

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

<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 H**

**Adjacent to 89 Glenstall Road  
Macfin  
Ballymoney**

**LA01/2016/0300/F  
Full Planning**

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

**App No:** LA01/2016/0300/F                      **Ward:** Route  
**App Type:** Full Planning  
**Address:** Adjacent to 89 Glenstall Road, Macfin, Ballymoney  
**Proposal:** New Single Storey Retirement Dwelling.  
**Con Area:** N/A    **Valid Date:** 9<sup>th</sup> March 2016  
**Listed Building Grade:** N/A

**Applicant:** Mr John and Mrs Ann Morton, 31 Millburn Road, Coleraine

**Agent:** J Oswald Dallas, 59 Mettican Road, Garvagh BT51 5HS

**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 section 7 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The site is located adjacent to No 89 Glenstall Road Ballymoney. The site accommodates an agricultural field and is located next to a paddock related to a riding school. The boundaries of the field are natural species hedging and trees to the west and south with no defined boundaries to the north and east.

- 2.2 The characteristics of the area is rural with a generally flat terrain. The dwellings adjacent to the site are single storey. The houses located on the opposite side of the road are 2 storey semi-detached.

### **3 RELEVANT HISTORY**

No relevant planning history on the application site.

### **4 THE APPLICATION**

- 4.1 The application is for a single storey retirement dwelling.

### **5 PUBLICITY & CONSULTATIONS**

#### **External**

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

#### **Internal**

- 6 **Health and Safety Executive NI:** No objection.

**Transport NI:** No objection subject to condition.

**Environmental Health:** Concern in relation to adjacent land uses (riding school).

**Northern Ireland Water:** No objection

### **7 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 21 (PPS 21) Sustainable Development in the Countryside

Planning Policy Statement 3 (PPS 3) Access, Movement and Parking

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: planning policy context; the principle of development in the rural area; integration and character; and traffic and movement.

### **Planning Policy Context**

- 8.2 The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and the

relevant Planning Policy Statements. This is a proposal for the development of a gap within an otherwise substantially and continuously built up frontage and as such the main policy consideration is PPS 21. The main policy considerations within this policy are CTY 1 and CTY 8.

- 8.3 Policy CTY1 of PPS21 states that there are a range of types of development that may be acceptable in principle in the countryside. In the case of a gap site, Policy CTY1 refers to Policy CTY8.

### **The principle of development in the rural area**

- 8.4 Policy CTY 8 – Ribbon Development states that planning permission will be refused for a building which creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements.
- 8.5 The application site is located between No 89 and No 81 Glenstall Road, Ballymoney. No 89 is located at the junction of Glenstall Road and the Loughan Road. No 89 has a small stable block to the rear of the house sitting side onto the road. No 89 has a sweeping driveway to the south and to its rear is a paddock area. No 81 is a storey and half bungalow.
- 8.6 As set out in Appeal 2013/A0248 at No.15a Manse Road, Castlereagh, Belfast. There are four steps within the policy and the proposal has to meet all to comply. The first step in determining whether an “infill” opportunity exists is to identify whether there is a substantial and continuously built up frontage present. The policy defines this as “a line of three or more buildings along a road frontage without accompanying development to the rear”. The PAC clarified that a building has a frontage to a road if the plot on which it stands abuts or shares a boundary with that road.

- 8.7 No 81, No 89 and the stables associated with No 89 are located in a line and have a common road frontage to Glenstall Road.
- 8.8 The second element to be fulfilled is that it is a small gap site sufficient only to accommodate up to a maximum of two houses.
- 8.9 Details with the application show that a further application site "Site 2" is proposed at a future date between the application site and No 81. No proposed development is shown in the area between the application site and no. 89. This area is occupied by a formalised fenced off paddock with floodlighting. No buildings are located in this area. The plot frontage width of the application site is 32m.
- 8.10 The length of the roadside frontage of the stable is 10m, No 89 is 33m and No 81 is 50m. This gives an average plot frontage of 31m. The gap between No 89 and No 81 where there are no buildings is approx. 108m. This gap of 108m would accommodate 3 dwellings with an average plot frontage of 36m. Therefore, the proposal is not considered to meet the required policy definition of a small gap site. This is because the overall gap in this case is sufficient to accommodate up to three houses, not a maximum of two as required by policy. As such, the gap between No 89 and No 81 is too wide to constitute an infill opportunity under Policy CTY 8.
- 8.11 The proposal fails the rest of the policy, in that the size, scale and plot size does not respect the existing pattern of development along the frontage for the reasons outlined above.

### **Integration and Character**

- 8.12 The Policy also refers to other environmental matters to be addressed under CTY13 and CTY 14 of PPS 21.
- 8.13 The proposal fails to meet with Policy CTY 13 in that the proposal fails to integrate into the landscape due to the lack of established boundaries.
- 8.14 The proposal also fails to meet with policy CTY 14 in that it would result in a suburban style build-up of development when viewed with existing buildings. The proposal also fails to respect

the traditional pattern of development within the area and would create a ribbon of development.

### **Traffic and movement**

- 8.15 Transport NI are content that in regards to PPS 3, the proposed access meets with policy subject to condition.

### **Other Matters**

- 8.16 The proposed site is within the consultation distance of a major hazard installation. The proposed dwelling is 250m from the N-W pipeline. HESNI advises that the applicant should ensure that they have full title of the land and that no wayleave / covenant traverses the site.

## **9 CONCLUSION**

- 9.1 The proposal fails to meet the policy test for a dwelling on a gap site within a substantially or continuously built up frontage. It is not a small gap site and would not respect the plot size of the existing development. The proposal would fail to integrate and would result in a suburban style build-up of development adding to a ribbon of development along Glenstall Road. Refusal is recommended.

## **10 REASONS FOR REFUSAL**

- 10.1 The proposal is contrary to paras 6.70 and 6.73 of the SPPS and Policies CTY 1 and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Glenstall Road.
- 10.2 The proposal is contrary to para 6.70 of the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site lacks any defined boundaries and fails to integrate into the surroundings.
- 10.3 The proposal is contrary to para 6.70 of the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that if approved the dwelling



would result in a suburban style build-up of development when viewed with existing dwellings, does not respect the traditional pattern of settlement and would create a ribbon of development.