

Title of Report:	Planning Committee Report – LA01/2024/0986/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th October 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	Senior Planning Officer

Estimated Timescale for Completion	
Date to be Completed	

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

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

<u>No:</u> LA01/2024/0986/F	<u>Ward:</u> Torr Head and Rathlin
<u>App Type:</u> Full	
<u>Address:</u> Former Glendun Nursing Home, 16 Strandview Park, Cushendun	
<u>Proposal:</u> Alterations and rear extension to The Former Glendun Nursing Home (B1 listed building) to form 2 semi detached dwellings	
<u>Con Area:</u> Cushendun	<u>Valid Date:</u> 05.09.2024
<u>Listed Building Grade:</u> Grade B1	
<u>Agent:</u> Mark Todd Architects Ltd, 50 University Street, Belfast BT7 1HB	
<u>Objections:</u> 13	<u>Petitions of Objection:</u> 0
<u>Support:</u> 0	<u>Petitions of Support:</u> 0
<u>Comment:</u> 1	

Executive Summary

- This is a full application seeking permission for the conversion and extension of the former Glendun Nursing Home to create 2 No. semi detached dwellings.
- The site is located within the settlement development limit of Cushendun and falls within Local Landscape Policy Area (LLPA) CNL 01 and Antrim Coast and Glens AONB
- The site is located within the Cushendun Conservation Area
- The development includes the conversion and extension of the former Glendun Nursing home which is a Grade B1 Listed Building. There is an associated Listed Building Consent application under LA01/2024/0985/LBC.
- The proposal respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, massing, design, landscaping and hard surfaced areas.
- The design and layout of the dwellings will not adversely harm neighbouring residential amenity.
- The principle of the development has been assessed against relevant planning Policies including SPPS (Edition 2), Policy QD1 of PPS 7, Policy LC1 of the Addendum to PPS 7, PPS 2, PPS 3, PPS 6, Creating Places and DCAN 8.
- There have been 13 objections to the development and there was 1 neutral comment.
- Following submission of amended plans relevant consultees have no objection.
- The proposal is considered to comply with relevant planning policy and guidance including the Northern Area Plan 2016, SPPS (Edition 2), PPS 2, PPS 3, PPS 6, PPS 7, Addendum to PPS 7 – Safeguarding the Character of Established Residential Area.

- Approval is recommended.

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

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

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The application includes the redevelopment and extension of the former Glendun Nursing Home which is a Listed Building dating back to approximately the 1860's. This is a 2-storey building that is currently unoccupied. The front elevation includes bay windows and balcony features. To the rear there is an open yard area, and it is evident rear returns and annexes have been demolished. The south-eastern and south-western boundaries to the rear are defined by existing stone walls and the north-eastern rear boundary is defined by a fence approximately 2m in height. The site is accessed via an existing right of way along the north-eastern boundary which leads to the rear of the site. The land to the rear of the existing building rises towards the southern boundary.
- 2.2 The site lies within the settlement development limit of Cushendun and falls within Cushendun Conservation Area. The surrounding development is mostly residential dwellings and apartments to the north-east and south-west of the site.
- 2.3 The site falls within Antrim Coast and Glens AONB and LLPA CNL 01.

3 RELEVANT HISTORY

Planning permission was previously granted on site for redevelopment under the applications stated below, there is no record of lawful commencement of this development.

Application Number: E/2008/0124/LB Decision: Consent
Granted Decision Date: 27 January 2009
Proposal: Alteration and extension to existing listed property to provide 4no. waterside apartments

Application Number: E/2008/0105/F Decision: Permission
Granted Decision Date: 27 January 2009
Proposal: Alterations and extension to existing vacant nursing home (listed building) to provide 4no. waterfront apartments and 4no. duplex apartments to rear

4 THE APPLICATION

- 4.1 This is a full application for the alterations and rear extension to the former Glendun Nursing Home (B1 listed building) to form 2 semi-detached dwellings.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle 18.09.24
Re-advertisement: Coleraine Chronicle 08.04.26
Neighbours: Notification in accordance with legislation.

