

Addendum

LA01/2019/0830/F

1.0 Update

1.1 An additional letter of objection was received on the 22nd September 2020 in relation to this application.

1.2 Concerns raised include:

- Not “Protecting and Enhancing our Environment and Assets”
- Devalue assets as the property is visible from a large amount of East Strand Beach
- The existing building should be retained with refurbishment as it forms part of visitor memories of Portrush

2.0 Assessment

2.1 The application site is not subject to any design criteria or guide and it is not located within a Conservation Area of Area or Townscape Character. The application site can be viewed from various vantage points, all of which have been considered. The contextual elevation and visuals provided show that the development although larger in size than Strandmore House, is acceptable in visual terms with the existing built form in this area due to its design, scale, massing and height. The proposed pair of semi-detached dwellings blend with surrounding development with their own frontage with mansard roofs and chimneys which are features reflective of neighbouring properties. The design of this proposal is satisfactory and does not cause unacceptable damage to the character of the surrounding area given the mixture of house and apartment types and designs within Portrush.

2.2 Paragraph 2.3 of the SPPS states “The planning system... does not exist to protect the private interests of one person against the activities of another...The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Good neighbourliness and fairness are among the yardsticks against which development proposals will be measured.” The development is considered acceptable for reasons set out in the Report and above. The approval of this proposal would not have any further unreasonable impact considering an apartment development under planning reference LA01/2017/1293/F has already been approved and is extant.

2.3 While Strandmore House may have featured along this promenade since 1860, this dwelling is neither listed nor is it located within Portrush Area of Townscape Character, so there is no policy basis to control demolition or to retain this building with refurbishment.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to Approve this proposed development.