

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	LA01/2022/0663/O
Name	Mark Smyth and Anthony McGonigle
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support ☒ 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). <u>Key points to be addressed</u> The reason for refusal is based on the principle of the proposal with no other planning or consultee concerns raised. Historically the building was divided into 3 separate dwelling units and lived in by the McGonigle, Boyd and Boyle families up until the early 1970's. Evidence was submitted by persons who were familiar with the property being used for this purpose including from those who previously lived in the dwellings. The Council are of the opinion that the buildings does not display the essential characteristics of a dwelling. The premises still exhibits characteristics of its formal residential use. Evidence of the internal sub-division relative to existing window/door openings remain.	

We note the Council's comment in relation to 3 historic approvals at the site for an off-site replacement dwelling (now No 64 to the north) for part of the U shape building. This would support that the building was indeed a former dwelling.

The evidence demonstrates that there were 3 dwellings at this location with replacement granted for a single off-site replacement. Technically 2 replacement opportunities remain. The applicant is only seeking a single replacement.

Appeal decision 2015/A0175 is comparable in the consideration of this application. Evidence was submitted in relation to the previous residential use and where the building was adapted for an alternative use, but characteristics of a dwelling remained.

Council's opinion is that the building does not display the essential characteristics of a dwelling. If this remains the position, then as a fallback, Policy CTY 3 also facilitates the replacement of a redundant non-residential building with a single dwelling, where the redevelopment proposed would bring significant environmental benefits and provided the building is not listed or otherwise makes an important contribution to the heritage, appearance or character of the locality. The candidate building would comply with the spirit and intent of this element of the policy. The building is not listed nor does it make an important contribution to the heritage or character of the locality. Its replacement would deliver visual amenity and environmental benefits by providing a modest sized dwelling fronting the laneway. This would be more in keeping with the character of the cluster of development at this location.

The application complies with the criteria from both strands of CTY 3 regarding the criteria for replacement – both residential and non-residential buildings.

