

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	LA01/2024/0525
Name Alan Boyle	
Contact Details AQB Architects	Tel: _____ Email: _____
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

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).

Policy CTY10 – Dwellings on a farm.

- a) The farm business is currently active and established for at least 6 years;
- b) No dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008; and
- c) The new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:
 - Demonstrable health and safety reasons; or
 - Verifiable plans to expand the farm business at the existing building group(s).

The site chosen is the best available solution. Sited as close as physically possible to the principal farm dwelling opposite the site at No. 68 Killylane Rd. Other alternative siting options would adversely affect CTY 13 and CTY 14.

The proposed site integrates well with lands raising to the rear with elevated mature forest grouping to rear. There exists mature vegetation to the western boundary, which also allows for integration with existing dwellings and agricultural style shed to rear. Access already exists to the site and visibility splays will have minimal impact as roadside verge exists.

To position site directly adjacent to the principal farm dwelling would protrude into open countryside. Site appraisal map illustrates this clearly

Site topography adjacent to farmyard would result in adverse impact for CTY 13 and CTY 14 with alternative options being unable to integrate. The farmyard has slurry tanks – meaning the need for separation distances of minimum 75m; which further pushes alternative siting options into open countryside. The proposed site also meets the requirements of CTY 13(a-f), CTY 14 and CTY 16.

Policy CTY 13 – Integration and Design of Buildings in the Countryside

Policy CTY 13 states that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

A new building will be accepted where:

- a) It is not a prominent feature in the landscape; or
- b) The site has long established natural boundaries or is able to provide a suitable degree of enclosure for the building to integrate into the landscape; or
- c) It does not primarily rely on the use of new landscaping for integration; or
- d) Ancillary works do integrate with their surroundings; or
- e) The design of the building is appropriate for the site and its locality; or
- f) It blends with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; or
- g) In the case of a proposed dwelling on a farm (see Policy CTY 10) it is visually linked or sited to cluster with an established group of buildings on a farm as far as is physically possible.

Policy CTY 14 – Rural Character

Planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area.

- a) It is not unduly prominent in the landscape; or
- b) It does not result in a suburban style build-up of development when viewed with existing and approved buildings; or
- c) It respects the traditional pattern of settlement exhibited in that area; or
- d) It does not create or add to a ribbon of development; or
- e) The impact of ancillary works (with the exception of necessary visibility splays) does not damage rural character.