

<b>COMMITTEE ITEM</b>	<b>3.8</b>
<b>APPLICATION NO</b>	<b>LA03/2018/0344/F</b>
<b>DEA</b>	<b>BALLYCLARE</b>
<b>COMMITTEE INTEREST</b>	<b>ADDENDUM REPORT</b>
<b>RECOMMENDATION</b>	<b>REFUSE PLANNING PERMISSION</b>

<b>PROPOSAL</b>	Proposed new detached domestic garage and 1.8m high timber fence (retrospective application)
<b>SITE/LOCATION</b>	1 Toberdowney Valley, Ballynure, BT39 9TS
<b>APPLICANT</b>	Mr. & Mrs. Robert Beattie
<b>AGENT</b>	Sean Walsh
<b>LAST SITE VISIT</b>	02 May 2018
<b>CASE OFFICER</b>	Simon Russell Tel: 028 90340427 Ext40427 Email: <a href="mailto:simon.russell@antrimandnewtownabbey.gov.uk">simon.russell@antrimandnewtownabbey.gov.uk</a>

**Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal [www.planningni.gov.uk](http://www.planningni.gov.uk)**

#### **PRELIMINARY MATTERS**

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Following completion of the Case Officer's report amended plans have been submitted by the agent for consideration. These amendments were received after the agent had been informed by the Case Officer that the application was being recommended for refusal at the June Planning Committee. The main revisions to the proposal include:

1. A minor relocation of the garage within the site (a further 0.5m in from the northern and eastern boundaries) to allow for the planting of evergreen hedging, interspersed with new semi-mature trees in an attempt to screen the garage;
2. Existing garage to be painted green (Johnstone's 'Bunkingham' green matt metal paint) in an attempt to blend it in with the new supplementary planting; and
3. The 1.8m high close-boarded fencing to be stained green on both sides in an attempt to blend in with the new landscaping (painted with Cuprinol Garden Shades 'Old English Green');

It is considered that the proposed changes do not address the fundamental concerns raised in the Case Officer's original report in terms of the scale, palette of materials and poor siting of the garage and fencing.

It is indicated that supplementary landscaping in the form of new hedging and the planting of 3 no. new trees will be provided around the northern and eastern boundaries. From this plan it would appear that the crown spread of the new tree planting would overlap the footprint of the garage. It is considered that there is insufficient space available between the garage and the new tree planting for it to be successful in mitigating the impact of the development. Furthermore the

introduction of hedgerow planting and semi-mature trees behind the existing 1.8m fencing will take a considerable period of time in order to establish and will not soften the impact of the garage in the intervening period.

Although the applicant is proposing to paint the garage and fencing green in an attempt to blend it in with the supplementary planting, they have failed to address the inappropriate scale of these developments. It is noted that the plan has been annotated to advise that "*the fencing is required at 1.8m high for security, as client's wife looks after a number of young children*". The original Case Officer's report acknowledged that enclosures have other important functions to perform, such as providing a safe environment for children, enhancing privacy and shelter from wind and noise, and to keep out dogs and deter people from taking short cuts (as per Para. 4.20 of Creating Places). However the scale, size and choice of materials should be reflective of the immediate area. The original Case Officer's report acknowledged that it was evident that the size and scale of fencing erected around part of the curtilage of the site was to provide safety, security and privacy for the residents of No.1 Toberdowney Valley. However the original report also acknowledged that the required level of security for this corner site could be better achieved with a lower level fence or hedging instead of the hard boundary treatment employed in this case.

