

Development Control Officer's Professional Planning Report

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|--|--|---|--|
| Case Officer Mrs Helen McGlone | | Application ID: L/2011/0810/F Application Type: Full | |
| Applicant Name and Address: | | Agent Name and Address: | John O'Brien Arch Consls Ltd Ardvarna Bellanaleck BT92 2BZ |

Location: Cullatagh
Derrylester
Enniskillen.

Development Type:

Proposal: Erection of single storey dwelling with front porch and attached garage

Date Valid: 21.10.2011

Statutory Expiry Date:

**Date of last
Neighbour Notifications:**

**Date of District Council
Consultation:**

**Date of A31 Determination
& Decision:**

EIA Determination:

Date First Advertised: 2nd November 2011

Date Last Advertised: 4th November 2011

Consultees

Roads - Omagh Office-Mr Sean Hackett, ,County Hall, ,Drumragh Avenue, ,Omagh, ,Co. Tyrone, ,BT79 7AF,

NI Water - Single Units-Mr Stephen Wallace, ,Academy House, ,121a Broughshane Street,

,Ballymena, ,Co. Antrim, ,BT42 1QF,

Env Health Fermanagh District Council-Mr Robert Forde, ,Townhall, ,Townhall Street,
,Enniskillen, Co. Fermanagh, ,BT74 7BA,

Notified Neighbours

The Owner/Occupier,

Representations

letters of objection have been received in regards to this application.

Consultation replies text

INFRA - Roads - Omagh Office

UTL - NI Water - Single Units

ENVHEA - Env Health Fermanagh District Council

Consultee replies

Roads - Omagh Office, Mr Sean Hackett,
County Hall,
Drumragh Avenue,
Omagh,
Co. Tyrone,
BT79 7AF,
Consultation reply dated 17th November 2011,

NI Water - Single Units, Mr Stephen Wallace,
Academy House,
121a Broughshane Street,
Ballymena,
Co. Antrim,
BT42 1QF,
Consultation reply dated 16th November 2011,

Env Health Fermanagh District Council, Mr Robert Forde,
Townhall,
Townhall Street,
Enniskillen, Co. Fermanagh,
BT74 7BA,
Consultation reply dated 14th November 2011,

| Site History TYPE | PROPOSAL | LOCATION | Determination | Date |
|------------------------------|---|--|----------------------|-------------|
| L/1998/0580 | Site for Dwelling & Domestic Garage | KEENAGHAN DERYLESTER | | |
| L/1992/1107 | Erection of 110 KV Overhead Electricity Line | LOCATED WITHIN THE TOWNLANDS OF:- LEVAGHY, DRUMCOO, DERRYINCH, DERRYGORE, PORTORA, DRUMLYON, DRUMSKE | | |
| L/2005/2546/O | Dwelling and garage | Cullitagh, Derrylester. | | 29.11.2006 |
| L/2011/0810/F | Erection of single storey dwelling with front porch and attached garage | Cullatagh, Derrylester, Enniskillen., | | |

Constraint

| Policy Reference | Policy Description | Hazard/Constraint |
|-----------------------------|---|---|
| POLREF: FER244:015 & 016 | POLDESC: ENCLOSURE | NIEA CONSULTATION |
| POLREF: FLOOD04 | POLDESC: UNMODELLED RIVERS BUFFER ZONE (10m) | RIVERS AGENCY CONSULTATION |
| POLREF: | POLDESC: AREA OF CONSTRAINT ON MINERAL DEVELOPMENTS FERMANAG | CONSTRAINTS ON DEVELOPMENT SAFEGUARDING AREAS |

Case Officer Site Visit Report

Date of Site Visit: 18th November 2011

SITE VISIT DETAILS/DESCRIPTIONS

1 - Characteristics of Site

The proposed site is located at Cullitagh, Derrylester, Enniskillen. The site is accessed via an existing overgrown agricultural laneway and set approximately 140m from the public road. The northwestern and northeastern boundaries are undefined as the site forms part of a larger field. The southwestern boundary is defined by a hedge 2-3m tall. The southeastern boundary is defined by mature trees 5-6m tall. A ribbon of 3 bungalows is located opposite the laneway, on the public road.

2 - Characteristics of Area

- Rural remainder.

3 - Description of Proposal

Erection of single storey dwelling with front porch and attached garage (full).

Dwelling = 21.5m x 9.8m + front porch 1.5m + attached garage which is partially tucked behind dwelling house 7.6m x 10.65m x 5.5m ridge.

Materials = not specified (to be requested).

ASSESSMENT OF POLICY AND OTHER MATERIAL CONSIDERATIONS

Policies PPS1, PPS3, PPS21 – CTY13 apply.

The site was previously approved under L/2005/2546/O on 21/11/06, for a dwelling and garage. The current application was submitted under the 5 year rule on 21/10/11.

The conditions attached to the outline approval L/2005/2546/O were 5.5m ridge, levels, under build, rural design, retention of existing vegetation, provision of landscaping scheme, details of gates, pillars etc, and access in accordance with the RS1 form. These have been complied with apart from the rural design. The design proposed is unacceptable. The frontage is 21.5m, it should not exceed 18 metres for single storey dwellings or 20 metres if the roofline is broken or frontage set back. The frontage must be both reduced and broken up. The attached garage is acceptable given the orientation of the dwelling, as it will not be apparent from the public road that the garage is not detached.

The landscaping scheme is acceptable.

Roads are not back yet.

On the basis of the current design, refusal is recommended.

The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality.

If the frontage is reduced and broken up, and appropriate materials are indicated, approval is

recommended.

Conditions

- 1) Time – 1 year.
- 2) Retention of vegetation as per block plan.
- 3) Implement landscaping scheme.
- 4) Roads.

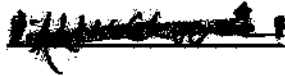
Case Officer Recommendation – Refusal

Brief Summary of reasons for recommendation

As above.

Refusal Reasons

DC Officer's Signature:



Date: 18/11/11

DC Group Recommendation

Amended design received & RDR
issues resolved, approve.

D.C. Group Signatures:

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Date:

1.2.12