

Addendum 2

LA01/2023/0692/O

1.0 Update

- 1.1 This application was deferred from the February 2025 and May 2025 Committee Meetings to allow members to consider legal advice in relation to infill dwelling applications.

2.0 Consideration

- 2.1 Additional information was submitted by the agent 20.06.2025 to include a revised concept plan (Drawing 02 Rev 01) and a letter from Mr Trevor Knox.
- 2.2 The letter from Mr Knox outlines that the laneway adjacent No. 96 serves as access to their agricultural lands and was concreted to prevent the area from becoming excessively dirty adjacent to the residential dwelling.
- 2.3 The revised concept plan includes the dwelling and farmyard at No. 98 (to the south of No. 96) within the extent of the substantial and continuously built-up frontage. The farmyard is indicated to have a plot width of 75.5m. Planning Officials would advise that given the laneway and the adjacent area of vegetated land which exists between No. 96 and the farmyard, the farmyard and dwelling at No. 98 do not form part of a continuous line of development as required by Policy CTY8. Consequently, the extent of the substantial and continuously built-up frontage terminates at No. 96.
- 2.4 Inclusion of the farmyard and dwelling at No. 98 within the extent of substantial and continuously built-up frontage would increase the average plot width to 23m. The gap (building to building) between No.88 and No. 90 would still be over 3 times (3.8) the average plot width of the built-up frontage and therefore could accommodate a minimum of 3 dwellings reflective of the

established pattern of development. Consequently, the application site would still not represent a small gap site capable of accommodating a maximum of 2 dwellings and does not respect the established pattern of development within the built-up frontage.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application as set out in Section 1 of the Planning Committee report.