

Your Ref: LA01/2019/0182/F

Our Ref: 315

Date: 16/10/2020

Area Planning Office
Causeway Coast & Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

**Re: Letter of objection to proposed 2 storey, 3 bedroom cottage with pitched roof and single storey side projections and front porch and a double domestic store with covered log store
24m North East of 50/51 Kerr Street, Portrush**

Dear Sir/Madam,

This submission is made on behalf of the adjacent property owner, Mr William Nesbitt of 48-51 Kerr Street, Portrush, BT55 8DG.

Further to submission of additional information by the applicant following Planning Department recommendation for refusal, we wish to make the following comments;

The letter submitted by Donaldson Planning states *“that the use of the access cannot significantly prejudice road safety as it already existing serving 10 spaces in the car park, a garage, and the existing site. The use of one car arriving at the proposed house would not cause significant delay on the public road”*. All of the additional submitted drawings date stamped 16th September 2020 contradict this statement, the drawings indicate 4Nr cars parked at the property, this would be a 40% increase on the existing access which is a major intensification of use.

The letter also states that *“any delay would be minimal and no different than that of cars accessing numerous garages or driveways already exist, most less than 3.2m in width”*. These properties named are existing some over 100 years with no intensification of vehicular use nor have backland development, as stated with DFI Infrastructure Consultation dated 25th March 2019 *“width of existing vehicular access not suitable for increased use”*. As DFI Infrastructure has fully assessed and surveyed this access there recommendation for Refusal should be adhered to in the interest of road and public safety.

As described on previous correspondence the access is opposite a Bus Stop which is a further constraint on this access ingress and egress, the access is located on the most congested section of Kerr Street with delivery lorries double parking on the corner and/or across our access at all times to deliver produce to Neptune and Prawn, high volumes of people walking on the footpath to The Ramore Restaurant Complex or the Harbour. Taxis also dropping off and collecting people at the adjacent restaurants and bars.

The submitted drawings also indicate hardwood gates opening onto the car parking area of Apartments 48 / 51 Kerr Street, this encroaches and restricts existing vehicular movements within this area for apartment owners. Such operations of gates could also cause damage to parked vehicles, therefore the operation of such gates should swing and operate within the applicant's site and not encroach third party lands. The existing application site boundary is 1.8m high timber boarded fence

with timber double gates which swing intowards the application site. It should also be noted that should gates swing open within the appliciant's land that this would omitt carparking space as indicated to North of Gates and restrict vehicular turning space within the site. See Figure 1 & 2.

Figure 1 – Site Boundary & Gates



Figure 2 – Gate Opens Inwards To Application Site



The proposed dwelling will contiune to have overlooking issues into the rear of apartments at 48 / 51 Kerr Street, as the proposed property will be looking into the bedrooms of apartments and will impact on privacy.

In conclusion we would respectfully request that The Planning Department stand by their original recommendation regarding this application as the application site is not suitable for the redevelopment for a large two storey dwelling with out buildings within its context.

Yours Faithfully,



Mark McMaw MCIOB
For and behalf of 3rd dimension