

Addendum

LA01/2019/0936/F

1.0 Update

1.1 On 19th November 2020 a further letter of representation was received which raised concerns regarding the proposed development. The concerns raised are as follows:

- The ridge height of the new build would greatly exceed both that of the current building and those to the east. It will also exceed the dwelling at 11 Blackrock Road
- The dwellings at 1-9 Blackrock Road all have similar ridge heights and allowing number 9 to vastly increase its ridge would set a precedent.
- Proposal will have a disastrous effect on the character of the area, block light and ruin the feel and appearance of the area.
- Requested that any development would be restricted to the current ridge height at 9 Blackrock Road.
- The garage in the plans dwarfs that which currently exists. This will have a detrimental impact on surrounding properties particularly 40 Dhu Varren and would box it in.
- Blackrock Road is private and any new build should have the support of the owners of the road.
- Urged to review the objections for a full idea of how badly the area will be affected by the development.
- It was also stated that Councillors would be welcomed to come and visit the area to get a better idea of the issue.

2.0 Assessment

2.1 The potential impact on character and assessment of proposed ridge heights has been assessed in paragraphs 8.6 to 8.12 of the Planning Committee report.

- 2.2 Impacts of the proposed development on neighbouring residents to include those at Dhu Varren have been fully assessed in paragraphs 8.21 to 8.33 of the Planning Committee report.
- 2.3 In regard to the proposed access from Blackrock Road being private this has been considered in paragraph 8.39 of the Planning Committee report.
- 2.4 In regard to the potential for the members to complete a site inspection of the proposed site this would be a consideration for the Planning Committee Members.

Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with paragraph 1.1 of the Planning Committee report.