

Presentation to Causeway Coast & Glens Borough Council	
Proposal:	Demolition of existing buildings and redevelopment of site for a dwelling house and 5no. apartments LA01/2022/0850/F
Site:	55 Strand Road Portstewart
Item:	5.12
Date:	22 November 2023

- Outline planning permission has been granted for an apartment block on this site. The decision sets the parameters in terms of density, scale, and massing.
- The existing building on this site are not attractive.
- However, it's a superb site with an amazing outlook over the sea.
- MI Architects have designed a house and apartments in a contemporary style befitting this impressive site.
- After a meeting with the planners at an early stage, we submitted revised drawings showing substantial changes.
- The planners refused to meet us a second time.
- The Officer's report sets out four reasons for the refusal, broadly:
 1. **Density** – The outline permission referred to nine units on the site, but we are only showing 6 units. The proposed buildings have a smaller footprint than the existing development on the site (only 528m² compared to the existing 570m²). In the context of the Outline approval and it is grossly unfair to reduce the development potential of the site.
 2. **Layout, scale & massing** – The Officer's report makes several very positive comments about the proposal, for example at page 6 the officer says: *The dwelling and apartment building is well*

proportioned and acceptable in terms of its scale, massing and design in isolation. It would be totally unfair and improper of the Council to force Andrew to give up the principles of scale/mass that were approved at Outline stage. The scheme is a thoughtful solution to the site context in terms of layout, scale & massing.

3. **Private open space** –The guidelines on private space provision state *‘the appropriate level of provision should be determined by having regard to the particular context of the development’*. At this site there is a special context/setting, because these apartments will enjoy fabulous views west over the sea. The residents will enjoy a high degree of visual amenity. We don’t think that bigger private spaces are important at this site, but we could provide them if necessary.
 4. **Overlooking and dominance** – There is a good separation with neighbouring properties, which ensures a sense of dominance is not created. The height of the building is also the same as was shown by the Outline permission. However, we are open to making amendments in this respect.
- There are no objections from the neighbour or from any statutory authority.
 - This site deserves a first-class architectural design solution. This is an excellent scheme that will enhance the site and improve the entire streetscape along Strand Road.
 - We ask the Committee to approve the scheme.
 - However, if members allow a meeting with the officers to resolve issues, we ask the Committee to confirm its support in principle in terms of the proposed density, scale, and massing.