

**SITE VISIT REPORT: Monday 21<sup>st</sup> October 2024**

*Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)*

**LA01/2023/0514/F 31 Station Road, Portstewart**

**App Type: Full**

**Proposal: Proposed Replacement Dwelling & Garage**

**Present: Ald Hunter, Coyle, Councillor Watton.**

**Officials: M Wilson**

**Comments:** The site was viewed from the footpath directly to the front of the existing property on Station Road. The official explained the existing arrangement and what was being proposed with a 2 storey dwelling replacing the existing bungalow and the reasons for refusal. The contextual and 3D drawings were shown to Members and the existing character and context was discussed.

The visit then moved to no.37 and there was discussion around this dwelling and how it appears out of context when assessed with the other development along Station Road. The official explained this was a good example of a poor approval that was out of context with the surrounding area and character. It was reiterated that the predominant character and surrounding context should be used in making any decision rather than the one poor approval. Members did raise concern about the fact that No.37 had received approval and queried why this was. The official explained that given that as this was a 2005 application, the DCO report would no longer be available. The official stated that Members need to assess the application under consideration having regard to the proposal and policies, and that each application must be assessed on its own merits. The official went on to explain that while the approval at No.37 could be a consideration, it should not be given determining weight as it is only one consideration and was an approval in 2005 and that it should not be the catalyst for other poor decisions on Station Road.

Members returned to the front of the site to consider the application's merits and queried if any changes were made to the proposal during the processing of

the application. The official agreed to clarify this and report on this matter at the Committee Meeting.

The site visit was concluded.

Michael Wilson

21.10.24