



Fermanagh & Omagh  
District Council  
Comhairle Ceantair  
Fhear Manach agus na hÓmaí

Planning Department  
County Buildings  
15 East Bridge Street  
Enniskillen  
Co Fermanagh  
BT74 7BW

### Delegated Application

Development Management Officer Report		
<b>Case Officer:</b> Adele Ferguson		
<b>Application ID:</b> LA10/2020/1240/RM		<b>Target Date:</b>
<b>Proposal:</b> 2 No dwellings with detached domestic garages		<b>Location:</b> Between 31 & 37 Coalhill Road Slushill Lisnaskea
<b>Applicant Name and Address:</b>		<b>Agent Name and Address:</b> DMG Architectural Services 55 Fernagh Drive Newtownabbey BT37 0BH
<b>Date of last Neighbour Notification:</b>		10th December 2020
<b>Date of Press Advertisement:</b>		10th December 2020
<b>ES Requested:</b> Yes/No		
<b>Consultations:</b>		
<b>Consultation Type</b>	<b>Consultee</b>	<b>Response</b>
Advice and Guidance	Environ Health Fermanagh And Omagh	Substantive Response Received
<b>Representations:</b>		
Letters of Support	None Received	
Letters of Objection	None Received	
Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
<b>Summary of Issues:</b>		

## Site Visit Report

### Characteristics of the Site and Area

The application site is located on lands between 31 and 37 Coalhill Road Lisnaskea. The site is located along a shared concrete laneway. There is a 1 1/2 storey dwelling at number 29 with a frontage onto the laneway. At number 31 there is single storey dwelling with a frontage to the lane and also a large detached outbuilding outside the curtilage of the dwelling with a separate access and frontage onto the lane. There is a small lean to constructed on the side of the outbuilding. The site itself has a frontage of approximately 84m and is currently accessed via a field gate in the north eastern corner. A low hedge defines the laneside boundary. There are mature trees and hedging along the north eastern and north western boundaries of the site. The landform elevates towards the south west and there is a further two outbuildings and another single storey dwelling at number 37 all with frontages onto the lane.

### Description of Proposal

2 No dwellings with detached domestic garages

### Planning Assessment of Policy and Other Material Considerations

Planning Assessment of Policy and Other Material Considerations

#### POLICY CONTEXT

Fermanagh Area Plan 2007  
Strategic Planning Policy Statement (SPPS) for Northern Ireland  
PPS 3: Access, Movement and Parking  
PPS 21: Sustainable Development in the Countryside  
Building on Tradition ? A sustainable Design Guide for the Northern Ireland Countryside.

#### PLANNING HISTORY

LA10/2020/0244/O site for 2 dwellings under CTY 8 approved 24/06/20 with conditions namely time limits, siting as per drawing 01, 0.45m under-build, Levels to be provided, height, scale and massing to be agreed at RM, existing landscaping to be retained, a landscaping scheme to be provided at RM and a rural design, details of gates, walls and pillars to be provided.

#### PROPOSAL

This is a Reserved Matters application for two detached dwellings with detached garages within a gap site. All conditions of the outline approval have been met. The proposed dwelling on site one would be two storey in form and have a ridge height of 9.3 metres, a frontage of 11.55m and a gable depth of 10m. To the front elevation there would be a flat roof porch projection that would be clad with natural stone. To the rear elevation there would be a single storey pitch roof projection that would measure 3.2m by 6.2m with a ridge of 4.5m and would also be clad with natural stone. The dwelling would have a pitched roof finished with dark grey/black concrete roof tiles. The walls would be finished with white painted render with grey rendered plinth.

A detached domestic garage is proposed and would measure 10.6m by 8.4m with a ridge height of 6.8m. The garage would have two car spaces on the ground with a store and wc. On the first floor/attic space a games room is proposed. The external finishes would be dark grey/black concrete roof tiles. The walls would be finished with white painted render with grey rendered plinth.

The proposed dwelling on site one would be two storey in form and have a ridge height of 9.3 metres, a frontage of 11.55m and a gable depth of 10m. To the rear elevation there would be a single storey pitch roof projection that would measure 3.2m by 6.2m with a ridge of 4.5m. The dwelling would have a pitched roof finished with dark grey/black concrete roof tiles. The walls would be finished with white painted render with grey rendered plinth. There would be decorative plaster mouldings around the window and door openings.

A detached domestic garage is proposed and would measure 10.6m by 8.4m with a ridge height of 6.8m. The garage would have two car spaces on the ground with a store and wc. On the first floor/attic space a games room is proposed. The external finishes would be dark grey/black concrete roof tiles. The walls would be finished with white painted render with grey rendered plinth.

All existing mature vegetation on the site would be retained, with the exception for the provision of the access points and a planting schedule has been submitted detailing new planting proposed to the new curtilage of the dwellings with a 1200mm post and wire fence defined undefined boundaries and landscaped with Alder, Silver Birch, Whitebeam and Ash planted as whips. Additional extra heavy standard trees are proposed to augment the rear-north western boundary and the protection of existing trees during construction is detailed on drawing 02.

#### CONSULTATIONS

Environmental Health -No objections subject to conditions

#### REPRESENTATIONS

No representations have been received.

