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| <b>Planning Committee Report Item E</b> | <b>27<sup>th</sup> July 2016</b> |
| <b>PLANNING COMMITTEE</b>               |                                  |

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

# **ITEM E**

**60m North West of 217 Corkey  
Road Loughguile**

**LA01/2015/0647/RM**

**Reserved Matters**

**27<sup>th</sup> July 2016**

**App No:** LA01/2015/0647/RM      **Ward:** LOUGHGUILLE and STRANOCUM

**App Type:** Reserved Matters

**Address:** 60m North West of 217 Corkey Road Loughguile

**Proposal:** New Dwelling and Garage on a Farm

**Con Area:** N/A

**Valid Date:** 14<sup>th</sup> September 2015

**Listed Building Grade:** N/A

**Target Date:**

**Applicant:** Mr & Mrs Boyle, 217 Corkey Road, Loughguile

**Agent:** Simpson Design, 42 Semicock Road, Ballymoney BT53 6PY

**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](http://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 for the reasons set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The application site is located north west of No 217 Corkey Road, Loughguile. The site is cut out of a larger agricultural field to the rear of a farm grouping with outbuildings and a two storey farm dwelling. Access to the site is along a laneway to the north of the farm buildings. The site is located one field back from the public road rising quite sharply over a short distance from the NE boundary to the SW before falling away to the West. The northern boundary is defined with a low hedgerow and the other boundaries are undefined.

- 2.2 The site is located in the rural area as defined in the Northern Area Plan 2016.

### **3 RELEVANT HISTORY**

D/2012/0247/O

Outline Planning Permission for farm dwellings, 60m North West of 217 Corkey Road, Loughguile

Granted 4.11.13

### **4 THE APPLICATION**

- 4.1 Reserved matters consent is sought for a dwelling and garage.

### **5 PUBLICITY & CONSULTATIONS**

#### **External**

- 5.1 **Neighbours:** There are no objections to the proposal.

#### **Internal**

- 5.2 **Transport NI:** Has no objection to the proposal.

**NIEA:** Has no objection to the proposal.

**NI Water:** 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
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2 (PPS 2) Natural Heritage

Planning Policy Statement 3 (PPS3) Access Movement and Parking

Planning Policy Statement 21 (PPS 21) Sustainable Development in the Countryside

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the planning history and design.

### **Planning History**

- 8.2 The principle of this development was allowed under the Outline planning application D/2012/0274/O subject to thirteen conditions addressing the time frame; design; access, and landscaping.

- 8.3 The proposal must also be considered having regard to the PPS policy documents specified above and the supplementary guidance.

### **Design**

- 8.4 The application is for a single storey dwelling. The site is located on the crest of a hill and though set back one field from the road, is visible when traveling on the Corkey Road. The orientation is parallel to Corkey Road.
- 8.5 The main body of the proposed dwelling has a pitched roof. However, two hipped roof extensions are located at either gable. The location of these gable extensions with the ridge of the hips extending to near the main ridge, has the effect of giving the overall building the appearance of having a hipped roof. Hipped roofs are not characteristic of the surrounding rural area. Single storey dwellings in the countryside with hipped roofs appear particularly incongruous and are harmful to rural character. Hipped roofs, where not characteristic of the locality, are contrary to the design principles of the Building on Tradition document, which favours new buildings to be designed to reflect the traditional design and form of the rural area. The aim of this is to conserve the rural landscape and promote high standards in the design of development in the countryside.
- 8.6 The proposed dwelling is elevated and will have sustained views when travelling along the Corkey Road in either direction. From these critical views, the building would ostensibly appear to have a hipped roof which is an inappropriate design for the site and its locality. The harm is compounded by this particular site having limited integration. The lack of a substantive backdrop in particular will make the incongruous roof structure more readily apparent from the critical views.
- 8.7 Discussions were held with the Agent/ Applicant seeking the roof type to be changed to a design which is acceptable. In this case, gabled roof extensions would be appropriate. However, notwithstanding these negotiations the design has remained unchanged. The Agent/ Applicant provided photographs of examples of other dwellings within the rural area. However, all

of these are of poor examples of rural design with hipped roofs which give a strong suburban emphasis and are harmful to rural character. None of these have received planning permission in the current or recent policy context. It is not within the public interest to perpetuate such poor design in the countryside. Building on Tradition Guide seeks an improvement of rural design to the more traditional vernacular style.

## **9 CONCLUSION**

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal is of an inappropriate design for the site and its locality and is contrary to Policy CTY 13 of PPS 21. While all other conditions of the outline planning permission have been met, the hipped appearance of the roof is sufficiently harmful to rural character to warrant refusal. Refusal is recommended.

## **10 REASON FOR REFUSAL**

### **10.1 Reasons:**

1. The proposal is contrary to para. 6.70 of the SPPS and Policy CTY 13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the design of the building is inappropriate for the site and its locality.