

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: LA01/2025/0631/F

App Type: Full

Proposal: Infill Urban Dwelling

Present: Ald Boyle, Cllrs Kane, Watton

Apologies: Ald Hunter, Cllr Kennedy

Officials: Rachel Beringer

Comments: The site visit began at the front of the site on York Avenue. The official identified the site and clarified that the application is a local application being presented to the Planning Committee as an objection item. The official advised that the proposal is for an infill urban dwelling with front garden, cycle parking and rear amenity, there is no in-curtilage parking proposed and the proposal would rely on on-street parking. The official showed members the proposed plans and elevations for the proposed dwelling. The official advised members that the main issues raised by objectors are in relation to the impact on character & appearance, overdevelopment, impact on residential amenity, and traffic and parking concerns, details of which are contained within the Planning Committee Report.

Discussion took place in relation to the existing parking arrangements on the street and on-street parking. Members asked in relation to in-curtilage parking and the official advised that the application was submitted proposing the use of on-street parking and accompanied by a parking survey to demonstrate the availability of same.

The site visit moved along York Avenue, viewing the site in the context of the street from the Central Avenue end. Members observed the existing parking arrangements along the street. The site visit continued and the site was viewed from further along York Avenue at the Heatherlea Avenue end, outside the Scout Hall. Members asked whether or not there were any parking restrictions

in place in relation to the lay-by. The official advised that there do not appear to be any. This is included in the parking surveys and no concerns raised by Dfl Roads in relation to this. The official will confirm this with Dfl Roads.

The site visit was concluded.

RM Beringer

20.04.26