- 5.2 13 comments of objection have been received, the comments raise the following points:
- Contrary to SPPS and PPS 6
 - Design compromises the architectural integrity and historic character of the Listed Building
 - Proposed extension does not respect existing building
 - Not clear if materials will be sympathetic to listed structure
 - Impact on the character of the area

- Scale, form and materials not in keeping with character of the Conservation Area
- Impact on amenity from noise, disturbance and traffic
- Concerns re impact of development on existing right of way and access along the north-eastern boundary
- Concerns regarding number of units proposed on site
- Development to the rear is too high
- Overlooking of existing residential properties
- Concerns re-traffic during construction
- Object to changes to façade of building
- Impact on LLPA and contrary to Area Plan Policy
- One objection has been withdrawn following submission of amended plans indicating the front façade is to be retained

The council would comment the following in relation to the comments received:

- Amended plans have been received showing the front façade to be retained and the development to the rear reduced in height.
- Clarification was sought from the agent in relation to the right of way. The agent acknowledges a right of way exists for Strandview Pk and the access along the north-eastern boundary. The right of way does not fall within the red line of the application site and amended plans remove the vehicular access to the rear of the site.
- The scale of the development to the rear has been reduce therefore reducing impact on private amenity.
- DFI Roads have no objection to the access and parking arrangements.
- HED (Historic Buildings) are content with the amended plans

5.3 Internal

DFI Rivers: Advice provided

NI Water: - Approval, solution agreed and implemented

Environmental Health: No objection, advice provided

DFI Roads: No objection, condition provided

Re-con - 26/03/26 - no objection to amended proposal

NIE: No objection

HED: (08/06/26): Content, subject to conditions

DAERA

NED 30/01/26 - No concerns, advice provided

Marine and Fisheries re-con 30/06/26: advice provided, concerns whether defence may be fit for purpose in the future

SES - RE-CON 12/5/26: No objection

Con Area Officer 24/6/26: Content, proposal complies with relevant policy

Design & Access Statement

- 5.4 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application as the application is for more than one dwelling and is located within a designated area (Antrim Coast and Glens AONB).

The design and access statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.

Environmental Impact Screening

- 5.5 The proposed development is located within a sensitive area (Antrim Coast and Glens AONB) and falls within Category 10

(b) of Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (NI) 2017 and therefore the Council is obliged under Regulation 12 (1) to make a determination as to whether the application is for EIA development.

- 5.6 The Council determined on 15/11/2024 that the proposal is not an EIA development and as such this planning application, did not need to be accompanied by an Environmental Statement.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- The Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland - Edition 2 (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

- [The Regional Development Strategy 2035](#)
- [The Northern Area Plan 2016](#)
- [The Strategic Planning Policy Statement \(SPPS\) Edition 2](#)
- [Planning Policy Statement 2 \(PPS 2\) – Natural Heritage](#)
- [Planning Policy Statement 3 \(PPS 3\) – Access, Movement and Parking](#)
- [Planning Policy Statement 6: Planning Archaeology and the Built Heritage](#)
- [Planning Policy Statement 7 \(PPS 7\) – Quality Residential Environments](#)
- [Addendum to Planning Policy Statement 7 \(APPS7\) – Safeguarding the Character of Established Residential Areas](#)
- [Planning Policy Statement 15 \(PPS 15\) – Planning & Flood Risk](#)
- [Planning Policy Statement 21 \(PPS 21\) - Sustainable Development in the Countryside](#)
- [Creating Places - Achieving Quality in Residential Developments](#)
- [Living Places](#)
- [DCAN 8 - Housing in Existing Urban Areas](#)
- [DCAN 15 - Vehicular Access Standards](#)
- [Parking Standards](#)

- [Antrim Coast and Glens Design Guide](#)
- [Cushendun Conservation Area Guide](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: Principle of Development and Area Plan Designations, Quality in New Residential Development, Impact on the Conservation Area, Natural Heritage, Access and Parking, Water, Sewage and Drainage and Habitats Regulations Assessment.

Principle of Development and Area Plan Designations

- 8.2 The site lies in the settlement development limit of the village of Cushendun. The site falls within Antrim Coast and Glens AONB and within LLPA CNL 01 (Cushendun Coastal LLPA).
- 8.3 The site lies within the Cushendun Settlement Development Limit. The LLPA designation seeks to protect the landscape and visual amenity value, architectural merits and historic interest of the area. Consultation has been carried out with the Area Plan team who advise ‘from the perspective of Designation CNL 01, it is considered the proposal would not adversely affect the key features of the LLPA and, as such, is acceptable under the provisions of Policy ENV 1 of the Northern Area Plan’.
- 8.4 Designation CN 01 of Northern Area Plan 2010 states that housing proposals within Cushendun will be restricted to small-scale infill sites. Any new development will be required to be in character with the existing built form in terms of density, height and design. Following submission of amended plans the development complies with The Northern Area Plan 2016.

- 8.5 The initial proposal was for the conversion of the existing building to a detached 4-bedroom dwelling and the introduction of two new semi-detached four-bedroom dwellings to the rear. The scheme was amended by the agent to try to address the concerns raised by the planning department and HED in relation to design, scale, amenity and impact on the Conservation Area. The development now proposed includes alterations and rear extensions to the existing building to form a pair of semi-detached dwellings.

