

SITE VISIT REPORT: MONDAY 24th October 2022

Committee Members: Alderman Baird, Boyle, Duddy, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll (Vice Chair), Hunter, McGurk, MA McKillop, McMullan (Chair), P McShane, Nicholl, Peacock, Scott and Storey

11 am

LA01/2020/0975/F – Lands due south of 56 Lisnagrot Road, Kilrea.

App Type: Full Application

Proposal: Proposed replacement dwelling

Present: Ald Baird, Councillors McGurk, and Dallat O'Driscoll, Official E Hudson

Apologies: Ald Boyle and Cllr Hunter

Comments:

Viewed site from road frontage. Officials commenced the meeting by showing the submitted location map and block plan and advising it is a full application for 2no. 1 ½ storey dwellings. The application has been submitted under Policy CTY 8 of PPS 21 as an infill opportunity for 2 dwellings. Officials pointed out the relevant buildings on either side of the site which have a road frontage. Explained that in order to comply with CTY 8 it would have to be in a continuously built up frontage. As the site was only within a frontage of 2 no. dwellings (no. 56 Lisnagrot and No. 6 Drumernick Road) in fails to meet Policy Cty 8 which, for the purpose of the policy, defines a substantial and continuously built up frontage to be a line of 3 or more buildings along a road frontage. The site is relying on ancillary buildings sited to the rear of No. 56 and No 6. This is not accepted and there are PAC decisions to support this. Officials explained that an amended plan was received shortly before the September 2022 Planning Committee which showed an alternative access accessing off and along the rear of No. 6 Drumernick Road. We are still awaiting full details of this including amended red line plan and change of description. These details have not been subject to re-advertising and re neighbour notification. Officials also outlined the details of the current proposal which has been subject to notification. Officials advised there have been letters of objections received by the 3 dwellings in close proximity to the site and outlined the main issues raised.

E Hudson 24/10/2022