

SITE VISIT REPORT: Monday 20th April 2026

Committee Members: Alderman, Boyle, Callan, Coyle(Vice-Chair), Hunter, Scott, S McKillop and; Councillors Anderson, C Archibald, Kane(Chair), Kennedy, McGurk, McMullan, McQuillan, Nicholl, Storey and Watton

Application: LA01/2024/0688/F

App Type: Full

Proposal: Retrospective application for proposed replacement dwelling as built for residential purposes - (change of house type from LA01/2016/0956/F)

Present: Cllrs Kennedy, Watton, Kane

Apologies: Alderman Hunter and Boyle

Officials: Emma Hudson

Comments: The site visit began at the site. The official outlined the description of the development. Officials and members moved to the rear of the application site. The official referred and outlined the planning history of the site and showed members the previously approved plans for the most recent approval – LA01/2016/0956/F. The official outlined the changes between the previous approval and the as built retrospective application. The official advised the application was previously brought to the October 2025 planning committee with a recommendation to refuse but was deferred at this meeting as the agent requested an opportunity to submit amended plans. The previous recommendation was to refuse due to an unacceptable degree of overlooking to adjoining properties, taking into account the previously approved applications which is a material consideration. Amended plans were received in February 2026 and re-neighbour notification carried out. The official pointed out the amendments proposed including additional screening of 1st and 2nd floor balconies and screening of rear windows. On balance, the proposed changes mitigate direct overlooking into adjoining properties and the Planning dept consider the proposed changes acceptable and do not merit a refusal of planning permission.

In response to queries from members the official advised there had been 29 letters of objection from residents in the vicinity of the site. Issues related to overlooking, design, scale and massing etc.

Members and officials then viewed the site from the rear of adjoining properties - no. 6 Cedar Ave and No. 8 Cedar Drive.

E Hudson

20.04.26