



'Views from Rear of Site'

Set in a convenient position, combining the benefits of countryside rural life and offering superb access and within easy commuting distance of Belfast, Lisburn and many other parts of the province.

Full Planning has recently been passed for a detached house and garage under application LA03/2019/0396/F.

An excellent opportunity to purchase a rural site yet remain convenient to Belfast, Antrim, the International Airport and beyond. Early viewing is highly recommended.

**Offers Around
£40,000**

Site @ 61 Belfast
Road, Nutts Corner,
CRUMLIN, BT29 4TJ

Viewing by
appointment with
& through agent
028 9266 1700

- Picturesque Rear Aspect to Views Across Open Countryside
- Site with Full Planning Permission for a Detached Dwelling and Garage
- An idyllic rural setting just minutes from Dundrod, with Ease of access to Belfast and beyond
- Early enquiries are recommended

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA03/2019/0396/F

Date of Application: 7th May 2019

**Site of Proposed
Development:**

Between 61 and 67 Belfast Road, Nutts Corner, Crumlin

Description of Proposal:

**Proposed dwelling and garage within an infill site including
adjustment of existing entrance creating a paired access
with 61 Belfast Road**

**Applicant:
Address:**

**Agent:
Address:**

Drawing Ref: 01, 03/1, 04/1

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

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

**Reason: As required by Section 81 of the Planning Act (Northern Ireland)
2011.**

2. The gradient of the access shall not exceed 1 in 12.5 over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 1 in 12.5 maximum 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 user.

3. The vehicular access, including visibility splays and any forward sight line shall be provided in accordance with the approved plans, Drawing No 01 date stamped 7th May 2019 and Drawing No. 04/1 date stamped 26th June 2019 prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

4. Notwithstanding the details on drawing 04/1 date stamped 26th June 2019, the boundary treatment of close boarded timber fence as indicated in orange should be set back in line with the front wall of the proposed dwelling.

Reason: In the interests of visual amenity.

5. The existing mature trees and vegetation as indicated on Drawing No. 04/1 bearing the date stamp 26th June 2019 shall be retained at a minimum height of 4 metres and allowed to grow on, unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

6. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

7. All hard and soft landscape works shall be carried out in accordance with the approved details on Drawing No. 04/1 bearing the date stamp 26th June 2019 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out in the first available planting season after the occupation of any part of the building and shall be retained and allowed to

grow to a minimum height of 4 metres.

Reason: In the interest of visual amenity and to ensure the development integrates into the countryside.

8. 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.

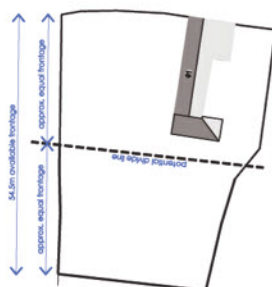
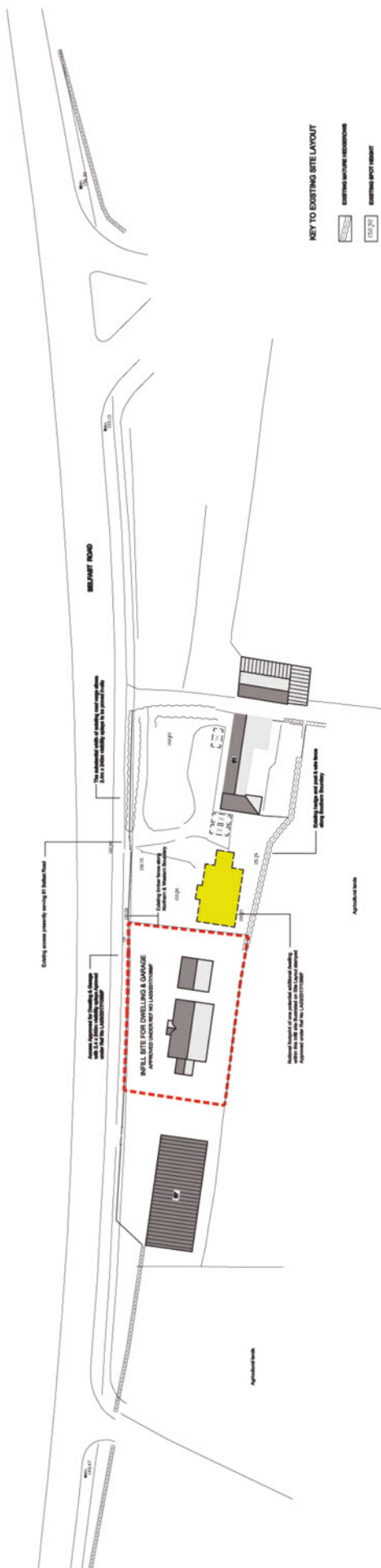
Informatives

1. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Council's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is 148 - 158 Corporation Street, Belfast, BT1 3BH. A monetary deposit will be required to cover works on the public road.
2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
3. All construction plant and materials shall be stored within the curtilage of the site.
4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road, the existing roadside drainage is accommodated and no water flows from the public road onto the site and surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
5. 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.
6. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.

