

**SITE VISIT REPORT: Monday 24<sup>th</sup> February 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)*

**LA01/2022/1587/F Land to the side and rear of 12 Sunset Ridge**

**Portstewart**

**App Type: Full**

**Proposal: Construction of 2no two storey semi-detached dwellings with parking and private driveway upgraded to serve additional dwellings**

**Present: Ald Boyle, Coyle, Hunter, Councillors, Archibald, Watton**

**Official: Michael Wilson**

**Comments:** The site visit commenced within the site with the Official identifying the site, and clarifying that the proposal is for a pair of semi detached dwellings – 2 dwellings in total. The Official outlined where the dwellings would be sited, and Members queried if these were 2 storey. The Official responded stating that they are 2 storey to the front dropping to exhibiting a single storey to the rear having regard to the change in levels between the site and dwellings to the rear. Members noted the site boundaries and the stone wall running along the northern boundary.

The Official then explained how the site will be accessed, which included the demolition of a garage at No.12 Sunset Ridge and the proposal includes a shared driveway arrangement with No.12 Sunset Ridge. The Official clarified that it is to be in curtilage parking which will be provided for both the existing and proposed developments. Members observed and noted this arrangement.

The Official identified all properties that had raised an objection to the application. It was that No.12, is within the applicant's control, and there is no objection with the postal address of No.10 or No.14 Sunset Ridge received.

Members were asked if they wished to observe or view the site from anywhere else, but agreed they were content with what they has seen and their on site observations and relationship with the surrounding existing development.

The site visit was concluded.

Michael Wilson

24.02.25