

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2022/0604/F
<b>Name</b>	Kris Turnbull
<b>Contact Details</b>	Tel: [REDACTED] Email: [REDACTED]
<b>Support or Objection – please tick relevant box</b>	Support <input checked="" type="checkbox"/> Objection <input 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).**

We are in support of the proposed development at 2b Prospect Road which involves the demolition of the existing chalet style bungalow to create a new two storey dwelling.

Portstewart has become a highly sought after location and hub of development and regeneration which has influenced the seaside town into a plethora of sustainable and contemporary design which celebrate their unique context.

Our intention is to create a high quality modern family home of high architectural merit which is respectful of its location.

We strongly believe that the proposal respects planning policy Paragraph 4.26 and 4.27 of the SPPS and QD1 of PPS7 criteria:

- a) We believe that the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscape and hard surfaced areas.
- g) We believe the new proposal draws upon the best local traditions of form, materials and detailing.
- h) We believe that the new proposals design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.

Deliberate consideration was given to the massing and height of the proposal in relation to the existing dwelling and its relationship to the neighbouring properties. Inspiration was drawn from the iconic Noel Campbell dwelling that overlooks Portstewart Strand. As a result we feel the composition successfully compliments the existing urban feel which culminates in a proposal that is progressive in its design and construction that will sit in the site without dominating its context.

The sculptural roof form folds down at the front elevation to respect the existing single storey elements of No.2 and No.2A Prospect road which from the front gives a visual impression of a 1.5 storey dwelling. The council deemed this as acceptable.

The roof then folds and opens up to a two storey rear elevation which is complimentary in terms of scale and massing and the use of glazing is not out of character given the immediate context of the adjacent dwellings. The two storey to the rear is visually sympathetic to the large two storey flat roof extension at no. 2 Prospect Road and the split level dwelling of No.2A Prospect Road which includes extensive glazing, sunroom and glazed balcony area.

Although the roof type has changed from pitched roof to a sculptural folded roof with areas of flat roof, the overall height difference is lower than the existing house. We strongly believe that the new proposal sits in harmony with the surrounding area in terms of viewpoints from Strand Road and although it is on an elevated site, it is no more visually intrusive than the existing dwelling and offers greater levels of privacy.

Whilst there are views of this site when traveling both directions along Strand Road, they are not constant and are broken by the large properties on Strand Road. Many of the dwellings situated on Prospect Road are wholly visible from Strand Road, like many of the roads within Portstewart. This replacement dwelling is stepped back from the building line in comparison to the existing, along with intervening planting which ensures that the ground floor is not visible from Strand Road and gives the visual impression of a single storey dwelling. This is a significant improvement to the existing single storey dwelling which displayed heavy glazing and was in much closer proximity to the shared boundary.

Relocating the dwelling closer to Prospect Road allows us to achieve greater, usable amenity space and incorporation of a planted landscaped garden with minimal hard surfacing, in comparison to the existing dwelling which does not include any soft landscaping. All new hard landscaping has been carefully considered and high quality materials and workmanship is proposed throughout, therefore providing a much more considered, greener setting within the environment.

We would like to note that unlike surrounding properties in the area, we have kept the living accommodation on the ground floor and bedroom accommodation to first floor, as the back to back relationship is not uncommon in an urban area, but this was designed to sympathetically direct and limit views away from No. 49 Strand, unlike the neighbouring properties in the area which have already set a precedence in the area for overlooking along Strand Road.

The living accommodation to the rear of the property has improved amenity space whilst dramatically improving any overlooking when compared to the existing property.

The existing living accommodation is positioned only 1.2 metres from the elevated boundary with No. 49 Strand Road. The new proposal steps back from the shared boundary line by 4.8m-6m.

The overall distance from the proposed dwelling at 2b Prospect Road to the rear elevation of no. 49 Strand Road is 33.5m-35m.

We believe we have provided appropriate space between buildings in order to avoid overlooking which is also in-keeping with the guidance of Creating Places. There is a substantial sloped and planted buffer between the properties which will be enhanced with further planting. The proposed boundary treatment includes for a wall and hedging to the height of 1.2m minimum as well as additional planting and carefully positioned trees to help soften the development into its surroundings. We have previously depicted that direct lines of sight into the property and private amenity of no. 49 Strand Road is not possible due to the intervening vegetation and sloped bank.

We have wholly considered the proposal within the context of Prospect Road and Strand Road and the proposal sits comfortably within the streetscape. Each element of glazing and solid mass has been carefully considered and designed to omit direct overlooking of neighbouring properties and private amenity. While the form is unique and expressive, it has largely taken cognisance of the existing contemporary dwellings within the area and respects the neighbouring dwellings. The proposal boasts traditional and natural materials, all of which are sympathetic to the character of the area.