

Erratum

LA01/2016/1374/F

Full Planning Permission

Erratum

Amended plans were submitted for the application on 24th August 2017. The amended plans changed the design of the dwelling from a hipped roof with square first floor dormers to a traditional gable roof dwelling. The Committee Report did not take account of these changes.

Correction of error in text – Paragraph 4.1

The final sentence of paragraph 4.1 states that the dwelling has a hipped slate roof. This should be corrected to read a gabled slate roof. The height and finishes of the dwelling remain as stated in the Committee report.

Correction of error in text – Paragraph 8.7

Paragraph 8.7 states that the dwelling is sited forward of the adjacent approved semi-detached dwellings. This is incorrect the amended plans show the dwelling re-sited to be in-line with the adjacent semi-detached dwellings.

Correction of error in text – Paragraphs 8.8, 8.9 and 8.10

Paragraph 8.8 states there are concerns with the hipped roof, squared first floor dormer window design of the dwelling. As the amended plans show a traditional gabled roof dwelling more typical of this AONB location these concerns with design no longer stand and the above paragraphs should be removed from the Committee report.

Correction of error in text – Paragraph 8.16

Point 2 of this paragraph, which relates to design of the dwelling, should be removed from the Committee report. The principle of the dwelling and its failure to respect the setting of the listed building as stated in Point 1 still remain.

Correction of error in text – Paragraph 10, Refusal Reasons

Refusal Reason 1

The reference to detailed design should be removed from the refusal reason. The refusal reason should read as follows:

The proposal is contrary to the Strategic Planning Policy Statement, paragraph 6.12 and Policy BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Section 80 of the Planning Act (NI) 2011, St Thomas' Church, Rathlin Island by reason of: the nature of the proposal fails to respect the character of the setting of the listed building.

Refusal Reason 2

The reference to local architectural styles and patterns should be removed from the refusal reason. The refusal reason should read as follows:

The proposal is contrary to the Strategic Planning Policy Statement (SPPS), paragraphs 4.26, 4.27 and 6.187, Policy QD 1 of Planning Policy Statement 7 and Policy NH 6 of Planning Policy Statement 2 in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of siting and scale; the impact on a building of importance to the character, appearance or heritage of the landscape and provision for parking.

Recommendation

That the Committee notes the content of this erratum, and agrees with the recommendation to refuse as set out in the Committee Report.