7. 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.
8. This permission grants planning consent only and other statutory approvals may be required.

Dated: 8th July 2019

Authorised Officer: [REDACTED]



In accordance with Planning Policy CITY 8 Of PPS 21 there is only potential space for a maximum of one additional dwelling within the existing gap between the existing and recently Approved buildings

in accordance with the comments provided by the Case Officer dealing with Application Ref: LAO/2018/17 (subsequently withdrawn) it is proposed to divide the available frontage of 54.5m in such a manner as to maintain an average sized frontage of approx. 27.0m

Existing Site Plan
Scale 1:500

PROPOSED DWELLING AND GARAGE WITHIN AN INFILL SITE IN ACCORDANCE WITH POLICY CITY 8 OF PPS 21 INCLUDING ADJUSTMENT OF EXISTING ENTRANCE AT BELFAST ROAD	OCT. 2018		
PROPOSED DWELLING AND GARAGE BETWEEN 11 & 17 BELFAST ROAD NUTTS CORNER, CRUMLEN		SCALE 1:200	
EXISTING SITE PLAN			DWG. NO. 2018000002A

SCHEDULE OF EXTERNAL FINISHES

Grey / black colour roofing slates.

Dormers to be slated similar to roof.

Timber fascia and exposed rafter tails, painted.

Timber decorative barge boards, painted.

Main walls rendered with roughcast render consisting of silver sand / snowcrete / crushed sea shell aggregate.

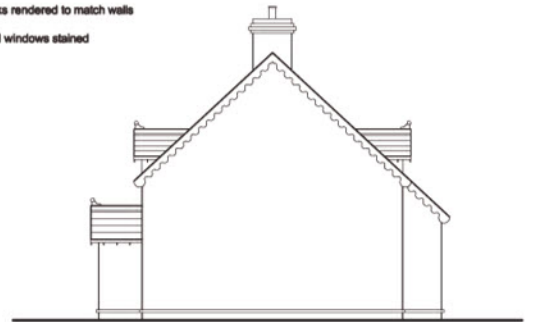
Plinth to be plastered smooth finish.

Chimney stacks rendered to match walls

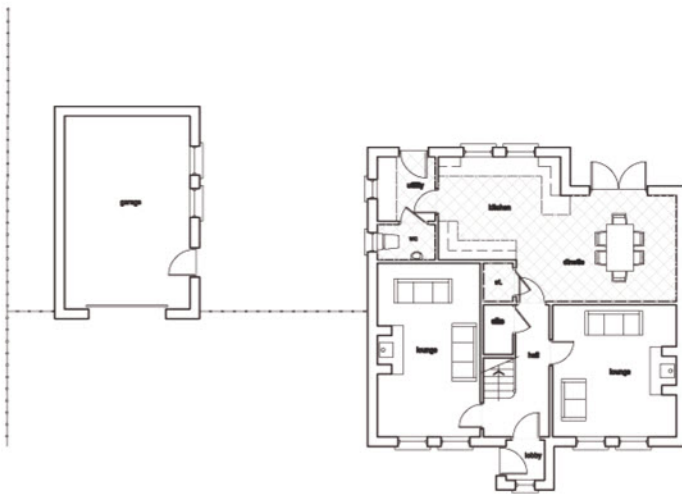
Timber framed windows stained



| front elevation

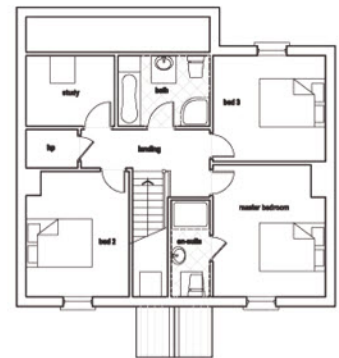


| side



| ground level plan

floor area 147 sq m measured internally,



| first level plan

DESIGN STATEMENT

- The proposed dwelling & garage have been specifically designed for this site, respecting it's locality by striking a balance in terms of form, scale and massing between the two storey dwelling at 61 Belfast Road & the Proposed Dwelling Approved under Ref No. LA03/2017/1089/F on adj. Infill site.
- External materials have been selected to suit the Rural locality and reflect those presently evident on adjacent developments.
- It can therefore be demonstrated the proposals will be integrated into the surrounding landscape and the Design complies with the Rural Design Guide.



