

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	LA01/2022/0954/F
Name	Mr. Richard Moore
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input 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).

The reasons for refusal are summarized below,

- Reason No.1 for Refusal (summary), The Proposal will adversely impact on the amenity of the area and of its adjacent neighbouring properties.
- Reason No.2 for Refusal (summary), The Proposal would harm the living conditions of neighbouring residents by reason of overlooking, and lack of privacy.

The reasons why we consider this application should be considered by The Planning Committee under are listed below,

- The Planning Department have received 2 letters of Support from neighbouring properties, stating that the proposed balcony and wing wall will afford them MORE privacy to their existing rear gardens. Indeed, the Applicants recent extension (LA01/2022/1143/F) pushed the rear return out 2.4m beyond the rear of adjacent property, with a Juliette Balcony overlooking. The new proposed balcony extends this a further 4.4m with wing walls, affording the neighbouring property 6.8m of privacy to their rear garden, with no overlooking whatsoever from Applicant Property. Please note, the balcony is 3.2m deep fully across the rear of the property, the 4.4m includes the access stair. Again, neighbour only currently has 2.4m of privacy.

- It is mentioned that the proposal will overshadow the neighbouring properties, it is worth noting that fundamentally the sun rises in the east and sets in the west. Our balcony faces west, so there will be zero impact on adjacent property No.243 (south of our application site) and No. 90 (3.7m rear garden with Sheds currently situated here) will suffer no more overshadowing than under the previously approved extension. Again, both these properties support the application.

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