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<b>Appeal Reference:</b>	2022/A0159
<b>Appeal by:</b>	Mr David Carr
<b>Appeal against:</b>	The refusal of outline planning permission
<b>Proposed Development:</b>	Erection of a replacement dwelling and detached garage with retention of existing building as store
<b>Location:</b>	Approximately 60m South West of Drumanphy Road, Roughan, Portadown.
<b>Planning Authority:</b>	Armagh City, Banbridge and Craigavon Borough Council
<b>Application Reference:</b>	LA08/2021/1086/O
<b>Procedure:</b>	Written representations and Commissioner's site visit on 13 February 2024
<b>Decision by:</b>	The Commission, dated 13 March 2024

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The Commission has considered the report by Commissioner Gareth McCallion and accepts his analysis of the issues and recommendation that the appeal should succeed. The Commission agrees that the reasons for refusal have not been sustained.

**Decision** – the appeal is allowed and outline planning permission is granted, subject to the following conditions:

1. Except as expressly provided for by conditions 2, 3, 4 and 5 the following reserved matters shall be as approved by the planning authority – the siting, design and external appearance of the dwelling and garage and the means of access thereto.
2. Any application for approval of reserved matters shall incorporate plans and sections indicating existing and proposed ground levels and proposed finished floor levels for the dwelling and garage, all in relation to a known datum point.
3. The ridge height of the dwelling shall not exceed 6.45 metres above existing ground level at the lowest point within its footprint.
4. The building shaded green on the attached drawing number PAC1 shall not be used for human habitation. The building shall not be occupied at any time other than for purposes ancillary to the use of the replacement dwelling and garage.
5. Access visibility splays of 2.4 metres x 60 metres shall be laid out in both directions onto Drumanphy Road before any building operations commence and thereafter shall be retained and kept clear.

6. No development shall take place until there has been submitted to and approved by the planning authority a landscaping scheme showing:
- trees and hedgerows to be retained along the northern, western and eastern boundaries of the site;
  - new planting along the northern site boundary and to the rear of the visibility splays along Drumanphy Road; and
  - and the location, numbers, species and sizes of trees and shrubs to be planted within the site.

The scheme of planting, as finally approved, shall be carried out during the first planting season after the dwelling is occupied. Trees and shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Planning Authority gives written consent to any variation.

7. An application for approval of reserved matters shall be made to the Planning Authority before the expiration of three years from the date of this decision.
8. The development shall be begun before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

This decision approves the following drawing:

<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Date:</b>
PAC1	Location Map	1:2500	16th July 2021 (as received by the Planning Authority)

**ANDREA KELLS**  
Chief Commissioner