

4 Errigal Court
Portrush
BT56 8PX

20/08/2020

Causeway Coast and Glens Borough Council
Planning Committee
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

OBJECTION TO ITEM 6.4 PLANNING COMMITTEE MEETING 25/08/2021
Ref LAO1/2019/0960/F

We had hoped to speak at this meeting but unfortunately it coincides [REDACTED]
[REDACTED] We would appreciate it if these comments can be added.

We are very disappointed to find the planning office has ignored our concerns and objections and is recommending acceptance of this application. It would seem profit is more important than people.

The application for 'upgrade' is actually an expansion and should be treated as such. Increasing the size of the shop and building another hot food outlet are obviously to increase turnover. How can adding third hot food outlet be described as 'upgrade' The site already has seven businesses operating and at peak time it is difficult for cars to enter or leave, The 'upgrade' is predicted to add another 24 vehicles per hour. It is unlikely that we would object to a genuine upgrade of the commercial area already occupied if the change of use of the garden was deleted. The applicant is a multimillion business with another site in Portrush which could accommodate the hot food outlet.

To facilitate this expansion they wish to use a large part (approximately 25 metres along our boundary) of our neighbour's residential garden for commercial use by delivery vehicles and car parking.

This is just a few metres from our back door, kitchen and conservatory.

The emissions from cars and lorries would have a serious detrimental effect on our [REDACTED]
[REDACTED] preventing us from using our garden. The planning office has already been made aware of this but have decided it to ignore it.

Trucks unloading and cars and motorbikes parking will also create an unacceptable level of noise.

We note a condition restricting the number of commercial vehicles to 2 per day and wonder who would enforce this. This number is misleading. On 23rd July 7 articulated hgv's and 4 rigid hgv's unloaded on the site along with a number of smaller commercials. The articulated trucks usually take about 25 minutes to unload often with their engines running apparently to prevent the lifts draining the vehicle batteries.

We would be forced to stay indoors with windows and doors closed or forced to leave the home we have enjoyed for 35 years.

We would like to ask if any of the committee members would find this acceptable in their neighbour's garden.

One of the core planning principles is 'Improving health and well being'. It certainly will not improve ours or any other person's.

A previous application for commercial use in this part of the garden was refused (reasons attached) setting a precedent which the planning office seem to ignore. Surely all applicants should be treated the same regardless of financial standing.

We would welcome any member to come and see how this would affect us before making a decision.

We look to our local council to protect our quality of life and the air that we breathe.

Robert and Helen King

detrimental impact on the private amenity of neighbouring dwellings by overlooking and overshadowing. Refusal is recommended. Refusal Reason 1. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), Policy LC 1 of Addendum to PPS 7 Safeguarding Existing Residential Development and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development fails to provide a quality residential environment by being contrary to criteria (a) (g) and (h) of Policy QD1 and criteria (b) of Policy LC 1.