Quality in New Residential Development

- 8.6 Policy QD 1 of PPS 7 sets out a presumption against housing development in residential areas where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. Proposals for new residential development should comply with the following criteria:

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

- 8.7 This full application includes the conversion of the existing building and rear extension to create a pair of semi-detached dwellings.
- 8.8 The site fronts onto Strandview Park. The buildings to the south-west include a hotel and residential properties. The buildings to the north-east are 3 and 4 storey apartment buildings. The land to the south outside the development limit rises up and provides a backdrop for the site when viewed from the north across Cushendun Bay.
- 8.9 The conversion of the existing building will include the creation of a pair of semi-detached dwellings. Each will have a separate access on the front elevation. The bay windows and balcony detailing are to be retained. The external finishes will be repaired or replaced with the same texture and course. Corner

stone detailing and signage will be retained. The proposal will have limited visual impact on the streetscape along Strandview Park.

- 8.10 The development to the rear will include a new 2 storey extension that will be connected at ground floor level by a single storey link. The development to the rear has been reduced in height and scale and reflects the scale, design and massing of the existing building and surrounding development. The finishes will include render walls, timber windows and doors and natural slate roof.
- 8.11 The land on the site rises towards the south. Sections have been provided indicating proposed levels. These confirm the development to the rear will not be dominant from public viewpoints from the north.
- 8.12 All existing boundaries and stone walls will remain intact as part of the development. The agent has advised that the site was previously excavated in the 1990's which exposed the base of the retaining walls on the west and southern boundaries. The proposal will build a lower planted garden wall in from the old wall to stabilize the exposed footing and form an edge to the yard.
- 8.13 The proposed development complies with criteria (a) of QD 1.

(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;

- 8.14 There are no archaeological sites or monuments identified within the vicinity of the application site however Cushendun is identified as an historic settlement. Historic Environment Division (HED) – Historic Monuments have assessed the application and have advised they are content.
- 8.15 As indicated above No 16 Strandview Park is a Grade B1 Listed Building. The proposed development seeks to convert the

existing building into 2 dwellings with alterations and 2-storey extension to the rear.

- 8.16 The assessment of the proposed alterations and extension to the listed building and the impact of the proposal on the setting of the listed building is considered in further detail within associated application LA01/2024/0985/LBC.
- 8.17 Historic Environment Division (HED) – Historic Buildings have been consulted and following submission of amended plans have no objection to the proposal subject to conditions.
- 8.18 The development as proposed complies with criteria (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 discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

- 8.19 The proposed development includes the creation of 2 no. dwellings. The building in its more recent history was used as a hotel and nursing home.
- 8.20 In curtilage private amenity space is to be provided to the rear of each dwelling. The easterly dwelling (House 1) will have approximately 66 square metres and the westerly dwelling (House 2) will have approximately 80square metres. Each dwelling also has a private balcony on the front elevation measuring approximately 7 square metres. Creating Places guidance advises an average provision of 70 square metres with less than 40 square metres considered unacceptable. Given the private amenity provided on site and the location in close proximity to the beach and walking paths the level of amenity space provided is acceptable.
- 8.21 The existing boundary walls and vegetation to the rear of the property along the south-western boundary are to be retained, planting will be carried out along the western boundary and a

lower planted garden wall is to be constructed parallel to the existing walls within the site.

- 8.22 The north-eastern boundary is to be defined by a new wall approximately 2 metres in height, the finishes will be wet dash sand–cement render, finished with white masonry paint which will match the new extension.
- 8.23 The level of amenity space and boundary treatments to be provided are acceptable and the proposal complies with criteria (c).

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

(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;

- 8.24 Given the scale and location local neighbourhood facilities are not required. The development lies within the settlement development limit of Cushendun and within walking distance to the services provided within the settlement.
- 8.25 The development is located along the main road between Cushendall and Ballycastle and along existing public transport routes.
- 8.26 The development complies with criteria (d) and (e) of QD 1.

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

- 8.27 Following submission of amended plans there is no new access proposed for the development. The agent has confirmed a right of way exists to the front of the site also along the north-eastern boundary.
- 8.28 The submitted plans show 12 parking spaces to the north-east of the site identified in blue land. Parking Standards guidance suggest a requirement of at least 2 unassigned spaces for a 4

bed dwelling. The provision therefore complies with relevant guidance in relation to parking.

