

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 | LA01/2023/1142/F |
| Name | Paul McAdam |
| Contact Details | Tel: Email: |
| Support or Objection – please tick relevant box | Support <input type="checkbox"/> Objection <input checked="" 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). | |
| <p>1. We at No.40 object to a 2-storey garage dwelling at bottom of No.42 garden due to loss of natural daylight for No.40 due to overshadowing and unacceptable impact on residential amenity.</p> <p>2. Local council engineer requirement during all demolition and construction phases to ensure our foundations will be protected during all activities, maintaining the structural integrity of No.40</p> <p>3. Full condition survey for our property inside and out prior to any works commencing as part of the planning conditions issued with any approval.</p> <p>4. Appropriate 3rd party indemnity insurance a requirement as part of planning approval for all parties concerned with insurance running on for an agreed amount of time to allow for any building settlement issues of both No.40 and No.42</p> <p>5. All costs associated with appropriate survey's and insurance to be covered by No.42</p> | |

6. We object to new roof level of No.42 being at a higher level than that of our property at No.40, as again, loss of natural daylight by being overshadowed. Currently being semi-detached the roof level of No.40 and No.42 are identical. The proposed plan sets the roof height of No.42 0.60m higher than that of No.40 roof level. It is noted that alternative design solutions could significantly reduce this impact. In particular, lowering finished floor levels or excavating to reduce overall building height would help mitigate overshadowing and dominance. The absence of such mitigation indicates that the proposal has not been sufficiently designed to minimise harm to neighbouring properties contrary to PPS7 Policy QD1 and the guidance within Creating Places, which require development to respect neighbouring amenity and local character.

7. On separation the proposed new gable wall being added to N0.40 will protrude over the current boundary line. This boundary line will need amended and registered with Land Registry and all relevant departments to include the new wall as part of the folio of N0.40 Dhu Varren.

For these reasons, I respectfully request that the Committee refuse the application or defer it for redesign, with specific consideration given to reducing height and massing to protect residential amenity.