Causeway Coast & Glens Borough Council

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2025/0048/F
Name	Robbie Sholdis (Architect – Campbell Sholdis Architects) Andrew Burnside (Client)
Contact Details NOTE: We would like to join the Committee via Teams call, due to prior business arrangements meaning that we are both in Glasgow during the allocated time of the Committee.	Tel: Robbie Sholdis Andrew Burnside Email: Robbie Sholdis Andrew Burnside
Support or Objection – please tick relevant box	Support [X] Objection [ ]

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

Our written representation centres upon the support for approval of this scheme.

Primarily, we write to provide clear responses to specific concerns raised by objectors through the planning process, to which we have provided our clear rebuttal.

Our clients acknowledge the concerns raised within representations received and are keen to offer reassurance and justification of the submitted proposals to Council and those living in the local area to alleviate any concerns. For context, our clients are a married couple with grown up children and young grandchildren, who currently reside in the Greater Belfast Area. They have purchased the property at 1 Harryville in order to relocate to the

North Coast, to avail of an enhanced quality of life, and to seek to engage positively with residents in the local area to become active members of the community. Their intention is that the enhancements to the existing dwelling can provide a positive impact to the street, through the design of a series of carefully considered interventions into the existing site that reflect the architectural qualities of the adjoining terrace, whilst respecting the quality of the existing environment within those dwellings that adjoin the site. These additions are intended to provide a contemporary, thermally efficient and sustainable dwelling that creates internal space that is suitable for its use as a lasting family home.

Restrictive Covenant: As noted within the representations received, a restrictive covenant exists within the bounds of the site. This issue is plainly a legal restriction that exists outwith the Planning process and as such, should carry no weight in relation to any potential determination of the application. However, in good faith, our client is content to provide context in terms of the restrictive covenant incident upon the lands, in order to address the matters raised within the recent representations. Our client is aware of the legal restrictions concerning development on the site, which were highlighted within legal due diligence assessments during the purchase process. We can confirm that an agreement has been reached with the holder of the Covenant to allow building works to be undertaken, should Council deem the proposals acceptable in Planning terms.

Property Devaluation: Representations received from 3 Harryville have raised concerns that the proposals associated with the current planning application would result in an overall devaluation of their property. Whilst we would obviously refute this opinion in the strongest terms, this is a private matter, not within the Public interest, and as such, is not a material consideration within the Planning process, therefore has no bearing on the current scheme.

Future Use: We recognise the concerns raised in terms of proliferation of holiday lets within the wider Causeway area, and as such, understand why these concerns have been raised by residents. However, as stated previously, the proposals are for the residential use of our clients as their main home and there is no intention whatsoever that any other use would be introduced. It has been noted that the presence of external steps within the proposals could suggest that the proposed dwelling could be somehow partitioned to offer a portion that would serve as an AirBn'B or other holiday let. We would refute this completely. As is clear from a cursory assessment of the site, the ground slopes from Harryville towards the coast, and as such, stepped access to the rear of the property is required in order to achieve access from the existing floor levels of the dwelling to the existing garden level. We have also provided for this change in level internally, via stepped access within the internal kitchen / living area. As you will also note, the existing dwelling requires stepped access from the rear to facilitate access to the existing garden space. The sole intention of this application is to enhance an existing dwelling, through carefully proposed interventions within the streetscape, in order to provide a contemporary, energy efficient home that will serve our clients for years to come. As has been stated by Council during the course of assessing previous Planning applications relative to this issue, it is important to focus on the specific uses identified within the current application. Any variations from the stated use would require planning permission.

In conclusion, this application represents a design-led proposal that seeks to provide a high quality dwelling on an urban site in Portstewart. The proposed development is entirely consistent with the development plan. Furthermore, the SPPS advises that planning authorities should not refuse planning permission on design grounds unless there are exceptional circumstances. No such circumstances exist in this case. On the contrary, determining weight must be given to the fact that this is an exemplar development which will be entirely compatible with local quality and character. Significant evidence has been put forward to support and validate the proposals and the design approach taken in response to the site and surrounding character of the area. The assessment of Architectural Character illustrates that there are numerous examples of existing buildings within the locality that exhibit similar design interventions to that proposed by the current application.

The design of this proposal is visually appropriate and should not detract from the character and appearance of the area given the varying designs and styles already present. The proposal has been illustrated to offer no adverse conflict with adjacent land uses and there is no unacceptable adverse effect on the residential amenity of neighbouring properties.