



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	Scott Caithness For Montgomery Irwin Architects, on behalf of the applicant, Mr & Mrs Hamilton	
Contact Details	Tel: Email:	
Support or Objection – please tick relevant box	Support	<input checked="" type="checkbox"/> yes
	Objection	<input type="checkbox"/>
Proposal Overview <ul style="list-style-type: none">• Replacement dwelling; 1 for 1.• Detached 2.5 / 3 storey house, which is typical at this location.• Detached garden room / garage to lower end of existing rear garden.• Site located within the Settlement Development Limit of Portrush.		
Planners Position <ul style="list-style-type: none">• Planners have confirmed the proposal is acceptable in terms of meeting relevant policies.• Planning department requested only minor amendments to our design, which were completed.		
Planners are satisfied with: <ul style="list-style-type: none">○ Site layout and setting-out / Window positions / Screening measures.		
Conclusion from planners: <ul style="list-style-type: none">• Siting, scale and design are acceptable.• Development integrates successfully both functionally and visually.• No negative impact on the local area or environment.		

Objections

- 12 letters of objection received in total.
- Of these, **only 6 are individual objectors**, with the remaining being duplicates from the same people.
- The **original objections related to a previous design, completed by others**, Jones Architects.
- **From the original 6 objectors, only 4 have made a further objection in relation to the redesigned proposal completed by us.**

Design Development

- We agreed with the view of the planners regarding the previous design by others requiring alteration, and **so we completely redesigned in an appropriate manner**.
- We have **significantly reduced the scale and massing of the proposal to suit the site**.
- The rear elevation now **aligns with No. 44, reduced by 5m** compared with the previous scheme.
- A large roof terrace originally planned has been removed completely.
- Previous design proposal footprint: **376 sqm + 50 sqm roof terrace = 426 sqm total**.
- Revised design footprint for replacement dwelling: **242 sqm**.
- Overall reduction in footprint: **184 sqm**.

Neighbour Engagement

- There have been open and constructive conversations held with adjoining neighbour at No.40.
- Multiple video meetings have taken place with the neighbour at no.40 and their architect.
- The applicant has engaged a structural engineer, completing a design solution for the new gable wall and foundation at no.40. This was presented, discussed and accepted in principle by the owner, with detail to be finalised prior to a site start.
- The agreement at the boundary line has been agreed on the basis that:
 - There will be construction of a new cavity gable wall.
 - Finishing of the existing house in coordination with neighbours, using render and matching materials to the existing house.
- A formal agreement between both parties will be put in place prior to construction works.
- Building Control application will be completed before construction begins.

