

Laura Crawford

From: John Simpson
Sent: 20 June 2025 07:01
To: Planning
Subject: RE: LA01/2023/0692/O - HAW ROAD, BUSHMILLS
Attachments: Knox-Concept Plan A1 Rev A.pdf; Knox - Letter to planning.jpg

Hi

Please find attached letter from client and amended drawing in relation to above application.

Regards

John Simpson
T: +44



Residential/ Commercial Architecture

Planning Services

Coleraine

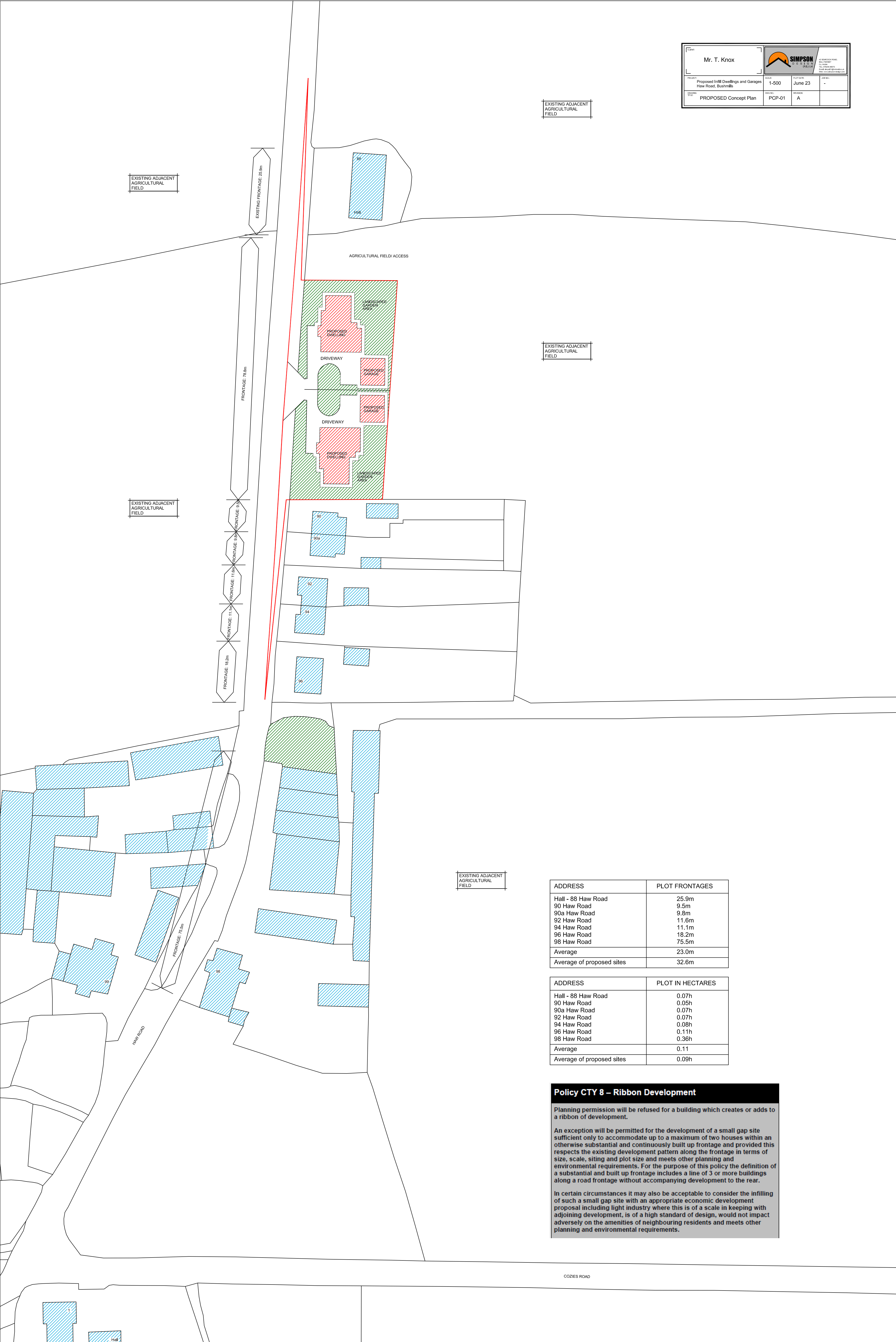
Re - Haw Road, Bushmills

2 In-fill Dwellings + Garages


We refer to the above sites / planning application and confirm this is a right of way into our field and it was concreted to save it from going into a dirty area (Muck) beside a residents home.

This was part of the agreement to concrete this area.

It will also mitigate a health and safety risk associated with accessing the land through the farm yard close to the farm holding, where there is a young family being brought up.



Mr. T. Knox



12 BRISTOL ROAD

ALL SAINTS

10, 11 & 12 BRISTOL ROAD

BRISTOL, AVON, BS1 3BA

PROJECT	Proposed Infill Dwellings and Garages Haw Road, Bushmills	SCALE	1-500	DATE	June 23	JOB NO.	
CLIENT	PROPOSED Concept Plan	DATE	PCP-01	REVISION	A		

ADDRESS	PLOT FRONTAGES
Hall - 88 Haw Road	25.9m
90 Haw Road	9.5m
90a Haw Road	9.8m
92 Haw Road	11.6m
94 Haw Road	11.1m
96 Haw Road	18.2m
98 Haw Road	75.5m
Average	23.0m
Average of proposed sites	32.6m

ADDRESS	PLOT IN HECTARES
Hall - 88 Haw Road	0.07h
90 Haw Road	0.05h
90a Haw Road	0.07h
92 Haw Road	0.07h
94 Haw Road	0.08h
96 Haw Road	0.11h
98 Haw Road	0.36h
Average	0.11
Average of proposed sites	0.09h

Policy CTY 8 – Ribbon Development

Planning permission will be refused for a building which creates or adds to a ribbon of development.

An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of this policy the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.

In certain circumstances it may also be acceptable to consider the infilling of such a small gap site with an appropriate economic development proposal including light industry where this is of a scale in keeping with adjoining development, is of a high standard of design, would not impact adversely on the amenities of neighbouring residents and meets other planning and environmental requirements.