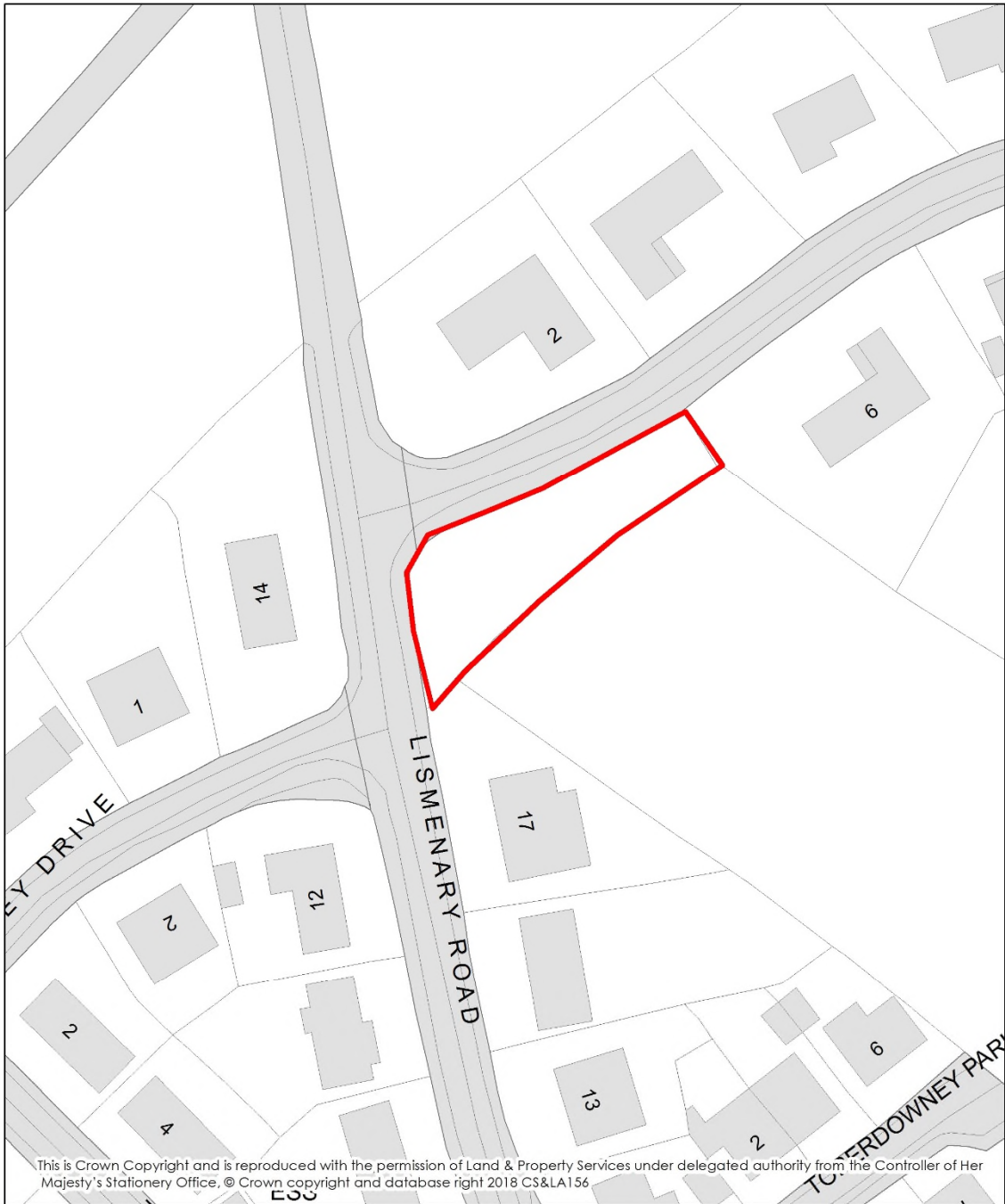
It is considered that the amended plans do not alter the view that the resulting development will be a visually dominating element in the streetscape which is not characteristic of the area and detracts from its appearance and the character of the surrounding area.

It is therefore considered that no determining weight should be afforded to the amended plans provided by the applicant as the proposal remains unacceptable and is contrary to policy. It is therefore proposed that the Planning Committee uphold the initial reason for refusal.

<b>RECOMMENDATION :</b>	<b>REFUSE PLANNING PERMISSION</b>
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<b>PROPOSED REASON FOR REFUSAL</b>
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1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7– Residential Extensions and Alterations, in that the garage and fencing by reason of their scale, design and siting, if permitted, would not be sympathetic with the existing dwelling on site and would have a dominating effect which is out of keeping with the appearance of the existing property and detrimental to the character and appearance of the surrounding area.



**Location Map**

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1 Toberdowney Valley, Ballyclare

Proposed new detached domestic garage and 1.8m high timber fence (retrospective application)

 Site Boundary

10 0 10 Metres

