



**Causeway
Coast & Glens
Borough Council**

SITE VISIT REPORT: Monday 20th January 2025

Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)

**LA01/2024/0170/O Approximately 35m South-West of 344 Craigs Road
Rasharkin**

App Type: Outline

Proposal: Proposed Infill Dwelling and Garage

Present: Ald Hunter, Councillors, Storey

Officials: Ruairi McGrath

Comments: The site visit commenced on the lane just to the south of 344 Craigs Road. The Official identified the site and explained the reasons for refusal. The Official outlined the context and arguments put forward by the agent and highlighted the orientation of the abandoned dwelling to the south, which access onto the laneway but does not have frontage, with the laneway terminating at the site curtilage.

Also highlighted the location plan and the agent's assumption that the laneway continues through the site into the field beyond. It was observed that the lane does not continue through the site and there is no physical evidence of what may be a historic laneway. Outlined that the application did not meet CTY 8 as there was only one dwelling onto the laneway and not the three required by the policy, and that the pattern of development was not reflective of the surrounding area as the frontage of 344 was 28m and the gap site could accommodate 4 dwellings of similar pattern. Development of the site would detract from the character of the rural area and as such would be contrary to CTY 14 of PPS 21.

Advised members that the policy and supporting guidance were clear on the requirements of the policy and that the application did not meet the policy, and the site would be an important visual break.

Members had no specific comments in relation to the site.

The site visit was concluded.

Ruairi McGrath

20.1.25