

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	LA01/2025/0631/F
Name	BEN WILSON
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).

Key Planning Arguments Supporting Approval – LA01/2025/0631/F

1. **Policy-Compliant Development Within Settlement Limit**
The site lies within the development boundary of Portstewart, where there is a clear presumption in favour of residential development under the Northern Area Plan 2016.
2. **Full Compliance with Planning Policy Framework**
The proposal aligns with all relevant policies including the Strategic Planning Policy Statement for Northern Ireland, PPS7, PPS3, and PPS2.
3. **Acceptable Design, Scale and Massing**
The dwelling is modest, two-storey, and appropriately designed, ensuring it integrates with the surrounding residential context without harming local character.
4. **No Unacceptable Impact on Residential Amenity**
Detailed assessment confirms no significant issues relating to overlooking, overshadowing, dominance, or loss of privacy for neighbouring properties.
5. **Appropriate Development of a Small Urban Infill Site**
While compact, the site has been carefully designed to accommodate development without overdevelopment or adverse impacts.
6. **Enhancement of the Streetscape**
The proposal will infill a gap site, reinforcing the established building line and improving the

visual continuity of York Avenue.

7. No Objections from Statutory Consultees

Key consultees, including NI Water, DfI Roads, and Environmental Health, raise no objections, confirming technical acceptability.

8. Acceptable Access and Parking Provision

Despite no in-curtilage parking, the proposal complies with PPS3, supported by a robust parking survey and the site's sustainable, accessible location.

9. Sustainable and Accessible Location

The site benefits from proximity to public transport, services, and active travel routes, reducing reliance on private car use.

10. No Environmental or Natural Heritage Impacts

The proposal raises no concerns in relation to drainage, biodiversity, or environmental protection and is fully compliant with environmental policy.

In conclusion, this proposal represents a modest, well-designed and policy-compliant infill development within the settlement limit of Portstewart.

It aligns fully with the Northern Area Plan 2016 and the Strategic Planning Policy Statement for Northern Ireland, making efficient use of a small residual site while respecting the established character of the area.

The Planning Officer has carefully assessed all matters, including residential amenity, design, access and parking, and has found no unacceptable impacts. Importantly, there are no objections from statutory consultees, including DfI Roads and NI Water. As such, there are no defensible planning reasons to refuse this application, and it is respectfully requested that Members support the recommendation to approve.