

SITE VISIT REPORT: Monday 26th January 2026

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

Application: LA01/2021/0777/O

App Type: Outline

Proposal: Proposals relate to outline permission for a new detached bungalow adjacent to 2 no. existing dwellings under the ownership of the applicant. Access will be provided via existing private lane under the ownership of the applicant

Present: Ald Hunter, Cllrs Kennedy, Watton

Officials: Martin McErlain

Comments: The site visit began at the site. The site was pointed out by the officer advising that the existing shed on the site was to be removed and clarifying the indicative siting of the proposed dwelling within the site. The officer clarified that the principle of development fell to be considered under both Policy CTY 2a (cluster) and Policy CTY 8 (infill).

The officer advised that in relation to Policy CTY 2a there were more than 4 dwellings in the group, that there was a visual awareness of the group. However, there is no focal point or crossroads associated with the grouping of buildings. Consequently, given the lack of focal point or crossroads there is no 'cluster' present at this location the proposal is contrary to Policy CTY2a.

The officer also advised that the application site was not a gap site under Policy CTY 8. The officer clarified that there is no building to the north-west of the application site with a common frontage onto the laneway. Consequently, there is no 'gap' to infill, rather the proposal would book end the 4 existing dwellings and is therefore contrary to Policy CTY8.

M McErlain

26.01.26