

Derry City and Strabane District Council Planning Committee Report

COMMITTEE DATE: 6th March 2019

APPLICATION No: LA11/2017/0930/F

DATE OF APPLICATION: 11th October 2017

APPLICATION TYPE: Full

PROPOSAL: Conversion of vacant school house to dwelling and erection of one and half storey extension to same.

LOCATION: Oghill School House on Lands 60M NE of 191 Tamnaherin Road, Londonderry.

APPLICANT: Robert Steele

AGENT: 5050 Architecture

ADVERTISEMENT: 24.10.2017

STATUTORY EXPIRY: 08.11.2017

RECOMMENDATION: Reconsideration - Refuse

REASON FOR PRESENTATION TO COMMITTEE: Reconsideration - Application previously presented on 5th September 2018. This report should be read in conjunction with the original planning report in Appendix 2A. All planning application forms, drawings, letters etc. relating to this planning application are available to view on www.planningni.gov.uk

1. Description of Proposed Development

This proposal is a full application for a dwelling in the countryside which encompasses the conversion of a school house building. The current vacant disused school house is located edge of roadside, measuring 82 square metres in footprint.

2. Reconsideration

The application was previously presented to planning committee on 5th September 2018 with a recommendation to refuse, as officers recommended the proposal did not meet the policy tests of PPS 21, CTY 1, 4, 13, 14, 16 in terms of the scale, design, massing and sewage proposals being inadequate and unsatisfactory. The access proposals were also inadequate as 2.4 x 120m visibility

splays and 120m forward sight distance had not been provided on the scale plans, and the access would therefore be unsatisfactory in terms of road safety.

The Planning Committee voted not to agree with the officer recommendation to refuse, as it was considered the design was sympathetic and the building was being brought back into use.

In reconsidering this case it is important to note, that whilst the building to be converted would be considered to be “suitable” in accordance with CTY 4 and “locally important” in accordance with the SPPS, the scale, design and massing of the proposed scheme are not sympathetic or appropriate rural design in the countryside, and it is reconsidered that the scheme remains contrary to the SPPS and CTY 1, 4, 13, 14 of PPS 21., as per the reason set out in section 3 below. In particular the scale of the new extension is excessive, over four times the size of the existing footprint. Normally, in terms of massing, notwithstanding the capabilities of the site context, even 2 or 2 ½ times would be considered reasonable in most cases. Also the proposed floorplan is not being designed or presented as a domestic dwelling; 8 no. bedrooms is not necessary or appropriate in scale. As a result of the excessive footprint, the overall rural design is not sympathetic or balanced with the existing building and the scale and details create a ‘commercial’ feel rather than that of a traditional house design, therefore not appropriate or in keeping with the rural design policy.

The unsatisfactory access proposals remain outstanding. Amended plans were submitted on 19th December 2018 and DFI Roads consulted and responded on 31st January 2019, but the 2.4 x 120m visibility splays and 120m forward sight distance have not be provided on the plans. DFI Roads advise 3rd party land is required for the 120m forward sight distance. The agent was advised on 14th February 2019 to date no information has been received, therefore the application remains contrary to AMP 2 of PPS 3, as set out in section 3 below.

3. Refusal Reasons

1. The proposal is contrary to Policies CTY1 and CTY 4 of Planning Policy Statement 21, Sustainable Development in the Countryside, and the Strategic Planning Policy Statement (SPPS) 2015 in that reuse/conversion as proposed would not sympathetically maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality.
2. The proposal is contrary to Policies CTY13 and CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, and the Strategic Planning Policy Statement

(SPPS) 2015 in that the building would, if permitted appear as a prominent feature in the landscape and would have an adverse effect on the character or appearance of the locality.

3. The proposal is contrary to Policy AMP 2 of Planning Policy Statement 3 in that there is insufficient information to demonstrate that a safe access onto Tamnaherin Road can be achieved.
4. The proposal is contrary to Policy CTY16 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not submitted sufficient information on the means of sewerage to properly consider the impact of the development in terms of pollution.

4. Conditions Without Prejudice

1) The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 1 of the Planning Act (Northern Ireland) 2011.

2) The development hereby approved shall be carried out in accordance with 01, 02, 03, 04, 05 dated 29 September 2017, and 06 Rev 1 dated 13 Nov 2018, 07 Rev 2 dated 19 Dec 2018.