



OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA08/2016/1006/O**

Date of Application: **1st August 2016**

Site of Proposed Development: **30 metres west adjacent of 181 Charlestown Road Portadown**

Description of Proposal: **Demolishing of existing dwelling and outbuildings - site for replacement dwelling**

Applicant: Mrs Treasa Tighe
Address: 17 Innisfall Walk
Taghnevan
Lurgan
BT66 6SR

Agent: POD Architecture Ltd
Address: 33a Claire Road
Gilford
Craigavon
BT63 6AG

Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or





- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 1 and 2 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

5. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrates into the landform and to ensure resident's privacy is not adversely affected.

6. The proposed dwelling shall be sited in the area shaded yellow on the approved plan date stamped the 1st of August 2016.

Reason: To preserve the amenity and privacy of the adjoining dwelling and to ensure that the dwelling is sited outside the Q100 floodplain.

7. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan drawing No. 01 date stamped the 1st of August 2016 is demolished, all rubble and foundations have been removed and the site





restored in accordance with a scheme to be submitted to the Council and approved in writing.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

8. The proposed dwelling shall have a ridge height of less than 6 metres above finished floor level.

Reason: To ensure that the development is not prominent in / satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

9. The dwelling hereby permitted shall be a single storey dwelling designed and landscaped in accordance with the Department's Building on Tradition A Sustainable Design Guide for the Northern Ireland Countryside.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

10. The existing natural screenings of the site shall be retained unless necessary to prevent danger to the public in which case a full expansion along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: : To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

11. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

12. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.





Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

13. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

14. At full or reserved matters stage site drawings must be submitted showing the location of the septic tank and soakaway as being outside the Q100 floodplain.

Reason: To protect the site selection features and conservation objectives of Lough Neagh and Lough Beg SPA and Ramsar.

15. There must be no storage of construction materials (fuel, oil, concrete or aggregate) or excavated spoil inside the Q100 floodplain.

Reason: To protect the site selection features and conservation objectives of Lough Neagh and Lough Beg SPA and Ramsar.

Informatives

1. This decision notice relates to drawing No. 01 which was received on the 1st of August 2016.
2. With regard to the above Condition No. 9, you are advised that in order to meet the requirements of the Department's Building on Tradition A Sustainable Design Guide for the Northern Ireland Countryside.
 - i. The width of the dwelling frontage, in the case of 2 storey dwellings, should not exceed 14 metres and up to a maximum of 18 metres for single storey dwellings or 20 metres if the roof line is broken or frontage set back.
 - ii. The external gable depth (front to back) of 2 storey dwellings should not exceed 9 metres and only 7 metres in sensitive locations.
 - iii. The roof pitch should be within the range 35 to 40 degrees except when gable depth is below 7.5 metres, then 45 degrees is acceptable.





iv. The front elevation should not have any projection or return other than a simple pitched roof storm porch if desired. 2 storey: the porch projected to first floor, if central may be acceptable.

v. Any chimney breast should be internal, with the chimney stack positioned centrally on the ridge, preferably at the gable end of the dwelling.

vi. The proposed wall finish, in a colour to be agreed with the Department, should be smooth plaster or rough cast render and painted, or have a dry dash finish. The roofing tiles or slates should be blue/black or dark grey and be flat and nonprofiled.

3. An application to install a septic tank should be made to the Environmental Health Department of Armagh City, Banbridge and Craigavon Borough Council.

4. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

5. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

6. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

7. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

8. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.





9. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

Dated: 3rd February 2017 Authorised Officer _____

