the planning history of the surrounding area, it is considered that this comment relates to application C/2008/0102, which was subsequently withdrawn and therefore did not result in a planning determination. It is important to note that each planning application must be assessed on its own individual merits, having regard to the particular site circumstances, the nature and scale of the proposal, the planning history of the site, and the relevant planning policy framework in place at the time of determination. The existence of other proposals or decisions elsewhere does not, in itself, determine the outcome of a current application. Furthermore, due consideration has been given to the cumulative impact of development within the locality to ensure that the character and appearance of the area is not eroded through incremental change. As set out elsewhere in this report, the proposal has been assessed against all relevant planning policies and is considered acceptable in terms of design, residential amenity and impact on the surrounding area. The proposed development is of a scale and form that is appropriate to its context and would not result in any unacceptable adverse effects. Accordingly, it is not considered that approval of the application would establish a harmful planning precedent or detrimentally impact upon the character of the area.

8.24 Concern was raised within representations that the proposed development would have ‘deleterious effects’ on the designated features of the Skerries and Causeway Special Area of Conservation (SAC) due to its scale. This concern has been carefully considered. The Skerries and Causeway SAC is located approximately 215 metres north of the rear boundary of the application site. The proposed development is not situated within the SAC and there is no hydrological link between the site and the designated area. This has been checked on Spatial NI, Flood Maps NI, and during the case officers site inspection. The proposal comprises development within an existing developed site and would not involve works within, adjacent to, or connected to the SAC in a manner that could adversely affect its designated features. Considering the separation distance between the application site and the designated area, and the absence of any identified pathway, the Council is satisfied that the proposal would not be likely to have a significant effect on the Skerries and Causeway SAC, either alone or in combination with nearby development.

8.25 Concern was raised within representations regarding the proximity of the proposed extensions to the shared boundary, the limited separation distance

between properties, and potential future maintenance issues arising from the development. The application site forms part of an established Edwardian terrace where properties are characteristically arranged in close proximity to one another and where side separation distances between rear returns are generally limited by the historic pattern of development. Nos. 1-11 Harryville all contain rear returns/ extensions located along the eastern boundary of their respective plots. The proposed extensions reflect this established pattern of development and are consistent with the prevailing built form of the terrace. While it is acknowledged that the extensions would be constructed up to the shared boundary, this arrangement is characteristic of the existing development pattern along Harryville Terrace, where a number of properties including the application dwelling already have rear projections positioned on boundary lines. The issue of future maintenance access is a private civil matter between neighbouring landowners and is not a material planning consideration. Accordingly, having regard to the context of the existing terrace and the established building pattern within the locality, the proposal is considered acceptable in planning terms of its proximity to the shared boundary.

8.26 Objectors also expressed concerns over the lack of neighbour notification to wider area. Neighbour notification has been carried out in line with statutory requirements with eighteen (18) neighbours being notified. The application was also advertised on three occasions, being initially advertised on 5th February 2025 and readvertised on 28th January 2026 and 5th August 2026.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, SPPS 2nd Edition (2025) Addendum to PPS 7, and other material considerations. The proposal is considered acceptable in terms of layout, scale and massing and will not significantly harm the surrounding character of the site. The proposal is not considered to create unacceptable conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.

9.2 Therefore, this application is recommended for **APPROVAL.**

10.0 PROPOSED CONDITIONS

1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: Time Limit.

2. All planting, hard and soft landscaping, and boundary treatments comprised in the approved details of drawing No.03D and 23B shall be carried out during the first planting season following the occupation of the dwelling and any trees, hedgerow or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

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

3. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, garage, shed, outbuilding, wall, fence, gates or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

   Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area.

4. All existing walls of the existing dwelling, as indicated in green on Drawing Nos 24A, 25A and 26A, shall be permanently retained in the development.

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

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 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.

3. 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.

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.

