

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2024/0895/O
<b>Name</b>	Colin Johnston
<b>Contact Details</b>	Tel: <span style="background-color: black; color: black;">[REDACTED]</span> Email: <span style="background-color: black; color: black;">[REDACTED]</span>
<b>Support or Objection – please tick relevant box</b>	Support <input type="checkbox"/> Objection <input checked="" type="checkbox"/>
<p><b>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).</b></p> <p>Please see my Speaking Note on Pages 2 and 3</p>	

***Speaking Note— Planning application ref: LA01/2024/0895/O***

Chairman, members, I would like to thank you for the opportunity to address the Committee this evening.

My name is Colin Johnston, and I am the owner of No. 8 Ballygelagh Village. My family and I have enjoyed living there since we purchased it over 25 years ago in March 1999. The houses in our development were designed with minimal paved outside areas and little or no gardens. Due to this, it has often been the case that since we purchased the house, that the subject site was used by children in our development to play in. Only recently has the site been fenced off with a gap at the end.

There is relevant planning history on the application site which has ultimately always led to Planners recommending refusal. In 2002 (Planning Ref C/2002/0042/F) planning was submitted for the subject site, as part of a larger scheme for 4 units (1 of which was on the subject site). Permission was refused as the site was deemed lay in the Green Belt, and it was beyond the boundaries of the existing cluster of holiday accommodation. The planners report stated it would 'represent an unacceptable intrusion into the open countryside, detrimental to visual amenity'. Most importantly, the 'second refusal reason related to the harm to the living conditions of residents in 4,5,8,9 and 10 Ballygelagh village by reason of overlooking and consequent loss of privacy'. These reasons for refusal are still the case 23 years on.

In 2013, the same applicant as the subject application, submitted an outline planning application (C/2013/0397/O) for a 'Proposed Infill Holiday Unit' on this site. The planners report dated 7<sup>th</sup> March 2014 recommended refusal as it was contrary to PPS 8 and the Planner stated, 'it is clearly evident from the site inspection that the site is amenity green space which currently provides a valuable visible amenity function to the area providing a visual break and relief between the surrounding properties of Ballygelagh'. Following this report the applicant withdrew their application on 24<sup>th</sup> March 2014. I received written notification of this withdrawal from the Planners in a letter dated 26<sup>th</sup> March 2014.

Interestingly the application form submitted for this latest outline application, in the 'Details of Development Proposal' section, the applicant has stated that they are not aware of a previous application for a similar proposal on the site, which is clearly not the case.

By way of context the corner of my rear gable wall will be only c.5.5m away from the front elevation of the proposed dwelling and only 3.5m from my boundary wall. This is contrary to Section 7.16 of Creating Places which states 'where the development abuts the private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking, with a minimum of around 10m between the rear of new houses and the common boundary'.

Overlooking is my main concern, as my house, like many were designed with oversized windows to both the front and the rear of the property. The proposed dwelling, if approved will be located 5.5m away from my house, and will overlook my property, particularly at first floor level which will be looking directly into our house. Whilst no elevations were provided as part of this application and the 'Proposed Plan' states '3 bedroom, 2 storey house'.

At the time of this application only 4 no. houses in the development received neighbour notification letters. I would have thought that more neighbours should have been notified.

In conclusion I would ask you to uphold the planner's recommendation to refuse this application for the following reasons:-

- The development of the application site would result in an unacceptable adverse impact on the residential amenity of my property and my neighbours, particularly due to overlooking
- It is contrary to Planning Policy as outlined in the Planners Report of 2 previous applications.
- The site is outside the development settlement limit and was previously refused on this basis
- The site is public open space and has always been since the Ballygelagh Village development was built over 25 years ago. It was only fenced off recently. Please refer to the image below and noted as View 1 on Drawing No. A-02 'Proposed Plan' submitted but the applicant's architect.
- NI Water have recommended refusal until Waste Water Impact Assessment completed due to capacity issues.



Photo Taken from Google Map. This is the same image used as View 1 on Drawing No A-02 Proposed Plan submitted by the Applicants Architect and dated 02/2023

Thank you for your time and I am happy to answer any questions you may have.