- 8.29 It is noted that the proposal requires less parking provision than the previous use as a nursing home.
- 8.30 In-curtilage parking is not a viable option given the design and layout of the development proposed and also to protect the character of the Listed Building.
- 8.31 DFI roads have been consulted and have raised no objection to the parking and access. The development therefore complies with criteria (f).

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

- 8.32 As indicated the development included the division of the existing building to provided a pair of semi-detached dwellings with new extensions to the rear.
- 8.33 Initial submitted plans included significant alteration to the front façade of the existing building. There had been several objections to these works and HED had also raised concerns. The proposed plans have now been amended to retain the balcony, bay windows and castellated features therefore retaining the character of the existing building.
- 8.34 The works to divide the property in two will include the creation of an additional door on the front elevation. This will not result in significant impact on the front façade of the existing building. New timber frame windows and doors and roof to be repaired with slate to match existing, render will be repaired or replaced to match existing.
- 8.35 The new extensions to the rear has been reduced in scale to respect the character of the existing development and ensure it is not dominant when viewed from the north. The design and materials are in keeping with the existing building including natural slate, timber frame windows and doors and painted render.

- 8.36 Consultation has been carried out with HED and the Council Conservation Area Officer, they have no objection to the amended design. The development complies with criteria (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;

- 8.37 The site is located in the settlement development limit of Cushendun the surrounding development to the north-east and south-west is largely residential.
- 8.38 The Bay Apartments are located to the north-east of the application site. A right of way runs between the apartments and the application site. The apartments are 3-4 storey in height. Nos. 1 and 3 are located to the north-east of the application site. There are existing small windows on the side elevation of the apartments. The eastern elevation of the proposed development will have 2 windows at ground floor level, these will serve the kitchen/dining area. At 1st floor level one of the existing 2 openings will be closed up, the other will remain and serve the living space. These windows are existing and do not look directly into the adjacent property or directly overlook private amenity space.
- 8.39 The rear extension to House 1 included two 1st floor bedroom windows facing north-east. These would be located adjacent to the existing electricity substation. There is amenity space to the rear of the existing apartments. Amendments were sought removing one of the bedroom windows to ensure there would not be direct overlooking of rear amenity space, the remaining window will look towards the electricity sub-station and gas storage compound. Planning permission was previously approved on the application site under E/2008/0105/F and included 3 storey development to the rear of the existing building. The height and scale of the proposed development is smaller than that previously granted. It is considered that the proposed amendments will no have an adverse impact on the amenity of Bay Apartments.

- 8.40 The south-western part of the site extends to the rear of no. 14 Strandview Park and external steps which lead to Cave Road. This area incorporates an area of amenity space associated with House 2. At the time of site visit the area to the rear of No 14 appeared to be residential amenity. This property is not currently rated. One first floor gable window is proposed to the side elevation. This will look towards the amenity space of the proposed dwelling. Given the separation distance and the retention of existing high boundary walls along the south-western boundary the proposed development will not result in unacceptable impact on private amenity at no 14 Strandview Park.
- 8.41 Amended plans show the proposed development to the rear has been reduced in scale therefore limiting the impact of overlooking or overshadowing that was raised by some of the objections.
- 8.42 A single storey link will be constructed between the proposed dwellings therefore there will be no unacceptable impact on amenity on the proposed dwellings from overlooking. The height of the development to the rear has also been significantly reduced so will not result in unacceptable overshadowing of the proposed dwellings.
- 8.43 Cave Road runs along the south boundary of the site. Although it is sited 3-4 metres from the rear elevation of the building the road level runs adjacent to the eaves level of the rear return and as such there will not be direct overlooking into any rear windows or amenity space.
- 8.44 Environmental Health have been consulted and express no objections. There are no anticipated issues in relation to noise or other disturbance from this development.
- 8.45 The proposed development will not result in unacceptable impact on private amenity on existing or proposed properties. The development complies with criteria (h).

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

- 8.46 The development has been designed to deter crime and promote personal safety.

Policy QD 2 PPS 7 - Design Concept Statements

- 8.47 Policy QD 2 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.
- 8.48 Design Concept Statement is necessary to accompany outline as well as full planning applications, to show how the developer will deliver a quality residential environment on a particular site. QD 2 goes on to state, for sites in sensitive locations the type of information and detail required for the Design Concept Statement will include some or all of the following:
- an appraisal of the site context highlighting those features in the vicinity of the site which influence the design of the scheme;
 - an appraisal of the characteristics of the site - identifying features within the site and how they influence the design of the scheme. This should include landscape features, an analysis of existing flora and fauna and the location of any archaeological or built heritage features or sites of nature conservation importance;
 - an indicative layout of the proposed scheme including for example the siting of buildings, existing and proposed public transport facilities, pedestrian and cycle routes, the layout of streets, access arrangements and traffic calming measures proposed;
 - sketch details of the design of buildings;
 - a comprehensive and readily understood structure to the open space and landscape elements of the scheme including proposals for subsequent management and maintenance; and
 - the type and location of any necessary local neighbourhood facilities.
- 8.49 QD 2 states a Design Concept Statement is necessary to demonstrate how the proposed scheme has taken account of the main features of the site and its context. Supporting information accompanies the application which complies with

Policy QD2. A Design and Access Statement considered the site context and the architectural features of the existing building. Details of the site history have also been provided to show how this has informed the design along with a Visual Impact Assessment.

