

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

LA01/2023/0580/O - Site Between 56 & 58 Ballykenver Road, Armoy, BT53 8TR

App Type: Outline

Proposal: Single new infill dwelling (part 2 storey & part 1.5 storey) with extended garage and covered area, associated siteworks and alterations to existing shared entrance.

Present: Ald Boyle, Coyle, Hunter, Councillor Watton

Officials: Martin McErlain

Comments: The site visit commenced at the application site. The Official identified the site and proceeded with members to access the site via the vehicular entrance. The official identified the reasons for refusal and advised of proposed siting of the proposed dwelling and garage relative to the existing dwelling and garage at No. 58.

The official advised that the dwelling at No. 60 and dwelling and garage at No. 58 constituted a line of three buildings and therefore represented a substantial and continuously built-up frontage. The official confirmed that the proposed development is not located within the gap between buildings but is sited wholly to the rear with no frontage to the public road and therefore does not represent an infill opportunity under policy.

Ald Boyle enquired if a dwelling could be accommodated in the gap between the dwelling and garage. The official confirmed that a dwelling in that location would have to be considered against the established pattern of development within the built-up frontage to assess if it was an appropriate "gap", advising that it appeared a very small gap relative to the existing plots/buildings. The official further advised that that was not the proposal before council for determination.

No other specific comments in relation to the site.

The site visit was concluded.

Martin McErlain

17.10.25