

Laura Crawford

From: Kenny Burke [REDACTED]
Sent: 22 June 2021 15:24
To: Planning
Subject: Item 6.17 - Speaking Rights - LA01/2020/1142/O - Gap site between 18a & 20 Beech Road, Dungiven
Attachments: Supporting Planning Statement - LA01.2020.1142.O (BEECH ROAD).pdf

Dear Sir/Madam

Please find attached Planning Statement which is an additional supporting document for the above subject application.

We would kindly request that this is circulated to the Planning Committee members as it contains supporting evidence for consideration at tomorrow's meeting.

Regards

Kenny Burke Arch. Tech, MCIAT, C. Build E. MCARB
O'CONNORBURKE architecture Ltd

1 College Terrace, Derry/Londonderry, BT48 7NZ
Tel: +44 (0) 28 7126 6989
info@oconnorburkearchitecture.com
www.oconnorburkearchitecture.com

Confidentiality Note:

The information in this e-mail and in any attachments is confidential and intended solely for the attention and use of the named addressee(s). This information may be subject to legal, professional or other privilege and any review, retransmission, dissemination or other use of it is strictly prohibited without our authority. If you are not the intended recipient or have received this in error, O'Connor Burke Architecture would kindly ask that you notify us immediately at info@oconnorburkearchitecture.com

Data transmitted via e-mails may be susceptible to data corruption, interception and unauthorized amendment, therefore O'Connor Burke Architecture do not accept liability for any such corruption, interception or amendment or for the consequences thereof.

On 18/06/2021 10:14, Planning wrote:

Kenny

Thank you for your request for speaking rights for yourself in support to the above application.

This application is now scheduled for discussion at 23rd June 2021 Planning Committee Meeting.

Please note that this meeting will commence at 10:30am.

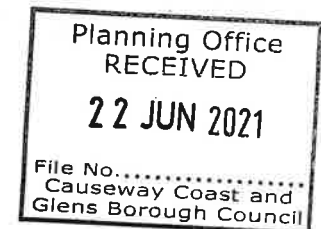
The total time allowed for representations from applicant, agent or representatives will be a maximum of 5 minutes.

I have attached a link to the Committee Agenda and Reports:-

<https://www.causewaycoastandglens.gov.uk/council/minutes/23rd-june-2021-planning-meeting>

The Planning Committee Meeting will be held at **10:30am on Wednesday 23rd June 2021** at Causeway Coast & Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY and you will be invited via video conference (MS Teams) to discuss your application.

The Committee may decide to change the Order of Business on the day.



May I refer you to the Protocol for the Operation of the Planning Committee:-

[https://www.causewaycoastandglens.gov.uk/uploads/general/Revised Protocol for the Operation of the Planning Committee November 20.. .pdf](https://www.causewaycoastandglens.gov.uk/uploads/general/Revised_Protocol_for_the_Operation_of_the_Planning_Committee_November_20..pdf)

Regards

Gemma McAuley

Business Support Officer

Planning Office

Causeway Coast and Glens Borough Council

Cloonavin

66 Portstewart Road

Coleraine

BT52 1EY

Tel: (028) 7034 7100



**Causeway
Coast & Glens
Borough Council**

Planning Office
RECEIVED
22 JUN 2021
File No.....
Causeway Coast and
Glens Borough Council

Supporting Planning Statement

Two Detached Houses and Garages on a
Gap Site Between on a gap site between
18a and 20 Beech Road Dungiven.



O'Connor Burke Architecture Ltd

Contents

Section 1.	Introduction
Section 2.	Development Settlement Limit and Built Up Frontage
Section 3.	Pattern of Development & Site Frontage
Section 4.	Marring the Distinction
Section 5.	Integration in the Countryside
Section 6.	Summary
Appendices.	Appendix 1 Appendix 2 Appendix 3

1. Introduction

1.1. This "Supporting Planning Statement" relates to Planning Application LA01/2020/1142/O, two detached houses and detached garages on a gap site between 18a and 20 Beech Road Dungiven.

1.2. All Statutory Consultations have responded with a favourable outcome to approve the application and with the recommendations to include some standard conditions and advice/informatives.

