

SITE VISIT REPORT: Friday 17th October 2025

Committee Members: Alderman, Boyle, Callan, Coyle(Vice-Chair), Hunter, Scott, S McKillop and; Councillors Anderson, C Archibald, Kane(Chair), Kennedy, McGurk, McMullan, McQuillan, Nicholl, Storey and Watton

LA01/2023/0615/F - 40 Strand Road, Portstewart BT55 7LU

App Type: Full

Proposal: Erection of proposed 2 storey replacement dwelling including integral garage and detached artists studio as ancillary to dwelling, and all associated works/landscaping.

Present: Ald Boyle, Coyle, Hunter, Councillors Kane, Storey, Watton

Officials: Michael Wilson

Comments: The site visit commenced at the gable of the dwelling nearest to No.38. The Official explained about the deferral of the proposal which was subject to a site visit, but also if a compromise could be reached, then it would not have to come back to the Committee if the Planning Officials recommendation was to Approve. The Members were given an update in this regard and that an amended “sketch” proposal had been submitted on behalf of the applicant, but as it failed to address the concerns raised that there was no merit in submitting full drawings. It was further explained that on relaying this information to the applicant’s representative, there had been no further contact from the agent regarding amending further to an acceptable scheme which meets the Policy.

There was then discussion about the LLPA Policy issue in the Northern Area Plan and what it requires, and there were some queries relating to this and what comparable footprint and height meant. The Official outlined that this is in relation to the replacement of the existing building as opposed to surrounding buildings; and that the proposal under consideration isn’t comparable to the neighbouring dwellings, rather it is more akin to the adjoining apartment development.

Those in attendance then walked down to the cliff path to view the existing and proposed development from that location and there was discussion regarding the apartments constructed and approved next to the site at Rock Castle. This included queries relating to the size of the buildings and no. of blocks and the apartments approved. There was also a query relating to what was previously

on site prior to the redevelopment. The Official advised that given the passing of time it is unclear what was on the entire site but it did house the listed building, Rock Castle, which was demolished some time ago.

The Official went on to explain the development approved, but yet to be built, is sited to the rear of the site and would be built at the bottom of the cliff which significantly reduces the visual impact from the cliff path and would be much less prominent when viewed from the path than the existing apartment development. Members were also reminded that given how long ago that approval was, and given the passing of time, the proposal would not have been subject to the Policies in the NAP, and would have been assessed against the prevailing policies at that time.

There was then some discussion regarding if the dwellings and apartments in this general area were used as permanent dwellings or second homes and the Official replied that they were unsure. There were then some queries about the proposal under consideration and its impact on the path, and in particular the proposed size and scale relative to the existing dwelling. The Official explained the proposed dwelling would come further forward on the site and move slightly closer to No.38, accommodated by raising the level of the land to the front of the dwelling and constructing a boundary wall which would sit slightly higher than the stone wall fronting Rock Castle. The eaves of the proposed dwelling would sit roughly at the ridge height of the existing dwelling, with a proposed ridge height just slightly higher than the height of the existing chimney pot. The site visit then concluded.

Michael Wilson

17.10.25