

**SITE VISIT REPORT: MONDAY 26<sup>th</sup> September 2022**

*Committee Members: Alderman Baird, Boyle, Duddy, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll (Vice Chair), Hunter, McGurk, MA McKillop, McMullan (Chair), P McShane, Nicholl, Peacock, Scott and Storey*

**10.30am**

LA01/2020/1135/F – Site at 80a Curragh Road, Dungiven

**App Type: Full Application**

**Proposal: Proposed replacement dwelling**

**Present:** Councillors McGurk, Nicholl and Scott, Official J McMath

**Apologies:** Ald Boyle and Cllr Hunter

**Comments:**

Viewed site from road frontage, then viewed structure from within site.

Officials commenced the meeting by showing the submitted location map, block plan, elevations and floor plans, explained the extent of the site, the boundaries and the siting and design of the proposed development. Officials explained that the proposal was a full application for the replacement of the structure at 80a with a dwelling and garage. Officials referred to CTY3 which states that buildings of a temporary construction will not be eligible for replacement. The structure to be replaced is a prefabricated structure and the walls, roof covering has the general appearance of a temporary building. As the structure to be replaced is of temporary construction it was not eligible for replacement under CTY3. Officials referred to the precedent cases raised by the applicant/agent and referred to the consideration in the committee report. Officials referred to the PAC decisions referred to by Officials in the Committee report and explained that the 2018 was especially comparable. Officials explained that further information was submitted in August 2022 which listed medical conditions but these were not explained and it had not been demonstrated that a new bungalow is a necessary response and that genuine hardship would result. The proposal is contrary to Policies CTY1, 6 and 8 of PPS21.

A question was asked about what criteria are considered to decide temporary. Officials explained that CTY3 does not give a definitive list but each is decided case by case basis taking into account the details of the structure such as walls, roof and appearance and PAC decisions.

J McMath      26/09/2022