

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/
Name	Amanda Domzala
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input checked="" type="checkbox"/>
<p>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).</p> <p>The proposal conflicts with the SPPS and Policy QD1 of PPS7 in that the design does not respect the surrounding context, is inappropriate in terms of proportions and appearance and will have a detrimental impact on residential amenity.</p> <p>The mono pitch roof design creates a towering eastern elevation (with an upper eaves height of 7m – compared to the adjacent 5.3m eaves height at No.9 York Avenue). This results in a loss of light, overshadowing and dominating impact on the adjacent property at No.9 which currently benefits from morning and afternoon sunshine. The proposal would have an unacceptable detrimental impact on the residential amenity currently enjoyed.</p> <p>The design is incongruous with building and window proportions not in harmony or in keeping with adjacent housing or with the general streetscape, resulting in damage to the local character of this residential area. Although designs do vary along York Avenue, this mono pitched roof aspect does not compliment in any way the streetscape character.</p> <p>The application site is extremely narrow and constrained with just a 5.8m wide frontage, considerably smaller than other detached property frontages along York Avenue and smaller than what is depicted within the submitted drawings.</p>	

· The plot size of this site (approx. 124sqm) is also considerably smaller than the other detached property plots along York Avenue. Plot sizes are as follows:

- No. 5 plot frontage is 12.5m wide with a plot size of approx. 265sqm;
- No. 9 frontage is 12m wide with a plot size of approx. 230sqm; and
- No. 11 frontage is 12.5m wide with a plot size of approx. 230 sqm.
- Application site frontage is 5.8m wide with a plot size of approx. 124 sqm.

The submitted proposed site layout plan appears to be based on an Ordnance Survey Map, rather than a site-specific Topographical Survey. It would normally be expected that a proposed layout should have existing and proposed levels throughout the site clearly annotated and FFL of any building identified – none of this information is provided.

The proposed palette of materials, including fibre cement slate and grey brick finishes, are not in keeping with the character of the residential area, where finishes tend to be coloured render with small aspects of red brick. The fibre cement finish particularly exasperates the dominating visual appearance of the eastern elevation and subsequent impact on No.9. The design of the dwelling does not draw upon the best local traditions of form, materials and detailing, as is required by PPS 7 Policy QD1.

The proposed plans show that the building would be positioned just 600mm from the boundary of No.9 and 800mm from the boundary of No. 5. This is extremely constrained and we would question the feasibility, practicality and buildability of the proposal. There are several issues that could impede the ability to achieve Building Control Consent.

The proposed dwelling is positioned just 3.6m – 4.1m from the rear shared boundary with No.8 Station Road. This is well below the recommended 10m requirement as identified in Creating Places. Although other existing properties are also below this threshold, they do not encroach to the extent of the proposed dwelling.

Adequate and appropriate provision has not been made for parking within the application site, with zero dedicated in curtilage car parking spaces proposed. In this circumstance, creating places guidance advises that 1.5 spaces (rounded up to 2 spaces) be provided unassigned / on street.

Existing on street parking is at capacity and cannot accommodate further parking. The parking survey submitted as part of the application is inadequate and inaccurate as some car parking spaces shown are illegitimate and does not account for the nearby scouts hall which is in operation particularly during weekday evenings (Monday to Saturday) and daytime classes also take place, this will significantly increase traffic and congestion in the area. This is especially concerning given that parents frequently accompany children to and from the premises. The nature of these activities raises a serious safety risk, as children may unpredictably enter or cross the road when being picked up or dropped off. The increased vehicle movement, combined with limited visibility and residential surroundings, creates a potentially dangerous environment for both pedestrians and road users.

The application is therefore not compliant with Policy QD1 of PPS7 or Policy AMP 7 of PPS 3 in relation to adequate parking provision.