#### EVALUATION

##### PRINCIPLE OF DEVELOPMENT

The outline planning permission imposed the following conditions: time limits, siting as per drawing 01, 0.45m under-build, Levels to be provided, height, scale and massing to be agreed at RM, existing landscaping to be retained, a landscaping scheme to be provided at RM and a rural design, details of gates, walls and pillars to be provided. The reserved matters application was made valid and is accepted that the principle of this development has been established on site.

##### DESIGN, LAYOUT, SCALE & MASSING

The proposed dwellings are two storey in form and are considered to be traditional in design, form and layout with predominantly small window openings and a traditional solid to void ratio. The scale is considered satisfactory and the overall design and orientation of the proposed dwellings on this gap site are acceptable and appropriate to the rural setting.

The proposal also complies with Policy CTY 13 Integration and Design of buildings in the Countryside and CTY 14 ? Rural Character due to the appropriate design, existing natural boundaries and regard for the rural character of the area.

##### IMPACT ON AMENITY

There are neighbouring dwellings at 33 and 37 Coalhill Road. The dwelling on site 1 would be sited approximately 38m from the existing dwelling at number 33. There is a mature hedge intervening between the two plots and also a large detached outbuilding. It is considered that there would be no loss of amenity on the existing dwelling as a result of the proposed dwelling. The dwelling on site 2 would be located approximately 59m from the existing dwelling at number 37 and there are existing outbuildings intervening and also the existing dwelling is located at a

more elevated level in comparison to this site. It is considered that there would be no loss of amenity on the existing dwelling as a result of the proposed dwelling. The dwellings themselves on plots 1 and 2 would be sited approximately 37m from each other. A new landscaped boundary is proposed to provide integration and also privacy. The dwellings are designed to minimise overlooking between the plots.

#### ACCESSIBILITY & TRANSPORTATION

The proposal would be using an existing unaltered access to the public road. From site visit it is evident there are adequate visibility splays in place.

#### OTHER MATERIAL CONSIDERATIONS

The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and RAMSAR sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features or conservation objectives of any European site.

#### CONCLUSION

The design is acceptable for the rural location and the proposal complies with policy CTY 13 & CTY 14. All conditions within the reserved matters have been met. Therefore I am satisfied that the proposed dwelling is acceptable and I recommend for approval.

No matters have been raised in representation. As such the application is recommended for approval subject to the following conditions:

<b>Neighbour Notification Checked</b>	Yes/No
<b>Summary of Recommendation</b>	
<b>Conditions</b>	
<p>1. The development to which this approval relates must be begun by whichever is the later of the following dates:-</p> <p>i. The expiration of a period of 5 years from the grant of outline planning permission; or</p> <p>ii. The expiration of a period of 2 years from the date hereof.</p> <p>Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.</p> <p><b>Informatives</b></p> <p>1. The applicant's attention is drawn to the need to comply with all conditions imposed on the outline planning permission, some of which may need to be satisfied prior to the commencement of any work on the site pursuant to that permission and to this approval of reserved matters.</p> <p>1. Consent to Discharge Sewage Effluent should be obtained from the Water Management</p>	

Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL (Tel. 028 9262 3100) as required by the Water (Northern Ireland) Order 1999.

2. Any new or existing septic tank or package treatment plant unit should be a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/building in the course of construction or the subject of a planning approval.
3. A legal agreement should be obtained in relation to lands used in connection with any septic tank/drainage arrangement where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.
4. The applicant should ensure that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.
5. All waste generated by this development, e.g. demolition waste (if applicable) being handled/disposed of so as to ensure compliance with the Waste & Contaminated Land (N.I.) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, for example, asbestos or other hazardous waste). Further information regarding handling and disposal of such waste can be obtained from the Land Resource Management Unit, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA ? telephone 028 9056 0710.
6. Planning Department receiving confirmation from Northern Ireland Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for a dwelling unless a satisfactory water supply is available).
7. The developer being aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste Management Licensing Regulations (N.I.) 2003. Applications for such an exemption should be made to the Land Resource Management Unit of the Northern Ireland Environment Agency at Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel ? 028 9056 9359). Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.
8. Many parts of Fermanagh and Omagh District Council are within radon affected areas. Public Health England published updated maps in 2015, which indicate areas where protection measures are considered necessary based on the probability of elevated radon levels. The maps are available at: <http://www.ukradon.org/information/ukmaps>. The current Building Regulations in Northern Ireland do not have regard to the updated 2015 Maps. The EHS highly recommend that the applicant consider the updated maps when agreeing radon protection measures with the Councils Building Control Department.

**Case Officer Signature:**

**Date:**

Development Management Consideration

Details of Discussion:

The proposal is complies with the conditions as laid out at outline approval.

The proposed design, layout, scale and massing of the proposed dwellings is considered acceptable.

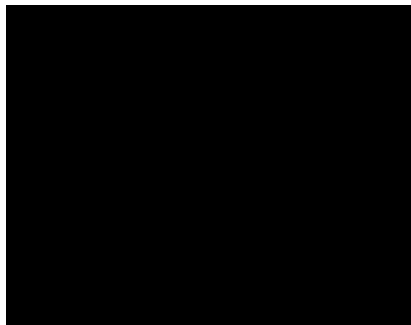
No ~~of~~ representations received.

Letter(s) of objection/support considered: Yes/No *Nil*

Group decision:

*approve*

D.M. Group Signatures



Date

24.02.21