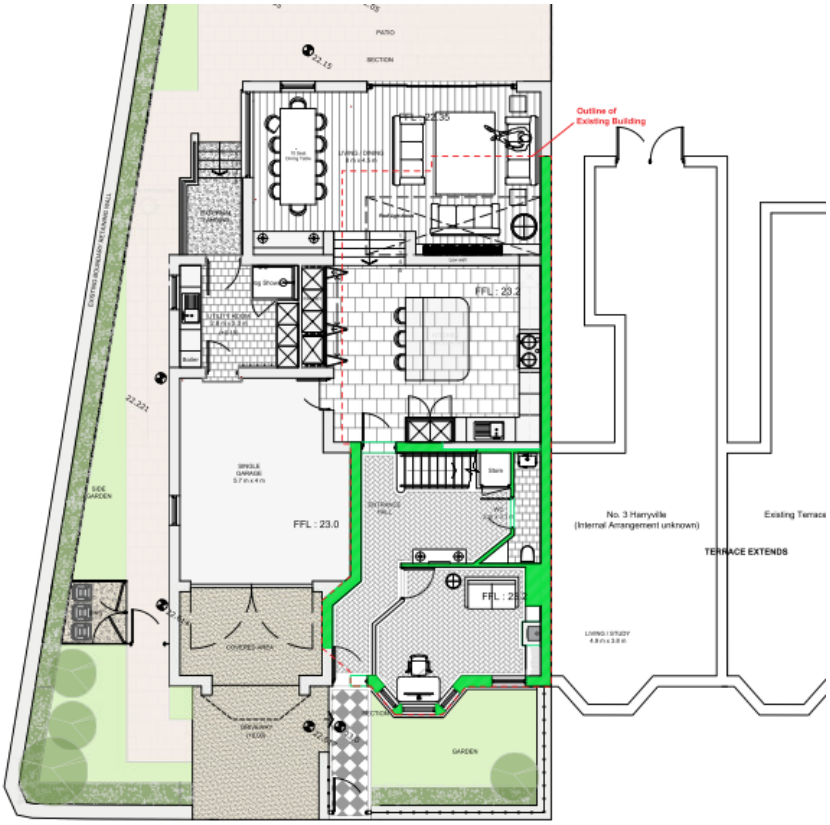
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at https://planningregister.planningsystemni.gov.uk/simple-search

Site Location Map (Plan 01A)

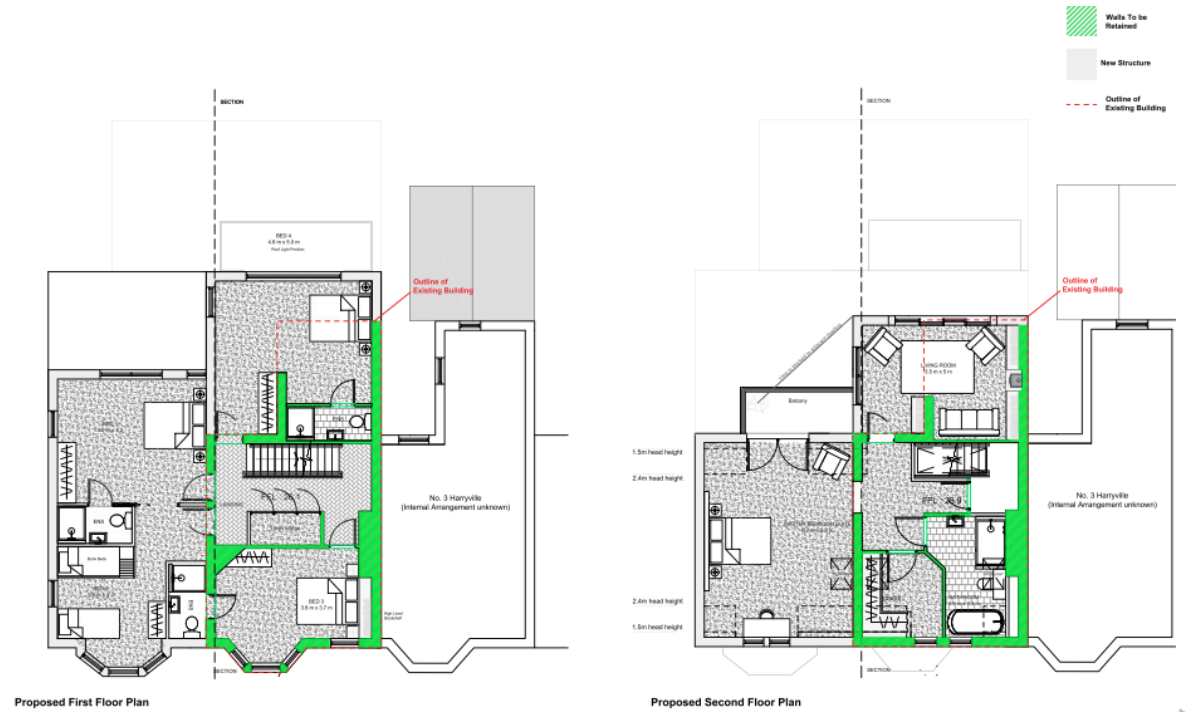
Existing Block Plan (Plan 02A)

