

SITE VISIT REPORT: MONDAY 26th October 2020

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

Time 10:00am

LA01/2019/0830/F

App Type: Full application

Proposal: Demolition of an existing building to facilitate a residential development comprising 4 no. semi-detached dwellings, re use and alteration to existing stone outbuilding to 1no duplex apartment (holiday let), external domestic stores, car parking, landscaping and all associated site and access works

Present: Councillors Dallat O'Driscoll, Hunter, Baird, Nicholl, Officials D Dickson, J Lundy

Comments: The Officer identified the site and the footprint of the proposed building. Officials showed plans of the proposed footprint in relation to the existing dwelling and the approved apartments. Also shown were the submitted sections detailing the context of the properties on Causeway Street and the proposed development, demonstrating the difference in levels and separation differences. The rear elevation was also shown and the rear windows compared to that approved under the apartment scheme. It was also noted that this proposal was further set back of the common boundary from the extant apartment development. The separation distances were discussed on site with the shortest distance being approx. 7.5m of the shared boundary and approx. 21m from the balcony at No 41. The officer highlighted the policy requirements and guidance for 20m back to back for dwellings. The officer advised that due to the adequate separation distances and change in levels that the scheme did not overshadow, overlook or dominate the existing dwellings on Causeway Street. The relationship to No 7 Strandmore with the existing dwelling, the extant planning permission and this application were discussed. The projection forward, the depth of the gable and the windows of the proposed gable were highlighted. The Officer advised that the proposal was found to be acceptable

from this location and did not overshadow, overlook or dominate the proposal from the existing dwelling or extant permission. Members noted these points accordingly.

J. Lundy 26/10/2020