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	LA01/2026/0356/F
Name	Ivan Goldsworthy
Contact Details	Tel: Email:
We are committed to ensuring our meetings are accessible and inclusive. **Please let us know if you require any reasonable adjustments to support your participation (e.g. accessible formats, changes to agenda timing, or other requirements).**	No
Support or Objection – please tick relevant box	Support ☐ Objection x

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).

Grounds for objection relate to Criteria 2 of **Policy HOU 4** (Use of Dwellings for Multiple Occupation) under the **Northern Area Plan 2016** states that planning permission will only be granted for a House in Multiple Occupation (HMO) if there is no adverse impact on the amenity of neighbouring properties and the character of the surrounding. The application does not satisfy all the criteria to grant a licence for HMO.

That the HMO will fundamentally change a peaceful residential development. This HMO will be detrimental to the amenity and the character of this family friendly area with community cohesion. There is an over concentration of high density lodging and loss of family housing which diminishes any neighbourhood.

The Dept of Communities reference General needs housing and policy of the is to focus on low density multi bed roomed homes designed for households with children combining private gardens, community Green spaces and safe neighbourhoods.

No 51 is designed and built to be a family home In Portstewart and beyond the needs for social housing, affordable rents and a safe environment for a single family to live should take precedence.

We have 20 years lived experience here and our evidence backed concerns over increased noise are well founded. This development has put up with anti social behaviour in the past from absentee landlords before and don't want to go through it again. An absentee landlord cannot effectively manage a house of multiple occupation from afar with regard to safety and antisocial concerns.

There are over 200 HMO's in CC&G. Areas like Old Mill Grange have been transformed negatively. A house currently for sale in Old Mill Grange (199k) is considerably cheaper than a similar house in HMO free Hatheran Square (329k) 200 meters away. People don't want to live near HMO's because they invariably bring problems, degrade the area including drop in property values diminishing Portstewart as a successful prosperous town.

This application should be refused as it does not comply with the Policy HOU 4 Criteria CC&G with regard to the **Neighbouring Amenity as there is adverse impact on** the amenity of neighbouring properties and or the character of the surrounding area as illustrated in the text. .

