

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	LA01/2022/1188/O
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Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

With regards to the above the application the farm yard complex is not under the control off the applicant why is the application being assessed under CTY2a, the application was submitted for infill site under CTY8 were it stares the following:

PPS 21 CTY8.

Planning permission will be refused for a building which creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.

In certain circumstances it may also be acceptable to consider the infilling of such a small gap site with an appropriate economic development proposal including light industry where this is of a scale in keeping with adjoining development, is of a high standard of design, would not impact adversely on the amenities of neighbouring residents and meets other planning and environmental requirements.

Application LA01/2021/01057/O was approved as infill site by your department, at the time off assessing the application you had determined that this site did meet criteria for infill, even though there was one building No18 and the No 20 & 22 semi detached dwellings, the

semi detached read as one visual building and the application was approved with only

2 buildings creating the infill, when CTY8 states that there is a requirement for more than 3 or more buildings to create an infill site, however this was deemed to be acceptable in terms of infill site and it was approved.

Your assessment off plot frontages on LA01/ 2021 /1057/O application was an average 56.33m per frontage, the site frontage for this planning application is 52m frontage. I have noted this up on 22-042 SK02a.

Under CTY8 we are NOT adding to the ribbon development but we are as the policy states in filling the gap site that exists between No16 & 18 Shinny Road, The new build dwelling that was recently constructed to the south does indeed front onto Shinny Road as can be seen from the attached photographs submitted on 22-042 SK02A, which creates a line off 3 or more buildings thus creating the built up frontage that exists onto Shinny Road which in turn creates this gap between No16 & 18 to be infilled.

With regards to CTY 13 & 14, the proposed dwelling is situated between a mix of two storey and single storey dwellings, No18 to the south is on similar land form and No16 is slightly higher and form, there are existing trees to side / rear on the northern and southern boundaries which allows the proposed dwelling to integrate into the land form and not be duly prominent.

I have indicated proposed hedge and tree planting to the eastern and southern boundary off this application and content to accept ridge height for single storey as part of any approval on this application by way off further integration.