



**Causeway
Coast & Glens
Borough Council**

SITE VISIT REPORT: Monday 24th March 2025

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

LA01/2022/0954/F - 244 Islandmore Crescent, Portrush.

App Type: Full

Proposal: - Proposed ground floor store and first floor balcony with associated wing walls

Present: Councillor Watton.

Apologies Alderman Hunter

Officials: Jenny Lundy

Comments: The site visit commenced to the rear of No 244. The Official outlined the proposal and the extent of the proposed balcony extending some 4.4m out for the rear of the dwelling for the full rear of the property, 9.1m.

The relationship to the neighbouring properties was shown. There would be a detrimental impact and be dominant to No 243 with both the extent of the projection of the proposed balcony, screen walls and height.

The impact to No 90 Gateside Road was also shown and the proposed balcony situated 3m from the shared boundary would overlook and overshadow the dwelling and its outside area.

Cllr Watton asked if the neighbours had objected. It was advised that 2 letters of support have been received. However, planning operates in the public interest that we still seek to safeguard residential privacy and amenity.

It was also advised that a reduction of the size of the balcony that was more centralised, was requested that would remove it from the gables and reduce the impact on the neighbouring properties. Cllr Watton asked where a reduction in the width would need to be and this was shown on site in relation to the ground floor windows.

The site visit was concluded.

Jenny Lundy 24.3.25