| rear



| side



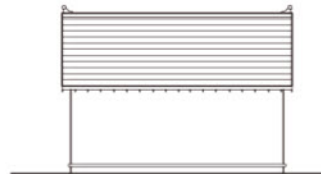
| front



| side

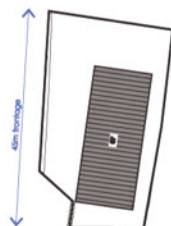
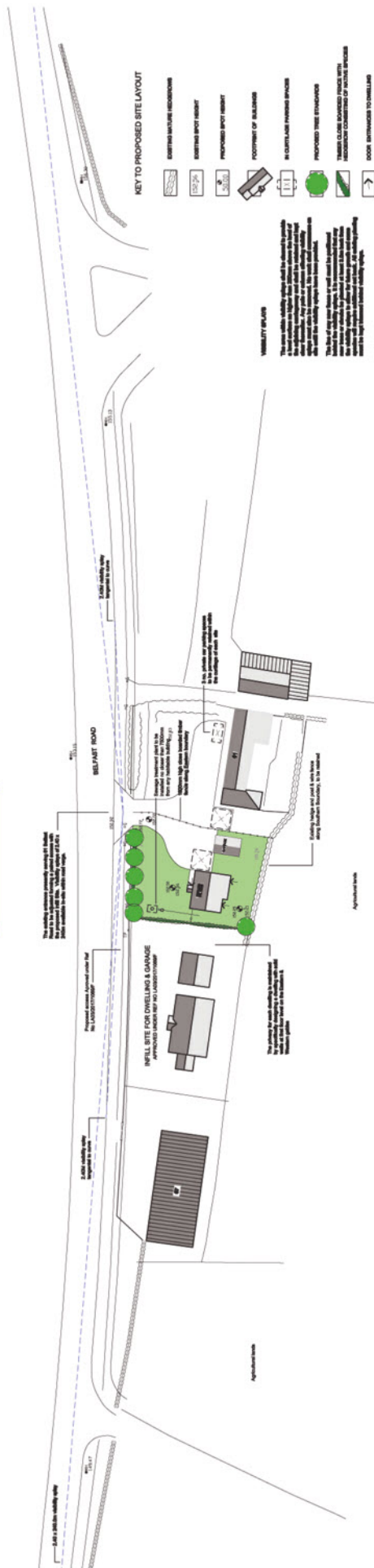


| rear

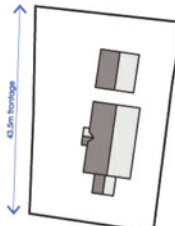


| side

PROPOSED DWELLING AND GARAGE WITHIN AN INFILL SITE IN ACCORDANCE WITH POLICY CTY 8 OF PPS 21 INCLUDING ADJUSTMENT OF EXISTING ENTRANCE 61 BELFAST ROAD		
PROJECT DETAILS	PROPOSED DWELLING AND GARAGE BETWEEN 61 & 67 BELFAST ROAD NUTTS CORNER, CRUMLIN	OCT. 2018
		SCALE 1:100
	PROPOSED PLANS & ELEVATIONS	DWG. NO. 2018/05/FP104B



- Site frontage 45m
- Site area 0.10ha
- One building of floor



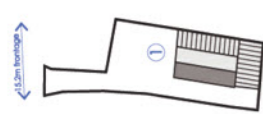
* Detached dwelling and garage Approved under Ref No LA03/2017/1069/F



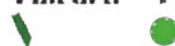
- Silte Frontage 27.0m
- Silte area 0.00ha



- Site Frontage 27.2m
- Site area 0.13ha
- One building of five forming roadside frontage



