

PROPOSED DWELLING AT SUNVALE PARK, GREYSTEEL FOR Mr. I. LAPSLEY

Planning Reference:- LA01/2020/0467/F

All proposals for residential development will be expected to conform to all of the following criteria:-

(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

Rebuttal to PPS 7, Policy QD1 criteria (a):

In the overall context of Greysteel the proposal has numerous similar characteristics with other developments insofar as the local topography has always driven house and site layout design to some extent due to the sloping nature of the land rising up from the main Clooney Road.

The house type has been reduced substantially in terms of floor area, ridge height, floor level and design.

The scale and massing of house type is now more appropriate and house elevations are more in keeping with other houses in Sunvale Park.

Like many examples in Greysteel retaining walls are required to facilitate reduction of floor levels and general development of sites (eg 2 No dwellings between 249 and 251 Clooney Road).

Landscaping proposed is appropriate as is hard surface areas which are minimal to provide driveway and car parking/turning within site.

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

Rebuttal to PPS 7, Policy QD1 criteria (c):

Site layout shows substantial planting to boundaries (existing and proposed).

Existing vegetation on eastern boundary will be retained (or replaced if necessary).

New native species planting/hedging will be provided to rear southern boundary above retaining wall.

A good mixture of native species trees is shown on boundary between applicant's site and 11 Sunvale Park. It is worth bearing in mind that this site cannot be easily seen from Clooney Road. It is also at the end of a hammerhead which means there is practically no passing traffic to view the dwelling. This helps integrate the site/dwelling into the surrounding area.

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

Rebuttal to PPS 7, Policy QD1 criteria (h):

Revised/reduced house type has allowed for rotation of dwelling within the site to ensure main windows do not overlook 11 Sunvale Park but in fact overlook Lough Foyle. Reduced floor levels also alleviate any sense of over-looking. Proposed tree planting on boundary will nullify any over-looking concerns without overshadowing 11 Sunvale Park.

Again, due to local topography there are some examples of over-looking in the Greysteel area such as relationship between 1 Vale Road and 251 Clooney Road.

Our proposed dwelling is not directly over-looking 11 Sunvale Park.

Amenity space has been improved and should be adequate for a three-bedroom dwelling.

There are examples of reduced amenity space in Greysteel, probably as a result of difficult topography. Numbers 1, 31 and 41 Tullyverry Drive would have smaller amenity space.

This is not a problem for my client as he is well aware of the size of site and available amenity space.

Policy LC 1, criteria (b).

Rebuttal:

In the context of Greysteel, this proposal has many similarities to other residential arrangements in the area and as such respects the local topography and relationship to nearby dwellings. As mentioned above there are many examples of adjoining dwellings in the area having similar floor level differences due to the local topography. Proposed dwelling has been rotated to minimize any over-looking aspect to 11 Sunvale Park. Landscaping on boundaries will also alleviate any over-looking aspect.

Residents at 11 Sunvale Park are in fact applicant's mother-in-law and father-in-law and they owned the garden now subject to this planning application and are hopeful that approval will be granted due to their ongoing health issues.

In fact my client and his wife currently reside at 11 Sunvale Park.

Below is a statement from applicant confirming above situation.

The main reason for wanting to build a home at 11 Sunvale Park behind Sherrie's (my wife) parents is for caring responsibilities. Sherrie has been caring [REDACTED] for her mother since she [REDACTED]

[REDACTED] When Sherrie is not at her work she assists her mother in bathing, dressing, cooking and shopping. Sherrie takes her mother to all hospital appointments on a weekly basis. Sherrie's father retired in March last year and [REDACTED]

[REDACTED] and depends on Sherrie to assist him with his daily living.

Sherrie's parents are both on [REDACTED]. Their needs will increase as their conditions will worsen in the future.

Living closer to her parents will enable Sherrie to assist her parents at any time of the day to increase their health & wellbeing.

The above information might bring Policy CTY 6 (personal and domestic circumstances) into play.

I hope you find all the above helpful.