

**SITE VISIT REPORT: MONDAY 23<sup>th</sup> 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*

LA01/2020/0975/F – Lands due south of 56 Lisnagrot Road, Kilrea.

**App Type:** Full Application

**Proposal:** Provision of 2 no infill detached dwellings with associated detached garages, shared access onto Drummerick Road.

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

**Officials:** Shane Mathers and Emma Hudson

**Comments:**

Commenced site visit on Drummerick Road and officials advised that amended access arrangements proposed access to the site from the Drummerick Road. Viewed site from road frontage along Lisnagrot Road. Officials showed members the submitted location map and block plan and advising it is a full application for 2no. 1 ½ storey dwellings. No concerns in relation not the design or integration of the proposal. The application has been submitted under Policy CTY 8 of PPS 21 as an infill opportunity for 2 dwellings. Officials pointed out the relevant buildings on either side of the site which have a road frontage. Explained that in order to comply with CTY 8 it would have to be in a continuously built up frontage. As the site was only within a frontage of 2 no. buildings (no. 56 Lisnagrot and No. 6 Drummerick Road) in fails to meet Policy CTY 8 which, for the purpose of the policy, defines a substantial and continuously built up frontage to be a line of 3 or more buildings along a road frontage. The site is relying on ancillary buildings sited to the rear of No. 56 and No 6. This is not accepted and there are PAC decisions to support this. Official advised there were 18 objections to the proposal (from neighbouring properties) and 1 petition of support. Viewed the site again from the Drummerick Road access point. Members queried if there was any permission on land adjacent to the access point. Official advised they would review this and advise at the Planning Committee meeting.

E Hudson      23/10/2023