

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	LA01/2022/1182/F
Name	Gary Dodds (Turley) and Sam Dill (Studiorogers)
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support ☒ Objection ☐
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). - The Committee Report sets out how this scheme meets all relevant local planning policy and guidance as well as properly considering all third party representations. - Statutory consultees have also given due consideration to the proposals and identified no concerns, recommending planning conditions where appropriate. - While NI Water have indicated in their response that capacity in their infrastructure is not currently available, the applicant has reached an advanced stage in the Wastewater Impact Assessment process. - The subject site comprises land currently developed as a vacant detached two-storey dwelling set on a large plot of land at the junction of Burnside Road and Larkhill Road. The proposal seeks permission to develop three high quality detached homes of modern contemporary design which respect the established context and character of the area. The proposed development will return a vacant site back into long term sustainable use. - The density of development at 19.5dph is in keeping with that found in the existing surrounding area while the	

provision of detached homes is in keeping with the character of the area.

6. The proposed scheme seeks to create animation in the elevations to respond appropriately to this nodal location on a crossroads. The southern elevation of Unit 3 is also designed as a dual aspect dwelling to take account of the corner plot and create interest onto Larkhill Road.
7. The dwellings are proposed to be finished in a high-quality palette of materials which complement and assist in breaking down the built form of the proposed dwellings allowing clear articulation of the ground, first floor and roofscape.
8. The elevations demonstrate that the combination of materials and articulation of the elevations contribute to the built form in achieving a high-quality architectural design which will make a very positive contribution to the local streetscape.
9. The dwellings are designed to work into the levels of the site which fall to the road junction from both the north and west. The contextual elevations submitted in support of the application, and exhibited in the Committee Report, demonstrate that the scale and massing of the dwellings do not appear incongruous in the streetscape.
10. The applicant and design team have taken account of the feedback and comments received from both the Planning Officers and third party representations throughout the application process and the proposal has been refined to address the concerns raised.
11. The revised scheme ensures that there is no significant detrimental impact on the amenity of the neighbouring properties through the design and arrangement of the dwellings before members for consideration today. There are no windows overlooking the amenity space of the neighbouring properties and the arrangement of the dwellings was revised to create enhanced separation to the neighbouring property at 68 Burnside Road. A sun path analysis was undertaken which demonstrates that the development will not result in unacceptable overshadowing of the neighbouring properties or their amenity space.
12. Private amenity space and parking to serve the dwellings are provided in full accordance with the standards set out in the Creating Places guidance document. The site is also enclosed by appropriate fences and landscaping. The landscaping scheme comprises both structural and ornamental planting to promote integration of the built form, soften instances of the hardstanding in the form of private driveways and to enhance the quality of the living environment for prospective residents.