

Addendum 2

LA01/2023/1142/F

1.0 Update

- 1.1 One further objection has been received from the neighbouring property at No. 44 Dhu Varren. This has been circulated to Planning Committee members.
- 1.2 The objection letter raises concerns in relation to the scale of the two storey garage with art studio, the loss of light to Nos 40 and 44, the use of the building, and the risk to the objector's own property at No. 44. References are also made to the Portrush Town Plan.

2.0 Consideration

- 2.1 The issues raised in relation to the scale of the two storey garage, the use of the building, and the impact on neighbouring properties, including loss of light, have been raised in earlier objections and have been considered in the Planning Committee Report at Section 8.0 in the Considerations and Assessment of the application.
- 2.2 The proposed detached garage/art studio is ancillary to the main dwelling and is considered acceptable. A condition is included restricting the use of the building for ancillary purposes only.
- 2.3 The Portrush Town Plan 2025 sits alongside the Causeway Coast and Glens Borough Council's Community Plan 2017-2030 and is designed to align with and support the delivery of the Community Plan's objectives. The relevant policies and guidance for the assessment of the application are set out at Section 7.0 of the Planning Committee Report.
- 2.4 Issues raised in relation to the risk to the objector's own property are civil issues which fall outside of the remit of the Planning Department.

2.0 Recommendation

- 2.1 It is recommended that the Committee note the contents of this Addendum and agree to Approve planning permission as per the conditions set out in section 10 of the Planning Committee report January 2026.