

Addendum 2

LA01/2018/1315/O

1.0 Update

1.1 A Supporting Statement was received from the Agent on 1st November 2019. The Supporting Statement outlines how the agent believes the site complies with relevant planning policy, CTY 8 and CTY 13 of PPS 21. In summary this includes:

- The gap has a 60 metre frontage, is capable of only accommodating 2 dwellings and respects the settlement pattern;
- The sites are level with the public road, would not provide a visual break and are not available to view on approach along Carrowdoon Road due to build up and mature vegetation;
- Part of the roadside hedge can be retained and the remainder re-instated behind the visibility splays;
- New planting can be provided to aid integration;
- Policy CTY 8 does not mention integration except in relation to design solutions and reference to other planning and environmental requirements relate to infilling of a gap with economic development only; and
- Reference to previous planning applications and PAC decisions.

2.0 Consideration

2.1 The integration of the site and how it complies with relevant policy is discussed in detail in Part 8 of the Planning Committee Report. Policy CTY 8 requires that development should meet other planning and environmental requirements which includes that the site integrates appropriately into the landscape and meets Policy CTY 13.

- 2.2 The report refers to a number of previous planning applications and Planning Appeal decisions. Planning applications LA01/2018/0788/O, LA01/2018/0789/O, LA01/2017/1482/O and LA01/2017/1480/O are referred to at Galdanagh Road, Dunloy. These were applications for infill dwellings which were granted planning permission. Although roadside vegetation is required to be removed to provide the required visibility splays the remaining boundaries of the site are defined and provide a degree of enclosure which is not evident with this application. Also, the extent of roadside vegetation removal does not appear to be as great as the requirement for this planning application. Application D/2013/0120 at Galdanagh Road has also been referred to. This application was granted some time ago by a different decision maker, the Department of the Environment, and as such limited weight would be given to this decision. Planning Appeal ref. 2014/A0207 was for 2 infill dwellings at Garryduff Road, Dunloy. This application was granted permission by the PAC however integration was not raised as a reason for refusal and therefore is not comparable to this application. Another appeal decision has been referred to ref. 2018/A0208 which relates to an infill site within the Lisburn and Castlereagh Council area. It is difficult to give an accurate comparison of this application as the detail of the application is not known. However, based on the appeal decision it would appear that the 2 sites are not directly comparable in terms of topography and boundaries.
- 2.3 The impact of a proposal in terms of how it integrates into the surrounding landscape are matters that must be determined in the site specific circumstances of each site and each site is assessed on its own individual merits.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to **Refuse** the planning application as set out in Section 9.0 of the Planning Committee Report, with the refusal reason which has been amended within the Erratum to the Planning Committee Report.

