

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: LA01/2024/1283/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 site included two separate parcels of land between nos. 30 and 36.

The officer also advised that the application site was not a gap site under Policy CTY 8. The officer clarified that there are only two qualifying buildings with frontage onto Dunboe Road. The officer confirmed that the existing outbuildings associated with both Nos. 30 and 36 were sited behind the respective dwellings and therefore did not have a frontage onto the road.

The officer confirmed that planning permission had been granted for a dwelling adjacent to No. 36, associated with an equestrian business. However, as this permission has not been implemented and as there is no building present on site, this cannot be taken as a building. The officer and members walked to the approved site and verified that works had not commenced as yet. Members asked if the permission was still live. The officer confirmed that it was but would confirm the expiry date for members at the committee meeting.

The officer confirmed that as there are only two qualifying buildings along the road frontage there is no substantial and continuously built up frontage at this location and consequently, there is no 'gap' to infill.

Members asked if the trees to the front of one of the proposed plots were being retained and if a dwelling could be sited in proximity to the existing powerlines. The officer confirmed that trees are to be retained and that a dwelling could be sited on the site to achieve statutory clearance to the powerline or an alteration of the line could be made.

M McErlain 26.01.26