

From: Victoria Brown
Sent: 27 April 2025 20:56
To: Planning
Subject: Letter of objection for LA01/2024/0895/O

**Planning
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY**

**Reference LA01/2024/0895/O, Referral, Site 10m East of 5 Ballygelagh Village,
Portstewart**

Dear Sir/Madam,

I holiday with family at Ballygelagh Village Portstewart and I wish to object to planning application LA01/2024/0895/O.

I understand that this site has had two (2 no) previous planning application refusals and that the reasons for refusal have not changed.

Planning refusal was recommended in the past because building at this location would adversely impact residential amenity.

I firmly believe the development at this location would result in an adverse impact on the residents of Ballygelagh Village, resulting in loss of privacy and the overshadowing of the properties in close proximity of the site location.

There is a lack of open space areas in Ballygelagh Village already and this space was used for years by children as a play area until a "No Trespassing" sign was placed in March 2025".

The development would, if permitted, adversely affect the environmental quality of the area by reason of loss of existing open space. Furthermore, the application site currently presents as amenity green space which provides visual relief between the surrounding properties. To develop the site would result in loss of important existing open space. Finally, the application site, while not formally identified as open space, falls within the definition of public open space and provides visual relief to the built up form in the immediate vicinity.

Yours faithfully,

Victoria Brown