

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	LA01/2023/0954/F
Name	Mark Hanvey
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input 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).

I refer to the Addendum note attached to application LA01/2023/0954/F and comments are included in bold for consideration.

1.1 Following approval of the application at the May Planning Committee a further new objection (04.06.2025) has been received.

1.2 The objection was received from the resident at No. 6 Circular Road. The issues raised are in relation to the loss of natural light, loss of on-street parking spaces, rise in electricity bills and the house price plummeting.

2.0 Consideration:

2.1 The loss of natural light is considered within paragraph 8.36 of the Planning Committee report. An assessment of the proposal in relation to the policy requirements of Policy QD 1 of PPS 7 was carried out and the proposal was found to be acceptable in respect of overlooking and overshadowing to the properties on Circular Road.

Paragraph 8.36 of the report presented to the planning committee in May states – “There are existing residential properties on Circular Road, positioned to the north east of the site. Given this relationship it is considered that the proposal is unlikely to create a conflict in terms of overlooking or overshadowing to these existing properties. The site is within a heavily trafficked area within the town centre, so it is unlikely to adversely affect nearby residential development in terms of noise.” The matter raised by the objection, received 7 days, after the planning committee approval raises no new issues. The issues raised in relation to properties on Circular Road were already assessed and the committee was made aware of these at the May meeting.

2.2 The issue in relation to the loss of on-street car parking was addressed through the submitted parking survey

which accompanied the application. The parking survey demonstrated the availability of on-street car parking, and parking within the Mall Carpark. The reason for refusal in relation to the car parking was withdrawn at the May Planning Committee. The parking provision is considered acceptable.

The issue in relation to on-street car parking was discussed at length at the May meeting and the reason for refusal was withdrawn after planning officers acknowledged that a parking survey had been submitted having previously informed members that it had not.

2.3 Matters in relation to a rise in electricity bills and impact on house prices are not material considerations which would carry significant weight in the assessment of a planning application.

Not a material planning matter.

3.0 Recommendation

3.1 That the committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with paragraph 1.1 of the Planning Committee Report.

No new material planning matters have been raised. The planning committee have approved this planning application in May.

- The proposed building, which will accommodate 26no. apartments, is 3-storey in height with an inset 4th floor providing an additional 3 apartments. It has been designed to ensure the building does not dominate the streetscene. Whether something has inappropriate massing/scale depends on its context. There is the existing 3-storey (pitched roof) apartment building further up the road and the college clearly visible and dominating the skyline in this area. In this context, how can the proposal be considered to be of inappropriate scale/massing? It is considered that any new development will be clearly visible on this vacant, prominent corner site. A 3-4 storey building is the only commercially viable option for the site. If refused, this site will remain undeveloped for a considerable period of time, resulting in urban blight in the city centre.
- Historic Environment Division are content that there will be no impact on the listed building. If the design was inappropriate in the local context, then HED would have objected. The vacant town centre site is located adjacent to a public road, a car sales yard and a raised public car park at the rear and it is this immediate context that has informed the design and appearance of the apartment building.
- There is no consideration of the availability of public open space in close proximity to the application site in addition to the in-curtilage provision of open space. Creating Places and PPS8 both allow reduced on-site provision where there are nearby existing public open space areas. The 3-storey apartments on Circular Road have been highlighted as having been accepted with a much reduced provision, but have not been considered within the case officer's report. This precedent site is visible from the application site and has been highlighted in previous correspondence with the planners. Given that this is a town centre site it is considered that the level of open space provided on this site is sufficient.
- The previous case officer report LA01/2019/0511/F states that "*Although the private amenity space is not substantial, it is considered to be adequate given the abundance of public space available.*"
- The scheme is compliant with Secure by Design, who have confirmed that they have no concerns regarding privacy. The proposed boundaries will ensure that public views into ground floor apartments are restricted. The majority of ground floor apartments are set back from the public road to minimize any public overlooking. In any event, the character of the area is that existing dwellings along this section of Circular Road have front doors and ground floor windows set directly onto the footpath. Access to the site is restricted to the residents of this CAT 1 +55 scheme.
- The submitted parking report clearly demonstrates that there is ample availability of car parking for residents. In-curtilage provision is made for disabled residents with the adjoining public car park providing additional spaces along with on-street parking along Circular Road as accepted for a similar apartment scheme on Society Street, Coleraine. This is a town centre site in a sustainable location in Coleraine and most journeys will be on foot with access to a range of public transport routes. In relation to the previous apartment development on Circular Road the following is an extract from case officer's report re. shortfall in parking for this previously approved scheme LA01/2019/0511/F –
"It is considered that given the town centre (inner-urban) location, the car parking available at Mall car park and along Circular Road and the lack of objection from DFI Roads that there is sufficient levels of car parking available to serve the proposal.