Addendum to Planning Policy Statement 7 Safeguarding the Character of Established Residential Areas

- 8.50 Policy LC 1 of the Addendum to PPS 7 states that in established residential areas planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites (including extended garden areas) to accommodate new housing, where all the criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met:(a) the proposed density is not significantly higher than that found in the established residential area; (b) the pattern of development is in keeping with the overall character and environmental quality of the established residential area; and (c) all dwelling units and apartments are built to a size not less than those set out in Annex A.
- 8.51 The proposed development will result in the creation of 2 new residential units within the settlement development limit of Cushendun. The density is in keeping with the existing pattern of residential development in the locality with apartment development located to the north-east and slightly lower density detached and semi-detached dwellings to the south-west on Strandview Pk, Knocknacarry Rd and Cave Rd.
- 8.52 The pattern of development respects the existing residential character. The façade of the existing building is to be retained retaining the existing streetscape and the new development to the rear will be in keeping with the scale and design of the surrounding development and development previously on site.
- 8.53 The proposed dwellings meet with the internal space requirements as set out in Annex A of the Policy.

Impact on the Conservation Area

- 8.54 The application site falls within Cushendun Conservation Area. The site comprises the B1 Listed Building of the Former Glendun Hotel Building and former Nursing Home at 16 Strandview Park, Cushendun. The site occupies a prominent location within the Historic quay and harbour area of the Conservation Area, with important public views of the site from along this Quay, harbour area, and also from the Beach and Northern approach to the village from Bay Road.
- 8.55 The building is of significant historic and townscape interest and contributes positively to the character and appearance of the Conservation Area through its scale, form and distinctive architectural detailing, including the frontage bays and balcony features which contribute to the visual richness and individuality characteristic of Cushendun's built form.
- 8.56 Policy BH 12 (New Development in a Conservation Area) of PPS 6 states:

The Department will normally only permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a conservation area where all the following criteria are met:

- (a) the development preserves or enhances the character and appearance of the area;
- (b) the development is in sympathy with the characteristic built form of the area;
- (c) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area;
- (d) the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;
- (e) important views within, into and out of the area are protected;
- (f) trees and other landscape features contributing to the character or appearance of the area are protected; and
- (g) the development conforms with the guidance set out in conservation area documents.

- 8.57 The Council Conservation Area Officer comments that 'the existing attributes and character of No.16, is considered an

important asset that positively contributes to its character and setting of the Conservation Area. Key issues in consideration of the proposals on site, are to ensure that these unique assets are not lost and that any new development at this location should not over dominate and compete with this existing historic built form and key buildings within the Conservation Area’.

8.58 A number of amended plans were received during the processing of the application to address concerns regarding the height, massing and design of the proposed development. The latest amendments retain the existing features of the building on site and the scale of the development to the rear has been reduced. The Conservation Area Officer has noted that ‘the revised scheme now retains the frontage bay features, crenelations and balustrades, with the extent of demolition limited to the replacement of windows and doors. From a Conservation Area perspective, the revised scheme and frontage treatment is considered a contextually appropriate design approach which respects the established character of the Conservation Area. The retention and re-use of the existing listed structure and its principal frontage features is welcomed and will ensure the building continues to make a positive contribution to the character and appearance of the Conservation Area’.

8.59 In relation to the new development to the rear the Conservation Officer ‘welcomes the substantial reduction in the scale, height and massing of this element of the scheme. The revised two-storey form and amended roofscape now present a more subordinate and appropriate relationship with the host historic building and surrounding built context within the Conservation Area. The revised scheme is considered to successfully reduce the previously identified visual dominance of the rear development within important public views from the harbour, quay and surrounding approaches to the village. The amended design is now considered appropriately responsive to the historic character, scale and setting of the Conservation Area. It is also welcomed that clarification has been provided regarding the proposed materials and detailing, including the use of natural slate roofing, painted timber windows and cast metal rainwater goods, which are considered appropriate within the Conservation Area context’.