Proposed Site Layout (Plan 03D)

Proposed Ground Floor Plan (Plan 07C)



Proposed First and Second Floor Plan (Plan 08D)

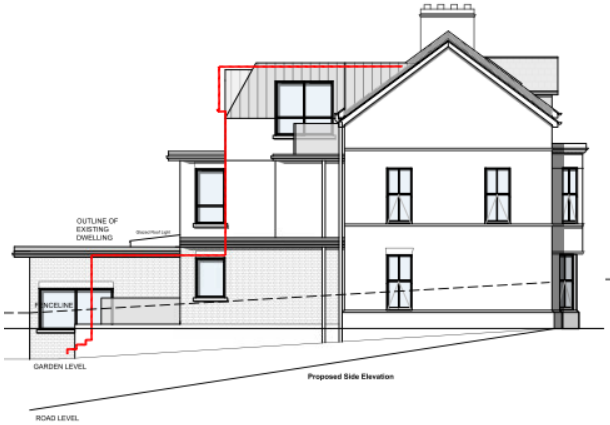


Proposed Front and Rear Elevations (Plan 10C)

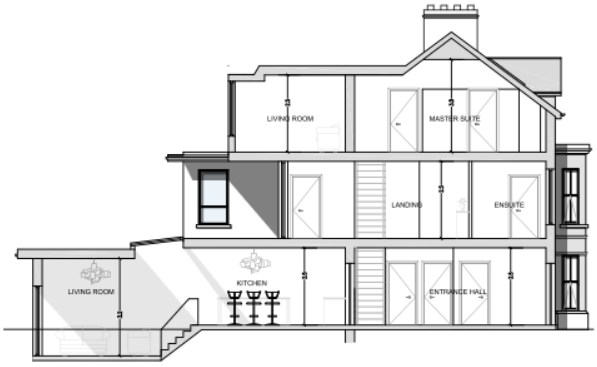
Proposed Front Elevation

Proposed Rear Elevation

Proposed Side Elevation (Plan 11B)



Proposed Side Elevation



Proposed Section

Proposed Landscape Plan (Plan 23B)

GENERAL NOTES:

1. Where topsoil is required to be supplied to site, the topsoil shall comply with BS 3882 (suitable grade) and shall have all existing vegetation eradicated from it.
2. All additional planting mediums to be obtained from an approved source, from suppliers committed to sustainability.
3. All trees and shrubs shall correspond exactly with the species, varieties and sizes shown on the planting schedule and shall comply with the relevant sections of BS 3936.
4. Planting operations shall be carried out to the requirements of BS 4428.
5. The contractor will be responsible for all maintenance operations during the maintenance period (12 months), which will run concurrently with the Defects Liability Period.
6. Campbell Architects have been appointed to prepare the enclosed soft landscape information, for information purposes only, based upon previously prepared planting specification and other soft landscape information, by others. Campbell Architects bears no responsibility for the specifications / schedules or locations of any planting or other elements of soft landscape, and will not be held responsible for any failure of planting or other defects associated with the enclosed information.

GENERAL PLANTING NOTES:

7. All plants to be healthy, hardened off and with good fibrous root systems and to comply with the requirements of BS3936 Specification for Nursery Stock. All planting to be undertaken in accordance with S4428 Code of Practice for General Landscape Operations.
8. All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well watered in. No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during droughts, hot sunshine or persistent dry or cold winds. All plant material to receive enough water to ensure healthy establishment.

PREPARATION & PLANTING:

9. All areas to be planted are to receive a minimum depth of 400mm and grassed areas 200mm of good vegetable topsoil imported to the site.
10. Topsoil surface to be cultivated to a depth of 150mm to relieve compaction prior to planting and seeding.
11. Any imported compost to the site must be peat free.
12. Planted areas to have 75mm deep layer of bark mulch applied after planting is complete.

MAINTENANCE OPERATIONS:

13. Maintenance operations are to take place at visits during establishment.
14. Prior to end of Defects Liability Period any defective plants are to be replaced at the contractor's expense (except those maliciously damaged or removed from site).

