

SITE VISIT REPORT: Monday 23rd March 2026

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

Application: LA01/2023/1142/F

App Type: Full

Proposal: Replacement dwelling and garage

Present: Ald Coyle, Cllrs Storey, Watton

Apologies: Ald Hunter

Officials: Rachel Beringer

Comments: The site visit began at the front of the site on Dhu Varren. The official identified the site and clarified that the application is a local application being presented to the Planning Committee as an objection item. The official advised that the proposal is for a replacement dwelling and garage, which is located to the rear, with the proposed replacement dwelling detached from the existing attached semi-detached dwelling. Cllr Watton asked re the number of objections and the number of addresses these were from. The official noted that there had been 12 letters of objection, but will clarify the details in relation to the number of addresses.

The site visit moved to the rear of the site, to view the application site from Blackrock Road. The official outlined the extent of the site at the rear and the existing single storey garage which is also to be replaced. The proposed garage has parking for cars on the ground floor and a proposed artists studio/garden room to the first floor. Discussion took place in relation to the merits of the proposed garage and the official outlined that this had been considered and the final version was found to be acceptable. Access to the rear of the site will be achieved via a covered walkway. Ald Coyle asked whether the use would be restricted. The official advised that a recommended condition was provided restricting the use for ancillary purposes only.

The site visit continued and the site was viewed from further vantage points along Blackrock Road, both to the east and west. The official identified existing

development adjacent to the site and within the immediate vicinity of the site, pointing out the existing attached neighbouring property and the adjacent detached property. Cllr Storey asked in relation to the finishing of the neighbouring wall and the official advised that this was largely a civil matter between the parties, but information had been provided.

The site visit was concluded.

RM Beringer

23.03.26