

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.

Planning Reference	LA01/2023/1142/F
Name	Paul McAdam
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input checked="" type="checkbox"/>

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).

1: We object to the proposed plan for a two-storey garage/dwelling at the bottom of the garden of No 42 Dhu Varren.

Inappropriate Scale, Massing and Design (Policy RD2)

Dominance: The proposal is not in keeping with the character of the current road scene. The surrounding area consists of either no garage structures or single-storey garages, meaning a two-storey structure would appear incongruous, visually disruptive and out of character.

Over-development: The increased footprint (double vs single) and height (5.3m) may represent “town cramming” creating a cramped appearance that breaks the established pattern of development.

Overbearing and Oppressive Impact: The proximity and height of the new structure are “overbearing”, creating a feeling of being fenced in, especially as it is built right up to the boundary. From the garden / open space of No 40 the outlook will be of a “looming wall”

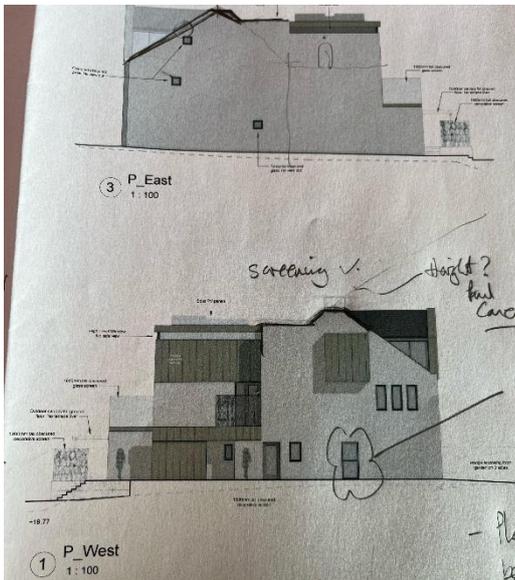
Impact on Established Character: Planning policy (PPS 7 Addendum) aims to safeguard the character of established areas. A two-storey garage breaks the “single-storey” character, setting a precedent that changes the aesthetic of the neighbourhood. (Please see image below showing current single storey garages or no garages present)



Image supplied by Scott Caithness at Planning Committee meeting 28/01/26 – Showing either no garage or single storey

2: We object to new roof level of No.42 being at a higher level than that of our property at No.40, loss of natural daylight by being overshadowed. Currently being semi-detached the roof level of No.40 and No.42 are identical. The proposed plan sets the roof height of No.42 0.60m higher than that of No.40 roof level. It is noted that alternative design solutions could significantly reduce this impact. In particular, lowering finished floor levels or excavating to reduce overall building height would help mitigate overshadowing and dominance. The absence of such mitigation indicates that the proposal has not been sufficiently designed to minimise harm to neighbouring properties contrary to PPS7 Policy QD1 and the guidance within Creating Places, which require development to respect neighbouring amenity and local character.

- Following the planning committee meeting (held 28/01/2026), myself (Paul McAdam), the applicant (Claire Hamilton) and the applicant's architect (Scott Caithness), had a discussion about the proposed roof height of No 42 Dhu Varren. Scott proposed a very simple change to his design to align the roof height of No 42 with the ridge height of No 40 and provided me with a simple pencil sketch of the proposal (see image below). This design change had negligible impact on the overall design of No 42, but went a long way to respecting neighbouring amenity with No 40.



*****Unfortunately, this simple design change has not been applied to the current plans submitted to the Planning Authority.*****

For these reasons, I respectfully request that the Committee defer its decision and call for a site meeting to take place to allow the committee to see first-hand the material impact that allowing this two-storey garage/dwelling at the bottom of a back garden will have on neighbouring amenity and local character.

Kind Regards,
Paul and Shirley-Anne McAdam