

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	LA01/2022/1512/F
Name	CAROL GOURLEY
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).

The proposed site is in the NE corner of the host field approx. 100m from No 205a Legavallon road and set back approximately 140m from Legavallon Road. The site is visible for a short stretch of Legavallon Road, one field length back. The hedgerow which runs along the front boundary of the site has been augmented with mature, 7m tall trees which now completely screen the site. Only glimpses of the roof will be possible from this critical viewpoint. Benbradagh Mountain also provides a strong backdrop. See image below.



Trees have also been planted to rear of the site. The applicants have significantly reduced the scale and simplified the design from that initially applied for and gone to considerable expense with tree planting. Previous views of the site from passing along Legavallen Road have been abolished. Whilst the scale and massing are larger than that approved on site this is mitigated against by significant tree augmentation and hedge planting carried out by applicants in last year. This vegetation was not in place when the department approved the previous dwelling measuring 6m in height. The subject application simply seeks permission to increase this ridge by 1.2m to stand at 7.2m tall which when viewed against the adjacent 2 storey

farm sheds will not look prominent and will be hidden behind recently planted tall trees as pictured. Furthermore, the square footage proposed is smaller than that approved previous.

Examples of similar scaled houses are located along the Legavallon Road and along local roads. No. 198 Legavallon Road, located opposite the site, is a sizeable 2 storey property with stables and outbuildings all with similar features particularly the hipped roof. See below images.



Modern farmhouse at No. 120 Legavallon Road (approved under LA09/2019/0301/F) displays features not dissimilar to that proposed namely the coping and decorative chimney pots, pc moulded coping to flat roof parapet, double glazed sliding sash windows, fanlight over six panelled front door and a smooth render white finish. This house was approved to stand at a height of 8.2m and 12.2m in length. Similar distance back from road.

Just a few metres NW from the application site there are two large 2 storey roadside farmhouses at No's 204 and 206 Legavallon Road. The proposed house measuring 7.2m is lower in height than the other 2 storey houses in the vicinity a few of which occupy roadside sites. Approximately one mile away (heading towards Garvagh from the site) a large 3 storey, hipped roof farmhouse is located along Temple Road, Garvagh. This property lacks vegetation cover, standing at 10m tall it was deemed acceptable under PPS 21 in terms of integration and rural character. Photo below depicts 3 storey Georgian dwelling set a similar distance back from road as application site. Devoid of tree cover and only one farm building to its rear to aid integration. Approx. less than 2 miles from site a large 8.5m property has been built with hipped roof on a farm. The case officers report states there are examples of other hipped roofs in the vicinity which is wrong. No issues with scale or massing given farm buildings adjacent – similar circumstances to application site yet 7.2m is viewed as unacceptable. In interests of fairness and consistency we ask members allow the subject application based on other approvals within vicinity.



Temple Rd – 1 mile from site heading towards Garvagh.



Acorns House, Drumaduff Road – 2 miles.