- 8.60 The proposal is considered to comply with paragraphs 6.18 and 6.19 of the SPPS, and Policies BH12 & BH14 of PPS6 and the Cushendun Conservation Area Design Guide.

Natural Heritage

- 8.61 The application site is located within Antrim Coast and Glens Area of Outstanding Natural Beauty. The development involves re-development and extension of an existing building. The architectural style of the existing building is to be retained within the re-development and the extension respects the scale, design and layout of the locality and AONB. The roadside boundary is to be retained and the new wall along the north-eastern boundary is in keeping with the character of surrounding development. The materials match the traditional materials used within the AONB. The proposal is considered to be sympathetic to the character of this area of the AONB. The proposal complies with Policy NH 6 (AONB) of PPS 2.
- 8.62 During the processing of the application a Biodiversity Checklist was submitted, this identified the need for Bat Surveys and subsequently a Preliminary Ecological Appraisal (PEA) and Bat Survey was submitted for consideration. The Bat Surveys did not identify any roosts. DAERA Natural Environment Division (NED) have advised that they have considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns. The development therefore complies with Policy NH 2 of PPS 2.
- 8.63 The application site lies within approximately 70 metres from Reds Bay SAC. The submitted PEA states Red Bay SAC is hydrologically connected to the site via the local drainage network. The site is therefore also hydrologically connected to Galboly, Torr Head, Cloghastucan and Fair Head and Murlough Bay ASSI's. None of the remaining statutory designated sites present within the search radius are likely to be hydrologically connected to the site. On consultation with NED they do not raise any concerns regarding the impact on sites of nature conservation importance. The proposal complies with policy NH3 of PPS 2.

Access and Parking

- 8.64 No new access proposed for the development. The agent has confirmed a right of way exists to the front of the site also along the north-eastern boundary.
- 8.65 The submitted plans show 12 parking spaces to the north-east of the site identified in blue land. Parking Standards guidance suggest a requirement of at least 2 unassigned spaces for a 4-bedroom dwelling. The provision therefore complies with relevant guidance in relation to parking.
- 8.66 DFI roads have been consulted and have raised no objection to the parking and access.
- 8.67 The proposal complies with Policy AMP 7 of PPS 3.

Flood Risk and Climate Change

- 8.68 The site lies outside the floodplain but within an area of pluvial flooding. DFI Rivers have been consulted, they have raised no objection to the proposal.
- 8.69 DAERA - Marine and Fisheries Division have raised concerns in relation to climate change and sea level given the proximity to the coastline. They advise that 'we acknowledge the presence of the seawall at this site, we note that this sea wall is artificially holding the coastline. Given the impact that future climate change and sea level rise scenarios may have upon this area we would have concerns about whether this defence will be fit for purpose in the future.
- 8.70 Additional information was submitted by the agent stating that the sea wall has provided long term protection and the adjacent coastline has remained protected since its installation. It is also noted the site does not fall within the floodplain therefore the development complies with paragraph 6.42 of the SPPS (Edition 2). The agent advises that the new extension on site will be approximately 700mm above the existing ground levels. The existing building to the front will be further protected

through the provision of enhancing the existing perimeter wall to approximately 700mm which will be supplemented by taking measures and demountable flood gates to form a comprehensive defensive barrier.

- 8.71 While Marine and Fisheries Division still raise concerns about the development consideration is given to the fact that the development closest to the shoreline involves the re-use of a Listed Building meaning options for robust protection from flood and coastal measures may be restricted. The new development to the rear will be raised by 700mm to help protect from flood events. Given the siting and comments from Marine and Fisheries the applicant is aware of the risks associated with the site in proximity to the coastline. On balance development is acceptable and in accordance with the SPPS (Edition 2) and PPS 15.

Water, Sewage and Drainage

- 8.72 The development will connect to mains water supply and surface water will be discharged into the existing watercourse. Foul sewage is to be disposed of via mains. Initial comments from NI Water highlight downstream capacity issues.
- 8.73 The agent provided confirmation that a Pre Development Enquiry and Waste Water Impact Assessment have been completed. On re-consultation with NI Water they have no objection.

Habitats Regulations Assessment and Designated Sites

- 8.74 The application site lies approximately 70 metres from Red Bay SAC. Consultation was carried out with Shared Environmental Services (SES) to allow comment. They advised initially that they require additional information.
- 8.75 Following receipt of NED comments and confirmation of approval from NI Water re-consultation was carried out with SES they advise 'the qualifying feature of Red Bay SAC is not likely to experience significant effects during construction or operation of

the proposed development due to the minor nature/scale of the works, majority of the works proposed being to the rear of the property and the Conservation Objectives of Red Bay SAC detailing a range of pressures/threats to the site which are not likely to occur during construction or operation’.