1.3. There are no third-party objections to this application.

1.4. The planning Report recommends that the application be refused as it does not fully meet the criteria for development of new dwellings on a gap site when assessed against PPS 21 Policy CTY8, as follows;

- There are no substantial and continuously build-up frontage at this location and the proposal would, if permitted, result in the creation of ribbon development along the Beech Road.
- The development would, if permitted, mar the distinction between the defined settlement limit of Gortnahey and the surrounding countryside through urban sprawl.
- The site is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape.

1.10. Supporting Planning Statement and Focus.

1.11. For clarity, this Supporting Planning Statement will focus on the four following subjects and the report will be sub-divided accordingly;

- Development Settlement Limit and Built Up Frontage (**Section 2**)
- Pattern of Development & Site Frontage (**Section 3**)
- Marring the Distinction (**Section 4**)
- Integration in the Countryside (**Section 5**)

2.0 Development Settlement Limit and Built Up Frontage

2.1. This application is for two detached dwellings and garages on a unique gap site located between the Gortnahey Settlement Development Limit and a small cluster of dwellings at the dead-end of the Beech Road which is essentially a cul-de-sac.

2.2. The planning report states that the buildings along the Beech Road and within the Gortnahey Settlement cannot be considered as part of the continuous built up frontage when assessing this site. However, the three following sites previously approved under the current PPS21 suggests otherwise;

LA01/2015/0960/O – Between 9 & 12A Drumavoley Park, Ballycastle. (APPENDIX 1)

House number 9 and 12 Drumavoley Park are within the settlement and were considered as part of the continuous built up frontage.

E/2014/0221/O – Adjacent to 31 Dunamallaght Road, Ballycastle. (APPENDIX 2)

House numbers 29 and 31 Dunamallaght Road are within the settlement and were considered as part of the continuous built up frontage.

E/2013/0184/F – Infill site between 419 & 427 Foreglen Road, Dungiven. (APPENDIX 3)

Up to 12 houses within the settlement were considered as part of the continuous built up frontage.

2.3. Furthermore, the PPS21 refers to the following Regional Development Strategy. The aim of this strategy is to;

"...develop an attractive and prosperous rural area, based on a balanced and integrated approach to the development of town, village and countryside, in order to sustain a strong and vibrant rural community, contributing to the overall well-being of the Region as a whole."

Disregarding the buildings within the settlement of Gortnaghey is contrary to this statement.

2.5. The planning report also states;

"The main considerations in the determination of this application relates to the principle of development, the setting of settlements, visual integration/ rural character and access/road safety".

However and contrary to this statement, when carrying out a visual assessment of this gap site, one is to pretend that the houses within the settlement limit have magically disappeared and simply do not exist. There is no rationale to this approach and it is by no means a true visual assessment of this gap site in context with its surroundings.

2.6. There is no wording within PPS21 that buildings within settlement limits should not be considered when assessing a substantial and continuously built-up frontage.

2.7. The substantial and continuously built up frontage along the Beech Road includes a line of more than 3 buildings and therefore in compliance with PPS21.

3.0 Pattern of Development & Site Frontage

3.1. PPS21 has prescribed wording that clearly states that a gap site should respect the existing development pattern along the frontage in terms of size, scale, siting and plot size. It is important to recognise and emphasize the wording "plot size".

3.2. The report makes reference to a gap site being measured between existing buildings. This method of measurement does not reflect the existing pattern of development in respect to "plot size". Furthermore, this is not the method of measurement that was used by this Planning Department for applications.

**LA01/2019/1095/O – SE of 92 Muldonagh Road, Dungiven
LA01/2018/1315/O – Carrowdoon Road, Dunloy.**

3.3. A different method of measurement was used for this application site and no weight has been given to PLOT SIZE. It appears that the method of measurement applied was to magnify the size of the gap for refusal reasons whilst ignoring the characteristics of the existing "plot sizes".

3.4. The planning report does calculate the average site frontage along the Beech Road as 33.6m. The largest "plot sizes" being 48m and 47m wide, with the smallest "plot size" being 22m wide. If approved, the application gap site would result in two "plot sizes" of 37.5m which is much closer to the average "plot sizes" than the larger existing "plot sizes". These two sites would undoubtedly respect the existing development pattern along the Beech Road frontage in terms of "plot size".

