

**SITE VISIT REPORT: MONDAY 22nd August 2022**

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

**10.30am**

LA01/2021/0569/O – 285 Moyarget Road, Ballymoney

**App Type: Outline Application**  
**Proposal: Dwelling**

**Present:** Alderman McKillop and Councillor Nicholl, Official S O'Neill

**Comments:**

The site was viewed from the frontage of the dwelling at 285 Moyarget Road. The official outlined the description of the proposed development and pointed out where the new dwelling would be placed on the site. It was also explained that the existing access to 285 Moyarget Road would be closed up and a new shared access would be provided. The Members queried where this access was and the official pointed to the approximate location of the new access. The official explained that it was accepted that there was a substantial and continuous built-up frontage given the existing development located around the site. The official explained that in line with Policy CTY 8 that an exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of 2 two houses within an otherwise substantial and built up frontage. The official stated that the gap from the dwelling at 285 Moyarget Road to the dwelling at 283 Moyarget Road was 106 metres. The official explained that the average frontage of the dwellings along this section of Moyarget Road was approximately 27.7 metres. Given this it was stated that the gap could provide at least three dwellings and would be considered too large in line with Policy CTY 8.

The members felt that there would be a level of integration given the existing boundaries and hedgerows. The official explained that there was no concern in regard to Policy CTY 13 and integration at the site. The Members queried whether the proposed development would be in keeping with built up pattern of development along this section of Moyarget Road. The official explained that

the gap between the dwellings at 283 and 285 Moyarget Road provides an important visual break in the developed appearance of the local area. It was also stated that in line with Policy that the gap in question would not be considered a small gap site.

S O'Neill      22/08/2022