

Addendum

LA01/2015/0605/F

Full Planning Permission

Update

The Agent has submitted a statement (Briefing Note for Planning Committee) to Planning on behalf of the applicant following the completion and circulation of the Committee Report. The relevant matters raised within this note are addressed below:

- *The Agent has raised an issue in relation to the wording of the refusal reason relating to strategic objectives of the SPPS (paragraph 6.271) and not operation policy. For clarity the refusal reason has been amended to read:*

Amended Reason for Refusal:

The proposal is contrary to paragraph 4.27 of the Strategic Planning Policy Statement for Northern Ireland, Policy SET2: Development within Settlement Development Limits of the Northern Area Plan 2016 and Policies SP18/DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, not be sensitive to the settlement and the character of the area surrounding the site in terms of the use of materials.

- *The Agent has analysed Policy DES 2 of the Planning Strategy for Rural Northern Ireland as this is the most detailed policy*

concerning design, and feels that a number of important elements have not been set out in the Planning Committee Report.

This matter was considered under Paragraph 8.10 of the Planning Committee report.

- *The Agent has submitted several photographs showing examples of existing street frontages within Kilrea.*

Photo 1 is of a shop front with a tiled finish and metal windows circa 1960's which is a recessive feature on the streetscape.

Photo 2 is a traditional shop front, painted red, which is a single storey shop frontage.

Photo 3 is a dashed finish with a timber clad finish at first floor level. Although this is not particularly attractive, it is a recessive feature on the streetscape.

Photo 4 shows the two tone cladding of Donaghy Bros on the streetscape illustrating the dominance of the building on the street.

- *The Agent has pointed out that planning permission would not be required to paint a rendered building these colours.*

Although planning permission is not required to paint your building, on the balance of probability, it is unlikely that an individual would choose to paint a building to give the effect of two tone cladding.

- *The Agent has submitted two examples of buildings outside of the Council area where this type of cladding has been used.*

Both of these buildings are in a different context to the proposal; one in Bellaghy and the other in Magherafelt.

- *The Agent has also submitted a redacted screenshot from Donaghy Bros Facebook page showing 94 comments indicating support for the applicant and the cladding. There are also letters of support from 9 local businesses endorsing the cladding.*