

SITE VISIT REPORT: MONDAY 23th October 2023

Committee Members: Committee Members: Alderman, Boyle, Coyle, Hunter, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton

LA01/2020/0957/F – Rear of 11 Main Street, Castlerock

App Type: Full Application

Proposal: Retrospective change of use from ancillary dwelling areas and wooden shed to surfing training, equipment hire facility and cafeteria area. Retrospective change of use from detached dwelling accommodation to cafe. Retrospective provision of seated cafeteria areas, open timber structure providing covered seating area and timber hut coffee servery.

Present: Ald Hunter, Stewart, Boyle. Councillors Watton and Archibald.

Officials: Shane Mathers and Emma Hudson

Comments:

Commenced site visit from along The Promenade. Official pointed out the site from along the frontage and advised that Castlerock was designated as a village in the Northern Area and as such did not have a defined centre. Officials referred to type of development in the surrounding area including close proximity to other commercial premises along Sea Road. On balance, it is considered acceptable in terms of visual impact and character due to the low level of development, screening and proximity to other commercial premises. Officials advised that there are 18 letters of objection and 1 letter of support for the application. Issues from objectors include road/traffic, privacy, noise, precedent, multiple uses on site and property value. Members and Officials viewed the extent of development on site and officials pointed out the various areas and uses. Officials responded to members queries and referred to conditions attached to the Committee report which restricted use of the upper deck, open hours and noise conditions. Site was also viewed from the neighbouring property at no. 15 Main Street. Official advised that on balance taking into account recommended conditions that the proposal would not have a significant adverse impact in terms of amenity or privacy.

E Hudson 23/10/2023