

Addendum

LA01/2022/0916/RM

1.0 Update

- 1.1 The above application was presented to the March Planning Committee with a recommendation to refuse. The application was deferred for 1 month to allow for a site visit. On 18th April 2024 the agent submitted additional information relating to a planning approval on Cranagh Road, 1km south east of the application site.
- 1.2 The approval under LA01/2021/0195/F was for an extension to an existing dwelling, incorporating two large dormers within the roofline of the front elevation. The agent states that they feel this is pertinent as its of similar design, scale and finish to the application site.

2.0 Assessment

- 2.1 Whilst each application is assessed on individual merit, Planning Permission for LA01/2021/0195/F was approved under a different policy framework, following consideration of the character and context of the immediate area and the existing dwelling. As a starting point, the original dwelling, which predates current planning policy and design guidance, was not in keeping with the character of the rural area, with the integral garage and horizontal windows giving the dwelling and overly suburban appearance.
- 2.2 The approved design was agreed following initial concerns in relation to the dominance of the dormer windows. These were subsequently reduced to respect the ridgeline of the dwelling and increase the vertical influence of the windows. A large horizontal window was removed from the side elevation and the ground floor windows were also amended to better respect the character of the rural area. The integral garage was also removed and the roof tiles are blue black in colour as is appropriate for a rural location.
- 2.3 It is also important to note that the design of the dwelling is not the only concern. The siting of the dwelling fails to respect the landform and requires excessive cut and fill of the site in order to accommodate a dwelling, which is contrary to planning policy.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.

LA01/2021/0195/F



