

Planning Committee Report LA01/2016/0817/O	22nd March 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer
Cost: (If applicable)	N/a

**Approx. 81m North East of 11
Ballystrone Road, Macosquin,
Coleraine**

LA01/2016/0817/O

22nd March 2017

<u>No:</u>	LA01/2016/0817/O <u>Ward:</u> MACOSQUIN		
<u>App Type:</u>	Outline Planning		
<u>Address:</u>	Approx. 81m North East of 11 Ballystrone Road, Macosquin, Coleraine		
<u>Proposal:</u>	Proposal to develop land for dwelling house on a farm which clusters to existing agricultural buildings.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	08.07.2016
<u>Listed Building Grade:</u>	N/A		
Agent:	2020 Architects, 37 Main Street, Ballymoney, BT53 6AN		
Applicant:	Sarah Blair, 11 Ballystrone Road, Macosquin, Coleraine		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 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 **REFUSE** planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on the Ballystrone Road just outside the village of Macosquin. The site comprises part of an existing agricultural field and is currently accessed via an existing field gate in the south western corner of the field. The northern, eastern and western boundaries of the site are

currently undefined, the southern boundary is defined by a timber post and wire fence and mature hedgerow. The topography of the site is gently undulating with the land falling away in an easterly direction.

- 2.2 The surrounding area is rural and is characterised by single dwellings and agricultural buildings.

3 RELEVANT HISTORY

- 3.1 C/2005/1000/F Proposed dog kennels at 11 Ballystrone Road, Coleraine. Approved

4 THE APPLICATION

- 4.1 Outline planning permission is sought for a dwelling house on a farm.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

DARD (DAERA): Has no objection to the proposal and confirm that the farm has been active and established for the required 6 years.

Transport NI: Has no objection to the proposal.

NI Water: Has no objection to the proposal

DAERA Water Management Unit: Has no objection to the proposal

Environmental Health: Has no objection to the proposal

MATERIAL CONSIDERATIONS

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

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 21: Sustainable Development in the Countryside

Supplementary Guidance

Building on Tradition: A Sustainable Design Guide for Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of dwelling on a farm; and integration and rural character.
- 8.2 The site is located in the countryside, outside of any defined settlement development limits. There are no specific zonings or designations covering the site.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Principle of dwelling on a farm.

- 8.4 The aim of the SPPS in relation to new dwellings on farms is set out under paragraph 6.73.
- 8.5 PPS 21 is the policy for determining this type of application and it sets out the policy basis for development in the countryside stating that there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.
- 8.6 CTY 10 states that planning permission will be granted for a dwelling on a farm provided all the following criteria are met:

(a) the farm business is currently active and has been established for at least 6 years;

- 8.7 DARD was consulted on this application and the associated business number. DARD confirmed that the farm business has been active and established for at least 6 years.

(b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008;

- 8.8 No dwellings or development opportunities appear to have been sold off from the farm within 10 years of the date of this

application. The agent has not marked any on the P1 C Form. The proposal therefore complies with this part of the policy.

(c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either: demonstrable health and safety reasons; or verifiable plans to expand the farm business at the existing building group(s):

8.9 The application site is not considered to visually link or cluster with an established group of buildings on the farm due to a bank of mature trees and vegetation. However, paragraph 5.41 of the the justification and amplification of policy CTY 10 states that if the existing building group is well landscaped planning permission can be granted for a new dwelling even though the degree of visual linkage between the two is either very limited, or virtually non-existent due to the amount of screening vegetation.

Integration and rural character.

8.10 The site is located within a larger agricultural field. Three of the site boundaries are currently undefined and there is no landscaping within the application site to assist with integration. CTY 13 states that a new building will be unacceptable where it relies primarily on the use of new landscaping for integration.

8.11 There are critical views of the site from the Ballystrone Road. An existing farm lane separates the application site from the farm buildings. The site is elevated from the main road and development on this site would be a prominent feature in the landscape.

8.12 As the proposal fails to provide sufficient integration, the proposal does not comply with the requirement set out in CTY 13 regarding integration and fails to meet policy.

8.13 Policy CTY 14, which relates to rural character, states that a new building will be unacceptable where it is unduly prominent in the landscape. As this proposal would be unduly prominent, as it fails to satisfactorily integrate into the landscape, this would cause a detrimental change to rural character and fails to comply with this policy test.

9.0 CONCLUSION

9.1 This proposal is not considered acceptable in this location having regard to the Area Plan and other material considerations. The proposal is located on a site that fails to satisfactorily integrate into the landscape and a new building would be a prominent feature in the landscape. Therefore, this proposal does not comply with the policy guidance contained in the SPPS and Policy CTY 13 and CTY 14 of PPS 21. No overriding reason or argument has been presented that outweighs planning policy and therefore cannot be set aside in this case. Refusal is recommended.

10 REFUSAL REASONS

- 10.1 The proposal is contrary to Paragraph 6.70 of the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling would not visually integrate into the surrounding landscape.
- 10.3 The proposal is contrary to Paragraph 6.70 of the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.

