

SITE VISIT REPORT: Monday 23rd June 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

LA01/2023/0583/O Land 30m West of 68 Ballywoodock Road, Castlerock

App Type: Outline

Proposal: Proposed 1no. Infill dwelling

Present: Ald Boyle, Hunter, Councillors Kennedy, Storey, Watton

Officials: Martin McErlain

Comments: The site visit commenced at the application site. The Official identified the site and the adjacent application site LA01/2023/0582/O and explained the reasons for refusal.

The official clarified the average plot width within the frontage was 39.9m and the extent of the gap between Nos. 62 and 66 was 152m resulting in the gap being able to accommodate 4 dwellings and that the application did not meet CTY 8. In addition to not meeting the requirements for infill the official advised that the proposal would add to ribbon development and fail to respect the pattern of development within the built-up frontage and was further contrary to CTY 14 of PPS 21.

The official advised that due to a lack of mature vegetation to the site boundaries the application site would fail to provide a satisfactory level of integration and enclosure for the proposed dwelling and was contrary to CTY 13 of PPS 21.

No other specific comments in relation to the site.

The site visit was concluded.

Martin McErlain

23.06.25