- Site Frontage 15.2m
- Site area 0.03ha
- One building of five

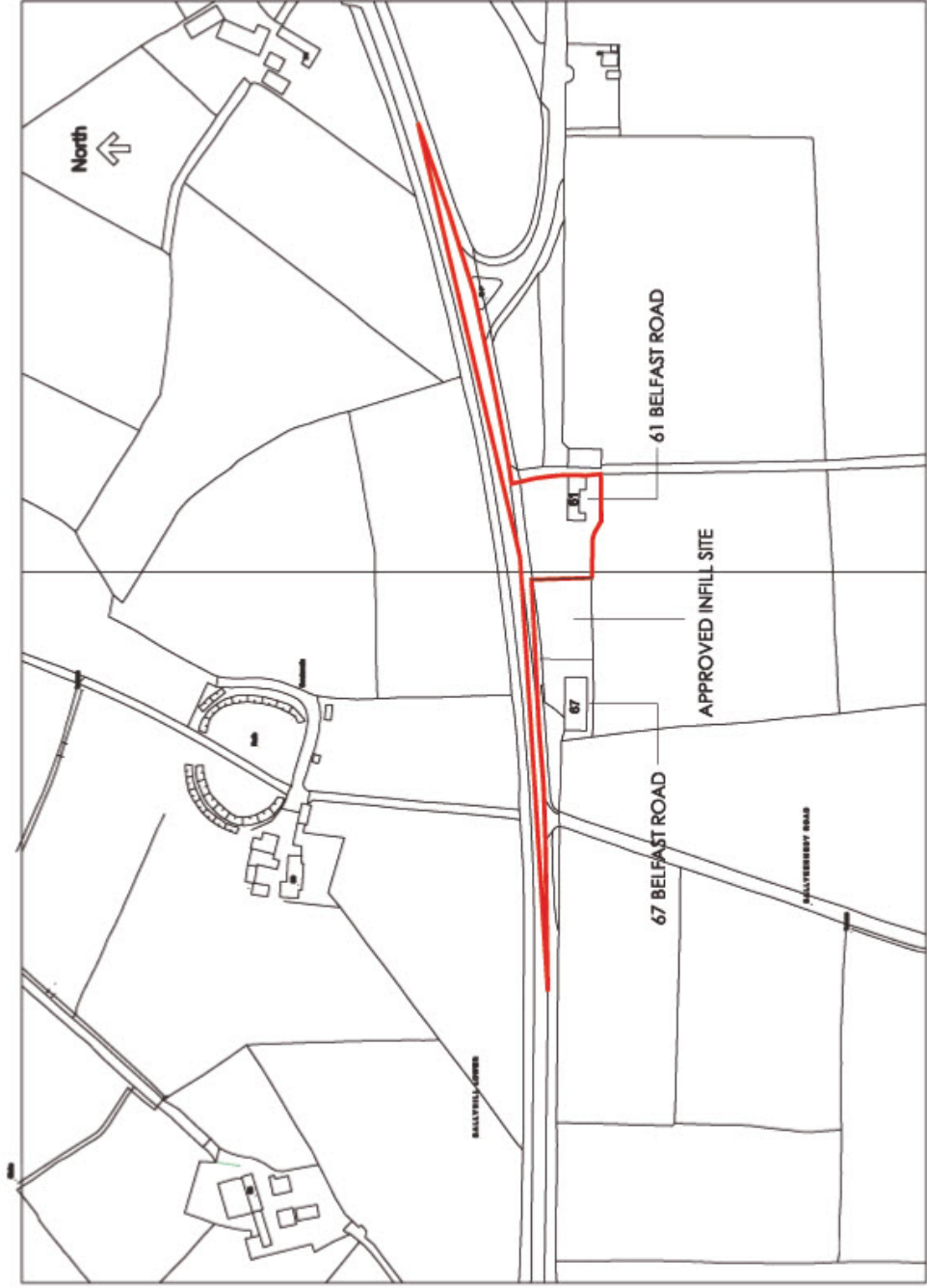


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Log (Std.)

PROPOSED DWELLING AND GARAGE WITHIN AN IMPVIL SITE LOCATED WITHIN POLICY CITY & OF PPA 21 WITHIN THE ADJACENT OF EXISTING SERVICE 61 BELFAST ROAD	OCT. 2018	SCALE 1:500	DWG. NO. 20180609P008
PROPOSED DWELLING AND GARAGE BETWEEN 61 & 67 BELFAST ROAD NUTTS CORNER, CHUMLEN			
PROPOSED BITE PLAN			



LOCATION MAP
SCALE 1:2500

PROPOSED DWELLING AND GARAGE WITHIN AN INFILL SITE IN ACCORDANCE WITH POLICY CTT 8 OF PPS 21 INCLUDING ADJUSTMENT OF EXISTING ENTRANCE 61 BELFAST ROAD			
PROJECT DETAILS		PROPOSED DWELLING AND GARAGE BETWEEN 61 & 67 BELFAST ROAD NUTTS CORNER, CRUMLIN	OCT. 2018
LOCATION MAP			SCALE 1:2500
			DWG. NO. 201806FP01A

Location:

When leaving Nutts Corner Roundabout and taking the Belfast Road towards Belfast, the house is on the right hand side.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

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With You
Every Step
of the Way

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