OUTLINE SPECIFICATION:

15. All works shall be carried out in accordance with good horticultural practice by qualified and experienced staff. Works shall comply with all relevant and current British Standards and codes of practices, including;

Topsoil: BS 3882:2015 Multipurpose Grade
Nursery Stock: BS 3936 1-9
Tree Work: BS 3998-2010
Code of Practice for General Landscape Operations: BS 4428-1989
Trees in relation to construction: BS 5837: 2012
Grounds Maintenance: BS7370-1998
Committee for Plant Supply and Establishment - 'Guidance on Handling and Establishing Landscape Plants' see Appendix 1
HTA National Plant Specification.

WEED TREATMENT:

16. All areas to be planted are to be treated with Roundup a minimum of 10 days prior to planting.
17. Planted areas are to be kept weed free with the use of herbicides. Following the use of herbicides, remove dead vegetation.

PLANTING GENERAL:

18. All plants material to be supplied in accordance with HTA National Plant Specification.
19. All Planting to be local provenance wherever possible and from local supplier.
20. Consider using reference to the Forestry Commission's 'Practice Note 8 'Using Local Stock for Planting Native Trees and Shrubs' if the site is in a sensitive rural location.

SOFT LANDSCAPE KEY:

Garden Trees
T01: Betula Pendula - Silver Birch

Hedge (Native)
Double staggered row planting at 5 plants/ lin.m
To be maintained at 1200mm high
To be planted with 300mm Depth Topsoil & 300mm loosened sub-soil and 75mm Depth Mulch.
HEG1: Crataegus Monogyna (Hawthorn)
HEG2: Rosa Canina (Dog Rose)
HEG3: Buxus Sempiverens (Box)

Amenity Lawn
To be planted with 150mm Depth Topsoil &
150mm loosened sub-soil.

Addendum
LA01/2025/0048/F

1.0 Update

1.1 Application LA01/2025/0048/F was presented to the Planning Committee on 23rd September 2026 with a recommendation to approve. The planning Committee agreed with the recommendation.

1.2 Two (2) additional letters of objection were received on 28th September 2026 and 19th October 2026 in relation to this application, resulting in a total of fourteen (14) objections, from eleven (11) individuals from seven (7) different addresses.

1.3 The new objections were from a neighbouring property within Heathmount View, an apartment building, which is directly opposite (West) the application site on The Hill. This neighbour occupies a first-floor apartment which has a master bedroom window and balcony facing towards the application site. This neighbour had not objected previously but was included in neighbour notification on four (4) separate occasions between January 2025 and July 2026.

1.4 The apartments within Heathmount View which face The Hill share a consistent internal arrangement, with master bedrooms, bathrooms, and a dressing room located on this elevation (*See Appendix A for extract from original planning permission* C/2004/0246 and C/2006/001). As this relationship is replicated across all of the apartments, this addendum should be read as an assessment of the potential impact upon all such properties within Heathmount View. In considering privacy and overlooking, it is also relevant that the master bedrooms and associated balconies already face directly towards The Hill which is a public road. These rooms therefore do not currently benefit from an entirely private outlook or setting.

1.5 Concern raised within the new objections include the following:

- *Overlooking and loss of privacy:*
  The objector states the introduction of additional upper floor habitable accommodation which projects beyond the existing western elevation, compounded by the raised ground level of the application site and direct alignment of windows would result in an elevated outlook towards and increased intervisibility to the objectors' apartments. Specifically, the proposed west-facing windows will overlook the master bedroom and balcony resulting in a material loss of privacy and residential amenity for the occupants.

- *Inadequate assessment:*
  The objector states that the Planning Committee Report does not adequately assess the relationship between the proposed west-facing side elevation windows and Heathmount View.

2.0 Assessment

2.1 The concerns raised regarding overlooking and loss of privacy have been carefully considered. However, it is not considered that the proposed works to 1 Harryville would result in an unacceptable impact on the residential amenity of apartments within Heathmount View.

2.2 Paragraph A29 of APPS 7 states *"Proposals should seek to provide reasonable space between buildings in order to minimise overlooking".* The application site and Heathmount View are separated by a public road (The Hill), which provides a significant degree of physical separation between the properties. The existing separation distance is approximately 23m between properties *(See Appendix B).* This will be reduced to 15.5m and 18.3m with the proposed works *(See Appendix C)*.

