

23 Glenariffe Road,
Glenariffe,
Ballymena
18th October 2021

To: The Chair and Members of the Causeway Coast & Glens Planning Committee

Copy to The Head of Planning.

Dear Madam Chair and Members,

RE: REMOVAL OF ARTICLE 40 AT 37 GLENAAN RD. CUSHENDALL LA01/2020/0692/DC

I am writing to you to ask you to support approval of my application to remove the Article 40 Condition on my cottages at the above.

These are modern 3 bedroom units, built to a high standard, fully fitted and equipped and ready for immediate family occupation as affordable homes were it not for the Article 40 restriction.

The planning officers report before you gives three reasons for refusal and I would challenge them as follows;

Reason 1. As the dwellings are existing it would be impossible to locate them within a settlement. Even if it was possible, there are no sites suitable or available within the nearest settlement which is Cushendall. The Planning Office will be aware that all the sites here as identified in the NAP are developed or are in the course of being developed.

A search for available sites for sale within and on the edge of the settlement limit indicates that none are available.

Policy CTY1 does permit "other types of development where there are overriding reasons that development is essential and could not be located in a settlement"

The Policies referred to cannot be implemented retrospectively and the cottages are a reality on the ground since 2008. By removing Article 40 the cottages will fulfil the aims and objectives of the policies in terms of sustainability and integration. Councillors, the Planning Office and the Housing Executive all will be aware of the long standing and urgent need for affordable homes in the Glens, and while attempts are being made to remedy this, it will take some years to achieve. The provision of affordable homes in the Glens is essential and by releasing the Article 40 these cottages will be immediately available housing stock. Full time occupation of the cottages will assist the sustainability of this community and also of Glenann Primary School which is within walking distance. It is worth noting just three planning approvals have been granted along this road within the past five years and bringing these units into full time occupation will greatly assist sustainability.

Reason 2.

The information provided at 8.10 on Page 9 of the Planning Committee Report is incorrect.

The actual amenity spaces are as follows; Site 1.- 88 sq.metres, Site 2.- 76.25sq.metres and Site 3. - 140 Sq. metres.

The recommended space is " around 70 sq.metres therefore they exceed the required standard.

At 8.11 the report refers to "only an open timber fence separating the garden areas to the rear" which is misleading , - in fact each private space is enclosed by 6 feet high boarded timber fences which gives excellent privacy to each unit. (a photograph is attached)

Reason 3.

This states the units do not meet the minimum space standards.

Again this is incorrect.

Each unit measures 6.9metres by 11.9 metres internally, a total of 82.11 sq. metres.

Policy LC1 (c) of PPS7 Annex A Space Standards requires a size of "not less than" 80/ 85 sq. metres for a 3 bedroom 5 person unit.

Therefore these units meet this requirement comfortably.

I do not suggest of course that the Planning Officer has deliberately provided incorrect information.

I would like to think with these cottages I have made a useful contribution to tourism in the Glens since 2008 but with the arrival of onerous Covid regulations and restrictions, and the [REDACTED] I feel the need to exit from the business.

There is a precedent of holiday cottages being returned to full time dwellings as set by the Antrim Glens Tourism in collaboration with the NI Tourist Board when they acquired a lease on rural dwellings, modernised them, let and managed them for some years before returning them unconditionally to their owners.

In the light of the above information I am to ask that you resolve not to accept the recommendation before you and agree that the planning agreement associated with E/1998/0238/0 be discharged.

Thanking you in anticipation.

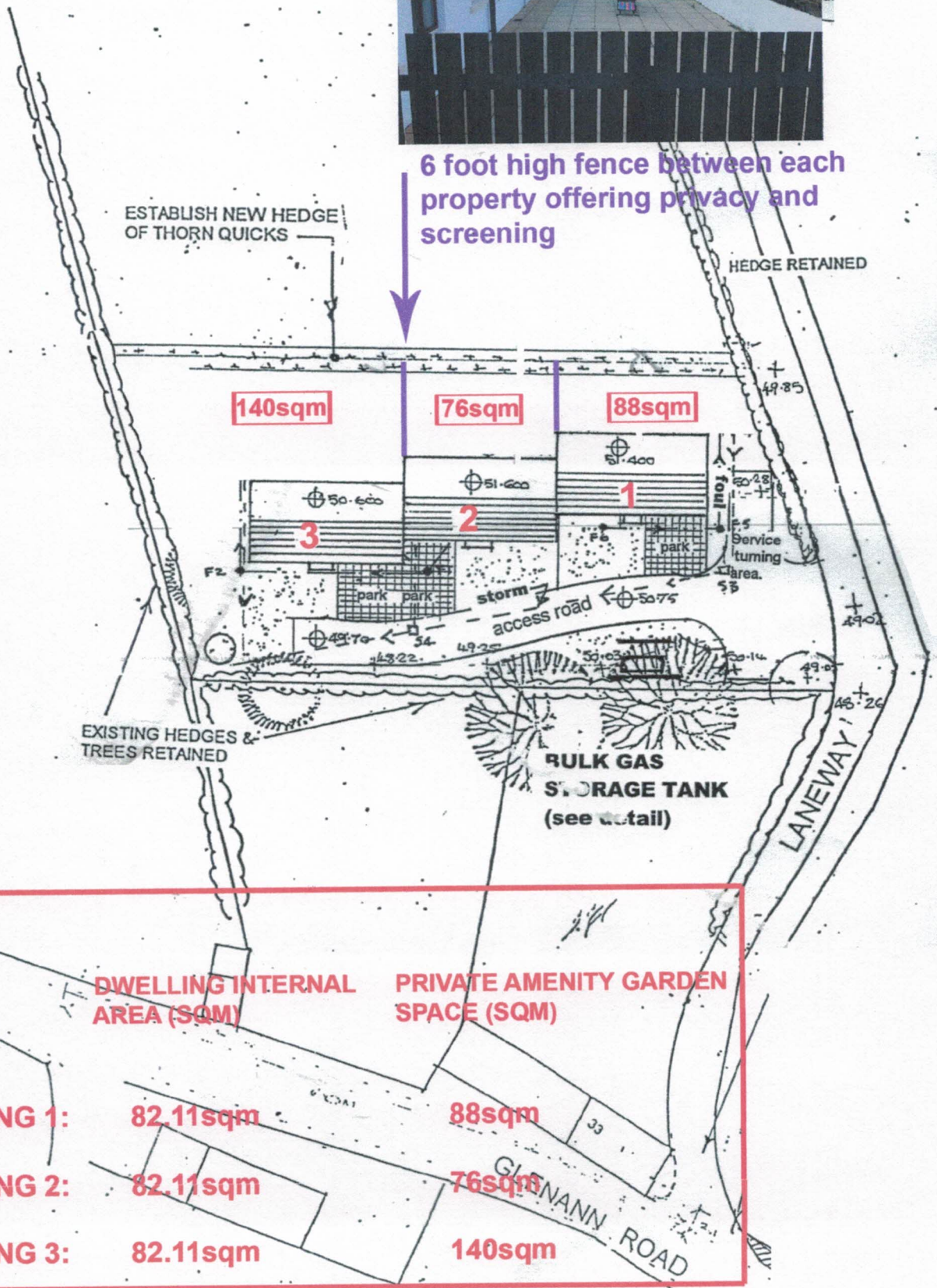
Yours sincerely,

P. Mitchell.

EXISTING LEVELS
SHOWN THUS
FINISHED LEVELS
SHOWN THUS.



6 foot high fence between each property offering privacy and screening



BLOCK LAYOUT PLAN - Not to scale - GLENANN RD CUSHENDALL