

Implementation Date: 20 November 2024

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	LA01/2023/0615/F
Name	Murray Bell – Bell Architects Ltd
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="checked" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points.

Mr & Mrs David and Karen Henderson – 40 Strand Road, Portstewart, BT55 7LU.

Refusal Reason 01

We have demonstrated in the detailed submission our context streetscape elevations (attached below) that our proposal sits suitably and appropriately in the general mass of buildings that form the frontage onto the coast.

The footprint is indeed very similar to the existing dwelling and is not significantly larger, and the previous planning approval for three dwellings on this site, allowed an increase in ridge height to 7M, and our modest further increase does not conflict with the surrounding buildings or aspect. (Previous ref no C.1999.0908.o

The dwellings at 36 and 38 Strand road are indeed modest dwellings, and they reduce in line with the dwelling on the northern side of them, this is the reason for their height, and not the justification to constrain other heights unreasonably.

It is clear from the elevation drawings and photographs submitted that the existing dwelling is unnaturally lower than the adjacent dwellings.

A modest increase in height will not threaten the wider context.



Proposed West Elevation in Context
Scale 1:500



Proposed West Elevation in Context (Montage)
Scale 1:500



Existing West Elevation Image
Approx. Scale 1:500

Proposed Replacement
DWELLING

Refusal Reason 02

The proposed dwelling is essentially a two-storey dwelling in the midst of other two-storey dwellings and three-storey apartments adjacent on the old Rock Castle site.

There are many large blocks of buildings in the immediate vicinity, and the two blocks associated with

the Rock Castle development could still be built as part of the historical and incomplete development as only the first block of apartments was built.

The proposal is indeed comparable with the context of dwellings and building blocks in the vicinity.

Application LA01/2019/0300/F was approved at planning committee, and is relevant in that the developers chose to build an extra floor onto the dwellings in the course of construction and this was subsequently approved as it was deemed to fit the general heights and character of the area, which is most locations is mixed in style, character and materiality.

The context elevation shows that the height of the new dwelling was generally in the context of other existing dwellings, and this was deemed to be acceptable, even though an additional floor had been added without previous approval.



The above application was approved at planning and is reference LA01/2016/0531/F, and is relevant due to the scale of the approved dwelling in the context of Circular Rd, Castlerock. With an overall height of 12.2M, this greatly exceeds the height proposed in our submission of 8.9M, and it is notable that this dwelling has three full floors of accommodation, including the basement.

Many other examples in support have been submitted to planning previously.