2.3 *Creating Places* (paragraphs 7.13–7.20) provides guidance in respect of separation distances and residential privacy, identifying 20m as an acceptable distance between directly opposing rear elevations within greenfield developments. The relationship in this case is notably different. The application site lies within an established urban setting, and the proposed side elevation windows

would face towards the front of Heathmount View, with a public road in between. The 20m figure is therefore not directly comparable to the circumstances of the proposal and should not be treated as a minimum separation standard. The proposed side elevation windows would be 15.5m to 18.3m from the front elevation of Heathmount View. Having regard to these separation distances, the angled orientation, the side-to-front relationship, the intervening public road and the urban context of the site, the proposal would not give rise to an unacceptable degree of overlooking or loss of privacy.

2.4 Further, while side windows within the proposed side and rear extension would have an outlook towards the wider streetscape, including properties on the opposite side of the road, this represents a mutual and urbanised relationship that is characteristic of the surrounding area. The proposed windows would primarily overlook the public road and the wider streetscape. The proposal does not introduce direct, close-range overlooking of main rooms that would be sufficient to justify refusal on residential amenity grounds.

2.5 The application property currently features a three-pane bay window serving the lounge, a single window serving the dining room, and a glazed conservatory at ground-floor level. At first-floor level, there are three single windows serving two bedrooms and a bathroom. There are no existing windows within the side elevation at second-floor level. The proposed side elevation would contain three single windows at ground-floor level, serving a garage, utility room and living/dining area. At first-floor level, three single windows are proposed, each serving a bedroom. At second-floor level, one window serving the living room is proposed, together with a balcony accessed from the master bedroom.

2.6 Having regard to paragraph A28 of APPS7, the existing side elevation contains four windows which serve a lounge and dining room at ground-floor level and two bedrooms at first-floor level. The proposed development would contain seven windows, five windows of which comprise the living/dining area at ground-floor level, three bedrooms at first-floor level and a living room at second-floor level. The proposal therefore represents an increase of one main habitable room window overall. The distribution of windows is also altered with an additional bedroom window introduced at first-floor

level and a new living-room window and balcony introduced at second-floor level where there are presently no window openings.

2.7 The Council acknowledges the changes to the number and arrangement of windows within the side elevation but considers the proposed arrangement acceptable. At ground-floor level, the windows serving the garage and utility room do not serve main habitable rooms and their potential for overlooking is limited. The proposed living/dining area constitutes a main habitable room and its window is positioned at ground-floor level and at a lower floor level relative to the main dwelling. Accordingly, its position in addition to boundary treatments would limit opportunities for direct overlooking, and it is not considered that the window would result in an unacceptable impact upon the privacy or amenity of neighbouring properties.

2.8 At first-floor level, three single windows are proposed, each serving a bedroom. Two of the proposed windows are positioned broadly in the same location on the gable as the existing bedroom windows. However, as a consequence of the proposed extension they are 5.1m closer to Heathmount View. The third bedroom window would replace the existing bathroom window and would be positioned 2.3m closer to Heathmount View than the existing opening. However, the reduction in separation distance does not necessarily equate to a material or unacceptable loss of privacy to Heathmount view. Given that they serve bedrooms and the general direction and nature of the outlook across the road would remain as existing, the proposal would not create a new direct overlooking relationship where one does not already exist.

2.9 At second-floor level, one window serving the living room is proposed, together with a balcony accessed from the master bedroom. While there are presently no openings at second-floor level and the proposal would therefore introduce a new outlook from this level of the dwelling, this must be considered within the context of the existing relationship between the property and its surroundings. In particular, the first-floor accommodation already benefits from an outlook in the same general direction. The

proposed second-floor window and balcony would consequently represent an elevated continuation of an established outlook rather than creating an entirely new direction of overlooking.

2.10 It is also noted that the objector's property and the other apartments comprise a balcony facing towards the application site. As such, there is already an established degree of reciprocal intervisibility between properties on opposite sides of The Hill. The proposal would not create an entirely new relationship but rather continue the existing pattern of overlooking that is inherent within this urban context. The presence of a balcony at the objector's property reflects the open outlook currently enjoyed across the public road.