- 8.76 SES advise the following comment can be added to the Planning report ‘Causeway Coast and Glens Borough Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 12/05/2026. This found that the project would not be likely to have a significant effect on any European site’.

9 Conclusion

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed layout, scale and design is considered acceptable in regard to the site topography and surrounding context. It is considered there will be no unacceptable impacts on existing properties from overlooking, overshadowing or loss of light. Satisfactory amenity, parking and sewage arrangements have been demonstrated. The proposed development will assist in the preservation and upkeep of a locally important listed building. Approval is recommended.

Conditions

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

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

2. Notwithstanding the submitted details, the proposed sliding sash timber windows to the listed building shall be:

- a. Georgian Style, hardwood / exterior-grade timber, vertically sliding sash units within traditional box frames.
- b. 1-over-1 glazing pattern, with slim profile double glazed (spdg) units (4-4-4 thickness). The SPDG unit is to be 12mm (max) overall thickness with a black or white metal edge seal.
- c. Putty fronted.
- d. All primed with opaque hand painted finish.
- e. No trickle vents to window frames

Reason: In the interests of the special architectural and historic qualities of the Listed Building

3. No window shall be constructed or installed on site unless in accordance with a written specification and a physical sample unit, details of which shall have first been submitted to and approved in writing by the Council, in consultation with HED.

The physical sample shall be provided on site and made available for inspection by Council in conjunction with HED, and shall correspond to the details approved under Condition 2.

The installation of the windows shall thereafter be carried out solely in accordance with an approved sample unit.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

4. Notwithstanding the submitted details, no works shall commence on site unless a full record, schedule and specification of new and reparatory works to existing concrete balcony structure and balustrading have been submitted and approved in writing by the Council, in consultation with HED. The works shall not be carried out unless in accordance with the approved details.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

5. Notwithstanding the submitted details, the following elements scheme shall not be installed, implemented or carried out unless in accordance with further specifications and physical samples provided which shall have been submitted to and approved in writing by the Council.

- a. Natural cut / sawn stone Roof Slate to Listed Building and new build structures. (non-synthetic)

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

6. All external facing materials shall painted to match the existing colour scheme of the listed building in either white or black. Black to be used to emphasis the following architectural elements:

- a. Quoins

- b. Cills

- c. Castellated parapet copings

- d. Balcony facing and balustrade coping

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

7. Existing cast iron rainwater goods must be retained and repaired. Replacement rainwater goods shall be cast iron with traditional profiling (circular downpipes and halfround gutters), traditionally

jointed and period-appropriate fixings and detailing. All components must be painted, in keeping with historic detailing.

Reason: In the interests of the special architectural and historic qualities of the Listed Building.

8. New rainwater goods and SVPs shall be of a heavy-duty cast aluminium system, designed to replicate the appearance and detailing of historic cast iron. The rainwater goods shall match traditional profile, with circular or rectangular downpipes and halfround or ogee gutters with mechanical joints and traditional-style fixings. All components must be painted, in keeping with historic detailing (black). Extruded aluminium systems are not acceptable due to their modern appearance and lack of historic authenticity.

Reason: In the interests of the special architectural and historic qualities of the Listed Buildings.

9. No development shall be commenced until a Sewer Adoption Agreement (where applicable) has been authorised by NI Water to permit a connection to the public sewer. Development shall not be occupied until the foul and surface water drainage works onsite and/or off-site have been constructed in accordance with relevant NI Water approvals, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016

Reason: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland) 2016.

10. A formal water / sewer connection application must be made for all developments [prior to occupation], including those where it is proposed to re-use existing connections.

Reason: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland) 2016.

11. Development shall not be occupied until the surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

Reason: To safeguard the site and adjacent land against flooding and standing water.

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

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

13. 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 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.

