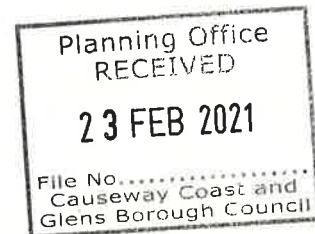




**Northern Ireland
Assembly**

**Parliament Buildings
Belfast BT4 3XX**

**Robin Swann MLA
North Antrim
Ulster Unionist Party**



Mr David Jackson MBE

Chief Executive

Causeway Coast and Glens Borough Council

by email

22/02/2021

Dear David

I am writing to submit the following comments in relation to planning application LA01/2019/0600/O which I would like considered in the forthcoming planning meeting on Wednesday, 24 February 2021.

My office was first asked to look at the site and comment on whether or not it was an infill opportunity, despite the fact that there is usually a debate over what is infill and what is ribbon development it was clear that this would meet the policy requirements of an infill opportunity.

Having looked at the application and the background information provided including site photos and detailed policy references and my office remains convinced of the appropriateness of this site.

In response to some of the comments prepared for councillors do not appear to reflect the actual situation on the ground. It appears that planners have disregarded the front gardens of the adjacent properties in coming to a conclusion that they do not represent a road frontage development. Yet there is clearly a building line with gardens making up the road frontage where the infill site is clearly defined and in keeping with planning policy CTY 8 of PPS 21.

In the planning officers report it is stated "a new building at this location will be prominent on approach from the north" however the report continues in the same sentence to say "the site will have immediately localised views only". It is clear that this new building will not be prominent and given the localised views will not add to the perception of ribbon development on this section of the Townhill Road. I would suggest that CTY 14 of PPS 21 does not provide a sustainable reason for refusal of this application.

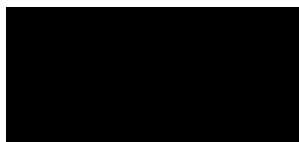
The planning officer has chosen to make a judgement on whether or not the application meets the terms of policy CTY 6 of PPS 21. This application was not submitted under CTY 6 and as such a refusal reason linked to CTY 6 is superfluous. Indeed it could negatively impact on the committees consideration of the application since it suggests that the applicant was prepared to try a shotgun approach to getting planning approval on any grounds, having already obtained planning permission for the necessary enhancement of the neighbouring family dwelling.

This was clearly not the case, this is a carefully considered application based on planning policy, site-specific information and a clear and focused understanding of the requirements of CTY 8 and consideration CTY 6 was beyond the scope of this assessment.

The fourth reason for refusal CTY 1 of PPS 21 falls if the central proposal that the application is acceptable under CTY 8 is accepted.

I hope that councillors can be made aware of the concerns that I have about some aspects of this application and careful consideration can be given to the merits of this particular site.

Yours sincerely



Robin Swann MLA