

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2023/0842/F
Name	Deborah Blackwood
Contact Details	Tel: [REDACTED] Email: [REDACTED]
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input checked="" type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

My name is Deborah Blackwood and I live at 32 Newbridge Park. As such I am one of the households to which letters was issued by the planning officer advising of the application made to change 55 Newbridge Park into a HMO.

I strongly object to this application for the many reasons as stated within an objection letter which my husband and I submitted on 17th September 2023. The main areas we cited were due to implications on parking, access to properties, disruption to the community family area, type of occupants, noise levels, anti-social behaviour, health and safety, and the impact on house prices within the area.

I have viewed the planning officers report recommending approval and would disagree with the recommendation to grant approval, and in particular wish to draw out several paragraphs within this report.

Paragraph 2.2 of the report states 'On the day of the site visit there were no cars parked on street, apart from a delivery van serving one of the dwellings nearby,'

Obviously, this is a snapshot at a point in time within the middle of the day when it is likely the majority of residents from the area are at work. It is unlikely to be representative of the flow of traffic when residents are at home.

In particular I'd like to draw your attention to the following paragraphs: paragraph **8.3, point 2** where it states 'there is no adverse impact on the amenity of neighbouring properties and the character of the surrounding area' and **paragraph 8.5** 'it is considered that the proposed change of use will not adversely impact neighbouring amenity, neighbouring properties or the character of the surrounding area.

Newbridge Park is a family residential area. The surrounding residents to this property are either living on their own, elderly middle aged couples or families with young children. Allowing this change to property type will damage the cohesion of the community in the area. People come to this area to live and work. I myself am originally from outside Magherafelt – and bought into this residential area. This family residential area adds to the fabric of society in Coleraine, and then we find out a developer is changing the fabric of the community for profit. The developer is changing this community and the cohesion within it purely for profit * – I just don't think that is right!

If CC&G grant approval to this change of property type they are setting a precedent to change the fabric of this community, as this would set a precedent for more HMO houses to be placed in the area. Where does it then stop? – where do you draw the line? If CC&G approve this application does that leave our only option we have to move out of this area – live elsewhere. As a normal working ratepayer where does that leave us – it is estimated that the value of our house will decrease by 10 – 20% with having a neighbouring property as an HMO. I just don't think that is fair on an ordinary working ratepayer . Given the estimated decrease in value of neighbouring family house prices I wish to ask will the Council offer the neighbouring properties a rates rebate because of the decrease to their house values?

I'd also like to mention that on 15th September 2023 it looked to me that work had already begun on the house at 55 Newbridge Park to change the fabric of it relevant to an HMO from a residential house. Numerous vans were already on site at those early stages of which I have photographic proof. That is how much respect this developer has for this community and the planning process, that work had already commenced way on this property away prior to the date of this committee.

The NIAO have more recently published a document in March 2023 entitled 'Planning Fraud Risks' which outlines a number of Fraud Risks/ red flags to be considered in the planning service.

As I've said it would appear that work had already commenced on changing the fabric of this property from a residential house to a HMO away prior to the date of this committee. Can you tell me how that happened – it definitely shows the lack of respect this developer has for this committee and your role as Planning Committee officials.

In conclusion I'd just like to emphasise again that the applicants request is a pure for profit adventure – but at what cost to CC&G community, and in particular to the family community of Newbridge Park.