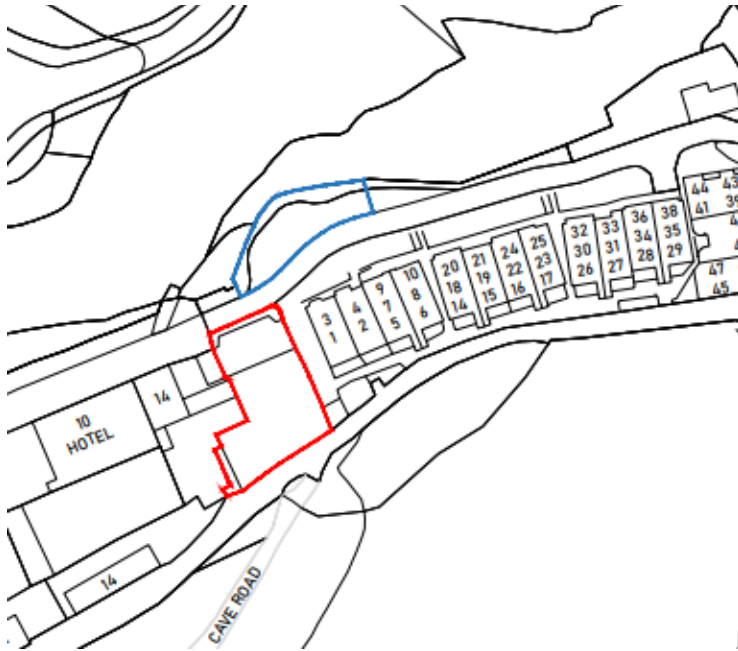
14. The existing walls along the south-western and north-western boundaries to the rear of the site shall be permanently retained.

Reason: To ensure the maintenance of screening to the site.

Informatives

1. 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.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This 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.
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.planningssystemni.gov.uk/simple-search>

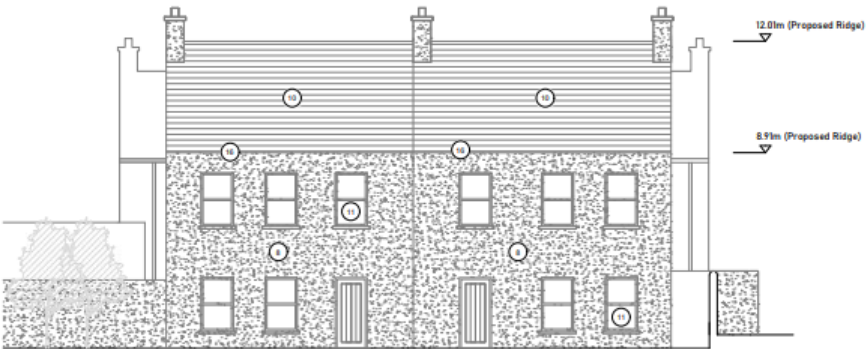
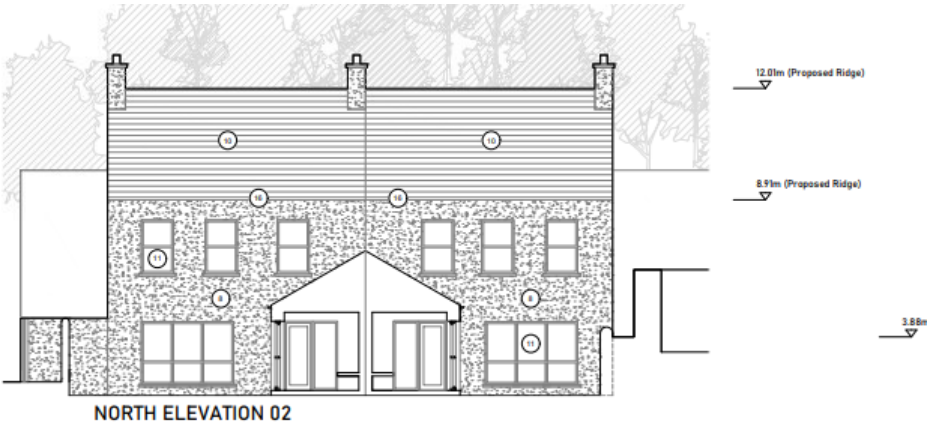
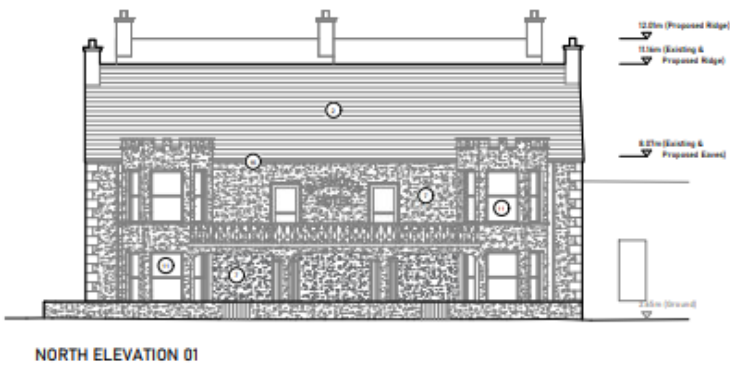
Site Location Plan



Site Plan



Elevations





EAST ELEVATION 01

Site Section



SECTION A-A