

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.

Planning Reference	LA01/2022/0082/O
Name	Either: David Graham (Agent), Or Adrian Moyne (Applicant)
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

APPLICATION LODGED TO CAUSEWAY C&G PLANNING: JANUARY 2022!

This application for infill dwellings meets the criteria set out in PPS 21 for this type of development, in that:

- No objections have been lodged against this application.
- No objections or issues have been voiced by any of the consultation bodies in the returns.
- The site meets every single point within CTY 8 (ribbon development)
- The overall size of each site is actually slightly smaller than that of the average plot size along the adjoining 4 dwellings.
- Clear evidence of the plot size of No. 15 has been provided through historical and current photos (from within the site and aerial type). These are quite indisputable.
- An existing access can be utilised to serve the proposed sites.
- No disturbance will occur to any of the existing site planting, with additional planting being proposed to further augment this.
- The site sits on slightly raised ground for the majority of the roadside boundary and along with planting - would actually be further concealed from view!
- Adjoining dwellings (including a large 2 storey, brick-built house to the south west) ensure that this site is absolutely to be regarded as suitable for infill policies to be met.
- The 2 sites have been earmarked for family members who have grown up in No. 15 Dunlade Road - thus enabling them to continue to reside in the country, next to their family home.
- CTY 13 (Integration) has been met to all the requirements and has been fully responded to within the submitted D&A statement,

It seems that planning is insistent that the proposal is contrary to CTY 8 of PPS 21. However, the site is located within what is defined as substantial and built up frontage since there are in fact at least 5 evident

buildings along this stretch of roadway: No. 15, and agricultural building (it is important to note that case history dictates that the buildings DO NOT need to be residential properties), No. 17, No. 19 and indeed No. 19A.

CTY8 also states that the site should be a small gap site suitable of containing a maximum of 2 dwellings. Surely the average dwelling size is dictated by those in the immediate locality – having looked in detail at this, the submitted site plan shows that the average size of the 4 closest dwelling plots are 63.25m wide, this application actually proposes that the two sites will be less than this, at an average width of 57m. Therefore, surely the overall site size is very much compatible with both the policy in this regard, and the local context of dwelling sizes / styles.

Within CTY 13 & 14, planning has raised concerns of the dwellings being prominent. Bearing in mind how we have clearly demonstrated that the proposal does meet the principle of dwellings, it is vital to note that the adjoining dwellings at 17, 19, 19A and the existing agricultural building all occupy higher ground than the proposed dwellings. (19A is a substantially large, 2 storey brick finished dwelling). Also, with the ground continuing to rise beyond the proposed site, and all current trees and planting being retained – any new dwellings would be nestled into the sites quite easily. Some additional planting (which is commonplace on all applications) would further alleviate the concerns of the dwellings being prominent – in fact, they would barely be noticeable.

Regarding No. 15 not being recognised as having a frontage – the planning report almost appears to imply that this dwelling is just about invisible, with only an access able to be seen. This is absolutely not the case, as the house forms a very obvious presence from Dunlade Road (image below from the roadway, with the agricultural building also visible).



Importantly – The underlying reason for the proposal to develop this site is to allow for dwellings to be built that will allow for the siblings / family of No. 15 Dunlade Road to continue to reside in the area where they have been raised.

- No objections from any neighbouring properties or 3rd parties have been lodged against this application.
- DFI Roads are content with the principle in terms of the access arrangement proposed at this stage.
- No objections from any other consultation body have been submitted.
- A PAC decision added as an addendum to the planning report, which appears to be provided in an attempt to offer up a similar application type, does in fact differ from this scenario, given that there are only 2 buildings, and not 5 evident surrounding buildings as is the case with this application – therefore the definition of a built up frontage of at least 3 buildings was obviously not met in that case.

We would urge members to carefully review the Design & Access Statement, Site analysis and concept drawings which were submitted with this original application as give further visual explanation to the points made above.

During the 2 years wait to reach this stage of an outline application we would offer up that the case officer, Mr. Elliott McMullan, did at one point inform the architect that he “did not foresee any major issues with this application”. After 7 months we were then informed that the application would be recommended for refusal. It has since taken 1 year and 7 months for this application to reach committee stage. We point this out only as a matter of concern for the inordinate time periods being taken for a decision to be reached on applications such as this.