4.0 Marring the Distinction

4.1. Although this site is rural in nature given its designation, it is distinguishable from the majority of rural applications given it is bounded on two sides by the settlement development limit of Gortnaghey and a cluster of dwellings at the end of the Beech Road cul-de-sac.

4.2. Given the cul-de-sac, there is no through vehicle or pedestrian traffic.

4.3. The erection of the two dwellings would create a strong visual linkage between the settlement area and the cluster of dwellings, whilst being absorbed within the existing buildings through rounding off and consolidation.

4.4. This gap site does not represent an important visual break given the built up urban character of the area and the fact there is no through road. This built up area has the capacity to absorb further development into its built form without marring the distinction between the urban and rural area or resulting in urban sprawl. It will not cause detrimental change to, or erode the rural character of an area.

5.0 Integration in the Countryside

5.1. The planning report states that the site is unable to provide a suitable degree of enclosure for the buildings as the vegetation along the Beech Road will need to be removed and replanted to achieve visibility splays.

5.2. As this is an outline application, a detail topographical survey has not been carried to ascertain the extent of the removal. It is an unsubstantiated assumption that all vegetation will have to be removed.

5.3. Furthermore, any vegetation that may need to be uprooted along Beech Road can be retained and replanted behind the visibility splays. A detail landscaping plan can be provided at Reserve Matters stage to reinforce the existing trees and hedge rows in order to enhance integration within the landscape.

6.0 Summary

6.1. We believe that this application should be approved for the following reasons.

6.2. Development Settlement Limit and Built up Frontage - The Beech Road has a substantial and continuously built up frontage that includes a line of more than 3 buildings. The development of this infill site is therefore in compliance with PPS21. Considering and taking full account of the existing development pattern along the frontage of the Beech Road, the application gap site is of a sufficient size that can only accommodate up to a maximum of two houses. The site can adopt a design solution that will integrate two houses sympathetically on plots that have a frontage that respects the average plot width. The two houses will not result in cramming, whilst providing sufficient private amenity, meeting access requirements and not causing harm to the residential amenity of adjoining dwellings.

6.3. Pattern of Development and Site Frontage - These two sites would undoubtedly respect the existing development pattern along the Beech Road frontage in terms of plot size.

6.4. Marring the Distinction - The erection of the two dwellings within the gap at this built up location would create a strong visual linkage between the settlement area and the cluster of dwellings, whilst being absorbed within the existing buildings through rounding off and consolidation. The development on this site does not mar the distinction between the urban and rural area and does not result in urban sprawl.

6.4. Integration in the Countryside - A detail landscaping scheme can be planted to reinforce the existing retained trees and hedge rows in order to enhance integration within the surrounding landscape. Any vegetation that may need to be uprooted can be retained and replanted as necessary.

APPENDICIES

RURAL
COUNTRYSIDE
(PP21)

GAP SITE APPROVED
ADJACENT TO DEVELOPMENT
LIMIT

SETTLEMENT
DEVELOPMENT LIMIT



LA01/2015/0960/O

Between 9 & 12A Drumavoley Park, Ballycastle

HOUSES 9 & 12 ARE WITHIN SETTLEMENT LIMIT
AND CONSIDERED AS PAST OF CONTINUOUS
BUILT UP ROAD FRONTAGE

APPENDIX 1

RURAL
COUNTRYSIDE
(PP21)

GAP SITE APPROVED
ADJACENT TO DEVELOPMENT
LIMIT

SETTLEMENT
DEVELOPMENT LIMIT



E/2014/0221/O

Adjacent to 31 Dunamallaght Road, Ballycastle

HOUSES 29 & 31 WITHIN SETTLEMENT LIMIT
AND CONSIDERED AS PART OF
CONTINUOUS BUILT UP ROAD FRONTAGE

APPENDIX 2

GAP SITE APPROVED
ADJACENT TO DEVELOPMENT
LIMIT

SETTLEMENT
DEVELOPMENT LIMIT



E/2013/0184/F

Infill site between 419 & 427 Foreglen Road, Dungiven

UP TO 12 HOUSES WITHING SETTLEMENT
CONSIDERED PART OF CONTINUOUS BUILT
UP FRONTAGE

