

Addendum 2

LA01/2018/1085/F

1.0 Update

1.1 Following on from the assessment in paragraphs 8.19 to 8.21 of the Planning Committee report which relates to impact on amenity a further refusal reason will be added to the report. In regard to paragraph 8.21 it is stated that there will also be the potential to overlook the existing balcony and also the skylights for the bathroom and kitchen to the dwelling at 22 Portbradden Road. Having considered this further this is not the case. The refusal reason is as follows.

6. The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement for NI as the proposal would adversely affect 24 Portbradden Road by reason of dominance and overshadowing.

1.2 A representation letter was submitted on 16th October 2019 which provided two visualisations, one relates to the impact of the proposal on Portbradden seafront and the other relates to the impact of the proposal on the one storey rear return of the dwelling at 24 Portbradden Road. The impact of the proposal on the Portbradden seafront has been considered in paragraphs 8.5 to 8.9 and 8.11 to 8.14 of the Planning Committee report. The impact of the proposal on the one storey rear return has been considered in paragraphs 8.19 to 8.21 of the Planning Committee report and paragraph 1.1 of this Addendum. The second visualisation attempts to show the overshadowing impact of the north wall and roof of the proposed dwelling on the dwelling at 24 Portbradden Road. This visualisation emphasise the dominant impact of the proposed dwelling.

1.3 A right to light demonstration was submitted by the agent on 21st October 2019. A light test was completed from the existing skylight. The scale for this drawing is 1:50 this should be 1:100. In addition, the shape and size of the skylight is shown incorrectly.

This information has been taken into account but on assessment it is considered that the proposed rear return by reason of its length and height would have a dominant impact on this dwelling, would reduce light and lead to unacceptable levels of overshadowing.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development as it remains contrary to the SPPS, Policy CTY 3 of PPS 21, Policy NH 6 of PPS 2, in that the proposal will have a visual impact within the AONB significantly greater than the existing building due to its scale, massing and design. In addition the development would adversely affect 24 Portbradden Road by reason on dominance and overshadowing.