2.11 The new objections noted that the application dwelling is at a higher elevation than Heathmount View. As per C/2006/0001/F, the objectors first floor apartment has a FFL of +23.525. The proposed internal floor levels within the main part of the application dwelling are +23.239 at ground floor, +26.142 at first floor and +28.931 at second floor. The objector states the proposed windows would have an elevated outlook towards the properties opposite. Accordingly, the ground-floor level of the proposed dwelling would sit approximately 0.286m below the first-floor level of the objector's apartment. While the upper floors of the proposed dwelling would provide a higher outlook, this is an inherent characteristic of a multi-storey residential building and does not, of itself, establish unacceptable overlooking or loss of privacy. The determining consideration is the relationship of the proposed windows to neighbouring properties, including their orientation, separation distance and the nature of the rooms served, which have been fully addressed in this addendum.

2.12 The objections question whether mitigation measures such as obscured glazing, fixed glazing, screening, relocation of windows or other privacy measures should be considered. However, the Council is satisfied that such mitigation is neither necessary nor justified in this instance. Fixed glazing would not address the substance of the objections, which relate to the principle and positioning of windows within the side elevation rather than their opening. Obscured glazing would also be inappropriate for the first and second floor windows, having regard to paragraph A28 of APPS 7, which does not consider

obscure glazing as an acceptable solution for windows serving main rooms. The Council is similarly not satisfied that the relocation of the proposed windows is necessary given the relationship between the development and surrounding properties as assessed above. Screening to the second-floor balcony is also considered unnecessary. As noted previously, the objector's property and the other apartments contain balconies without screening facing towards the application site, and there is therefore an existing degree of reciprocal intervisibility between properties on opposite sides of The Hill.

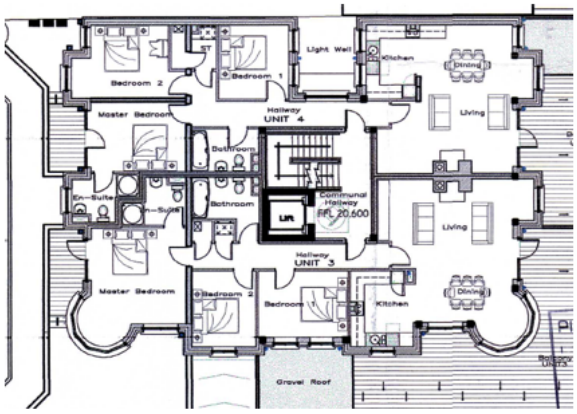
1.1 The planning department is satisfied that the proposal would not result in a material loss of privacy or residential amenity to occupiers of apartments within Heathmount View or other nearby properties. On this basis, it is considered that the proposed development would not give rise to unacceptable overlooking or loss of privacy and is compliant with the amenity criteria within Policy EXT 1 of APPS 7.

3.0 Recommendation

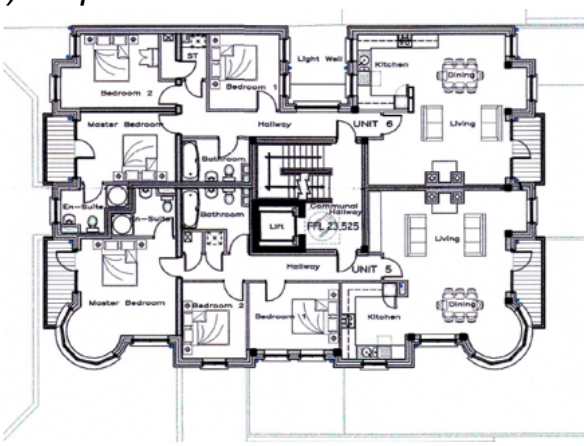
3.1 That the Committee note the contents of this Addendum and agree with the recommendation to **Approve** the application as set out in Section 9 and 10 of the Planning Committee Report.

Appendix A –

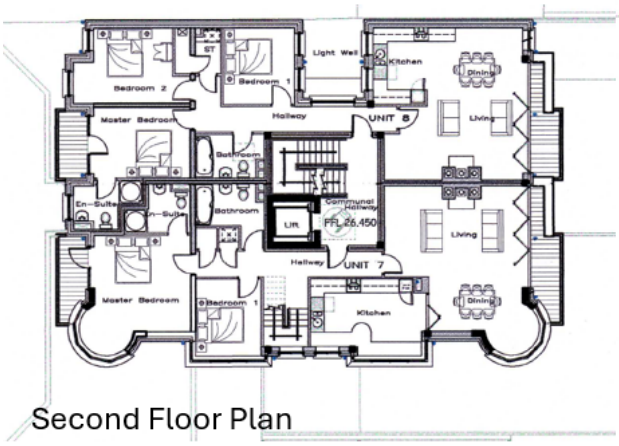
Floor Plans (excluding lower ground and basement parking as these levels do not have frontage to The Hill) as per C/2006/001/F.



