

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

LA01/2022/0663/O - Land adjacent to 60 Windyhill Road Limavady

App Type: Outline

Proposal: Site for replacement dwelling

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

Officials: Martin McErlain

Comments: The site visit commenced at the application site. The Official identified the site and building subject to replacement. The official outlined the reasons for refusal and advised of the planning history in respect to a previous approval for a replacement dwelling for part of the subject building.

Ald Scott sought clarification as to why planning permission had previously been granted for a replacement dwelling but now officials are minded to refuse permission. The official clarified that the previous planning approval was granted under a different policy context which was superseded by the current SPPS/PPS21 policy and would have been subject to different criteria. Currently Policy CTY3 requires the building to exhibit the essential characteristics of a dwelling.

Members and the official undertook an internal and external inspection of the building to assess existing attributes.

Cllr Watton asked what scale of house was proposed. The official advised that this was an outline application and no plans/details had been submitted at this stage in relation to the design of the dwelling.

Cllr Kane asked if the building was owned by a neighbouring property. The official was to confirm this.

No other specific comments in relation to the site.

The site visit was concluded.

Martin McErlain

17.10.25