

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	LA01/2023/0582/O (25m east of 62)
Name	Ryan Brace (Birney Architects)
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="checked" type="checkbox"/> Objection <input type="checkbox"/>
<p>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).</p> <p>The policy states; ' For the purpose of this policy that 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'</p> <p>When you review the proposals (two applications in tantum combined) The proposal would provide and complete the frontage infilling between 62 to 68.</p> <p>There are examples where 2 no. infills are acceptable either as separate or coupled applications to meet the infill criteria. The policy says that the proposal just should respect the existing development in terms of size, scale and siting, plot size and meet environmental requirements.</p> <p>The proposal rests on a small section of the Ballywoodock road with a frontage that when the infill places would meet the built-up frontage. The proposal is not dominant or bearing on its neighbours therefore we can infer that it does respect the existing development context. The proposal is one, that is and can be of appropriate in size & scale and can be verified in the conditions of the proposal as this is only an outline and now design criteria is proposed. The character of the area is bungalow, 1.5 storey & 2 storey on the lower side of the road and</p>	

therefore a middle ground could be achieved with bungalows to respect its context also. The area has plot sizes of varying widths therefore it cannot be established what the respectable plot size is. We have therefore lined the boundary to interpolate between no. 62 through to no. 68 as the established boundaries, therefore defining the plot depths. If you consider the plot of no. 68 to plot no. 70 they are very different, however form a relationship that is acceptable even when the frontage widths vary from 28m for no. 68 and 58m for no. 70 Ballywoodock road. Therefore, there is no stringent criteria on plot width, but a judgement of what is acceptable, and this proposal would be acceptable. The plot areas vary in the context supporting the adhoc nature of rural development reinforcing that the proposal can be accommodated as there is no defined or repetitive development pattern to define the context to which the proposal rests.

no. 62 has a plot area of 0.91ac

Site 1 has a plot area of 0.7ac

Site 2 has a plot area of 0.67ac.

no. 68 has a plot area of 0.5ac

no. 70 has a plot area of 0.48ac

The proposal would ensure and maintain the integrity of the setting by reinforcing the established boundaries with native hedge rows with post and wire fencing (which does exist) and subtle planting appropriate for the area ensuring the proposals blends into the Ballywoodock road respecting its context. The proposals have satisfied all statutory bodies from DFI Roads, NIEA, NI Water and therefore all environmental aspects have been satisfied at this outline stage.

