

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	LA01/2024/0170/O
Name	Jason Martin
Contact Details	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).	
<p>The predominant reason for refusal relates to the principle of ribbon development and the proposals adherence to this. Paragraph 5.33 of PPS21 clearly states that “Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.” Appeal 2021/A0094 was raised with the planning department but they have dismissed the precedent set within this as the garage at no.344 craigs road is not large. However, the garage on the appeal site was also not large, a single bay garage. It is my opinion that the proposal and the appeal are identical in these terms in that whilst it is a small garage, it is visible from the laneway and clearly detached from the dwelling at no.344 Craigs Road. This would mean that the dwelling at no.344 craigs road and the garage count as two buildings towards the 3. The final building is the old detached farm house to the south west. The planning department have stated that the farm house accesses off the lane and does not front it, though it could be argued that the lane extends through the farm and travels for a further couple of fields. This would mean that there are 3 buildings which represent a ribbon of development and would comply with this element of the policy.</p>	

The second element of CTY8 is respecting the ribbon in terms of frontage, plot size etc. the frontage length of no.344 craigs road is larger than previously stated as the curtilage was extended under a previous application, which would mean the gap can only accommodate 2 houses in the gap between buildings and not 3, making it comply with policy CTY8

The case officers report states that the proposal could integrate into the landscape with a carefully selected ridge height and some screen planting but as they do not determine the sites to be infills it fails. I believe that the proposal is within the provisions of policy CTY1 & CTY8 of PPS21