

Addendum 2

LA01/2024/1283/O

1.0 Background

- 1.1 The recommendation set out in the Planning Committee Report is to Refuse planning permission for 2no. infill dwelling. The reasons for refusal relate to the principle of development on the site and detrimental impact upon rural character when considered against the provisions of the SPPS and PPS21.

2.0 Update

- 2.1 Further correspondence was received 25.11.2025 from the agent advising of errors contained within the Planning Committee Report and citing the non-publication of supporting information on the planning portal. The issue raised within the correspondence related to;

- 2.2 **The site location plan identified within the Planning Committee Report does not show Mr Graham's existing stables/store and that this is very misleading to the Members as Mr Graham's shed is already constructed for more than two years, exists on the ground and contributes to the built-up frontage**

Members are advised that the site location plan contained within the Planning Committee Report and within the presentation is the Site Location Plan that was prepared and submitted by the agent themselves.

Members are also advised that the stable building in question is identified on the existing and proposed site plans submitted with the application which are publicly available to view and, are

contained within the presentation to members. Additionally, reference is made to the equestrian facility at Paragraph 8.10 the Planning Committee Report.

It is also noted that there are additional inaccuracies on this plan in relation to the dwelling and garage at No. 30 Dunboe Rd in regard to the size and location of the recently constructed dwelling on the site in respect of the garage/shed

2.3 Failure to mention Mr Graham's existing shed and exclude it from the planning history in the PC Report.

While no specific mention to planning application LA01/2020/0917/F within the Planning Committee Report reference is made at Paragraph 8.10 to an existing Equestrian facility which relates the lands in question upon which the stables are sited.

2.4 Failure to upload the Frontage Photo Montage and the Site Layout onto the Portal.

Members are advised that the referenced photo montage and site layout plan were uploaded to the portal but unfortunately were initially not made publicly available due to an oversight.

This information was published on the planning portal 25th November 2025 is now available to view on the planning portal and has been circulated to members for consideration.

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.