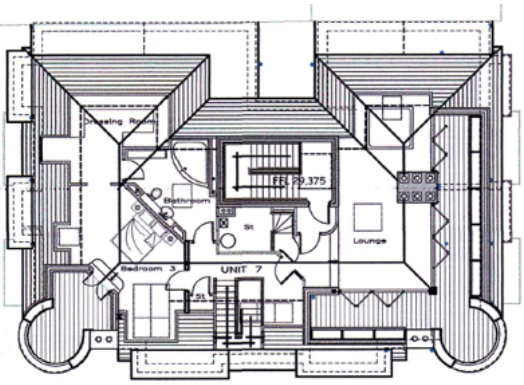
Ground Floor Plan



First Floor Plan

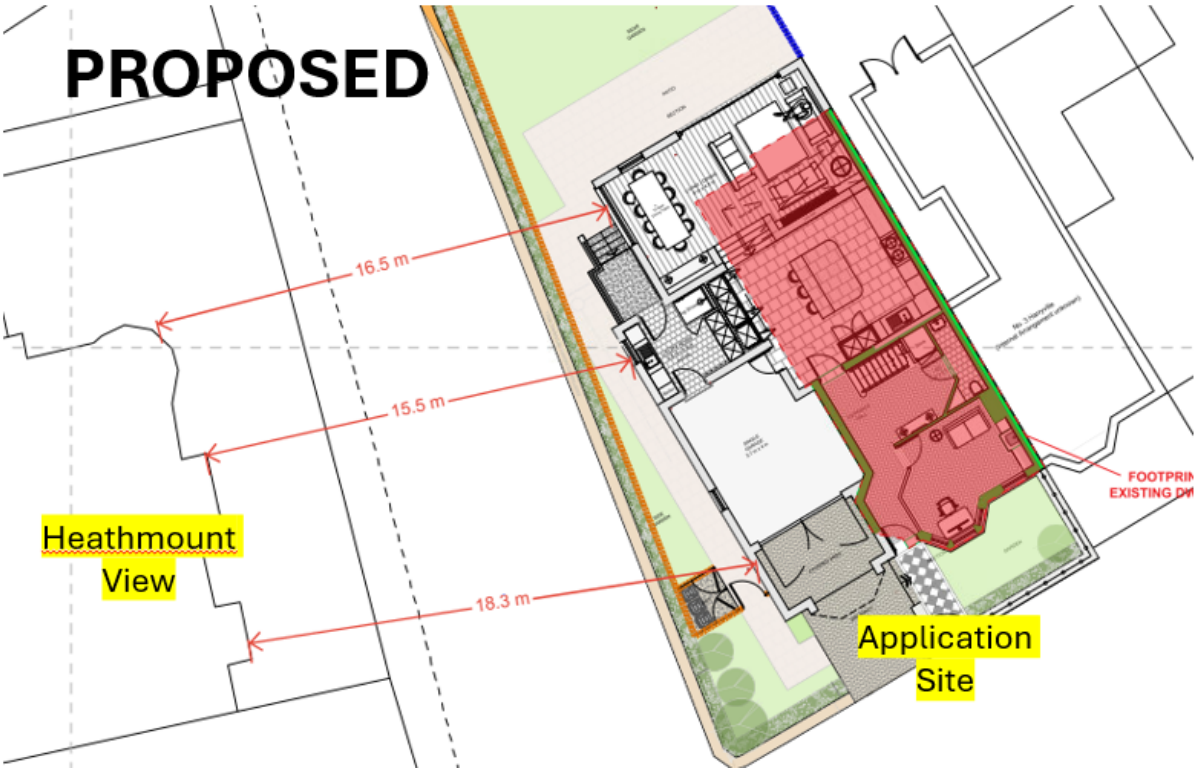


Second Floor Plan



Third Floor Plan

Appendix B –

EXISTING
+21.812
+21.95
FFL : 22.95
FFL : 22.95
23.0 m
+22.221
Application Site
FFL : 23.2
Heathmount View
+22.614
23.0 m
+22.8
+22.617

Appendix C –