

Addendum & Erratum

LA01/2018/0037/O

Update

One letter of objection was receipted on the application. This was rescinded on 19/09/2018 on the basis that it was a misunderstanding by the Planning Department that the content constituted an objection. There are now no objections to the proposed development.

One letter of support was received on 24/09/18. This argues that: the proposal is located within a cluster; the site is enclosed by “titles” of nos. 22 and 24; the recreation building at the caravan site has been made available for community use and; the proposal is acceptable in terms of rural character. The representation further states that: the site is outside Cromore House Historic Park; there are family ties to the area and; consultees have no objection.

Consideration

The Planning Committee Report sets out how the site is not considered to be located within a cluster. The “titles” of other properties is not pertinent to the policy test of the site needing to be bound by other development in the cluster.

While the recreation building at the caravan site may be used for occasional community use, its primary purpose is as a commercial building. Therefore it is not considered to constitute a community building to meet policy requirements.

While the site is outside the Cromore House Historic Park, it is located within the Cromore Local Landscape Policy Area where there is a presumption against new development.

The proposal is considered to harm rural character by adding a further dwelling outside any existing cluster of development.

Family ties to the immediate area are a material consideration apportioned limited weight.

While consultees do not object, there are clear planning policy reasons to refuse the development.

Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.

Erratum- Paragraph 8.5 states that no. 34 (Agherton Road) is not visible from the road. This is incorrect as while no. 34 is set back from the road, it is nonetheless visible from it.