

# Addendum

## LA01/2024/1322/F

### 1.0 Update

1.1 1no. additional objection letter has been received in relation to this application resulting in a total of 6no letters of objections, and 1no petition (24no signatures). The additional objection is from no. 70 Glentaisie Drive.

1.2 Concerns raised include the following:

- *Loss of visual amenity currently enjoyed by residents and visitors to Glentaisie Drive, particularly the winter views of Fair Head and surrounding landscape, something that has been a part of life in Glentaisie since its establishment more than 70 years ago.*
- *Existing traffic and parking problems on the stretch of Glentaisie Drive along which traffic will exit.*
- *The need for an application for a residents' parking zone.*

### 2.0 Assessment

2.1 Some of the concerns raised above have already been considered and assessed in the Planning Committee Report under Section 8.0 Considerations and Assessment.

2.2 The site is on land zoned for housing as defined in the Northern Area plan (NAP) 2016. As such, the principle of residential development on the site is considered acceptable. As stated within the Planning Committee report, there are also previous approvals for housing on this application site.

- 2.3 While it is acknowledged that residents of Glentaisie Drive currently experience winter views towards Fair Head and the surrounding landscape, the planning department cannot protect private or incidental views across adjoining lands. The current views referenced within this objection are seasonal in nature and arise largely due to reduced vegetation during winter months. Given the zoning of the land for housing within the adopted NAP 2016, some alteration to the existing outlook is an anticipated consequence.
- 2.4 As stated within the Planning Committee Report, DfI Roads are the competent authority in relation to traffic and access, and they have been consulted as part of this planning application. They have advised that they are content with the proposal as presented, subject to planning conditions which are outlined within the Planning Committee Report.
- 2.5 The proposed site layout plan shows space for 2no parking spaces to the side of each dwelling. Parking provision is considered adequate and appropriate and in accordance with the Parking Standards NI.
- 2.6 The proposed development has been designed in accordance with the requirements of Planning Policy Statement 3 (PPS 3): Access, Movement and Parking. The scale of development proposed is relatively modest in the context of the wider settlement and is not expected to generate traffic volumes that would materially prejudice road safety or significantly intensify existing traffic conditions within Glentaisie Drive. The concerns raised regarding existing parking pressures or traffic congestion on Glentaisie Drive are acknowledged; however, these concerns appear to pre-date this current application.
- 2.7 The potential need for a residents' parking scheme is a matter for DfI Roads and relates to the wider management of the public road network rather than the approval of this planning application. It is

considered that the proposal should be assessed based on whether it satisfies current policy requirements for parking and access, rather than on the basis of potential future traffic management measures which fall outside the scope of this planning application. The possibility that a residents' parking scheme may be considered at some future stage does not indicate that the development would be contrary to current planning policy.

### **3.0 Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to Approve the planning application as set out in Section 9 and 10 of the Planning Committee Report.