Title of Report:	**Planning Committee Report – LA01/2020/1135/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**24th August 2022**
For Decision or **For Information**	**For Decision – Referred Application by Cllr Beattie, Alderman Robinson, Fielding, McGlinchey**

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:

	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2020/1135/F **Ward:** Dungiven

App Type: Full

Address: Site at 80a Curragh Road Dungiven

Proposal: Proposed Replacement Dwelling

Con Area: N/A **Valid Date:** 03.11.2020

Listed Building Grade: N/A

Agent: AQB Architectural Workshop, 12a Ebrington Terrace, Derry, BT47 6JS

Applicant: Meave Quigg, 80a Curragh Road, Dungiven

Objections: 0 **Petitions of Objection: 0**

Support: 0 **Petitions of Support: 0**

EXECUTIVE SUMMARY

- Full planning permission is sought for a replacement dwelling at 80a Curragh Road, Dungiven.
- No. 80a is a detached, single storey structure of temporary construction. No. 80a shares a curtilage and access with adjacent bungalow no. 80. The red line extends east of the existing defined curtilage of no 80 to include a small grassed parcel of land to the east of 80a. The site is located in the countryside outside any environmental designations.
- The replacement candidate is of temporary construction and is therefore not eligible for replacement under CTY 3.
- There are no overriding reasons why this development is essential and could not be located in a settlement and is contrary to CTY 1.
- The amended design and scale of the dwelling is considered sympathetic for the site.
- The applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case, the proposal is therefore contrary to Policy CTY6 of PPS21.
- Refusal is recommended.
- Reasons for Referral by elected member are attached as an annex to this report.

Drawings and additional information are available to view on the Planning Portal- http://epicpublic.planningni.gov.uk/publicaccess/

1 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** full planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

2.1 The site is described as 80a Curragh Road, Dungiven but is not identified with an address on Spatial NI or Land and Property website.

2.2 No. 80a is a detached, single storey structure of temporary construction. It is yellow in colour with white PVC windows and white guttering. It has a low pitched roof and is set on a concrete base. No. 80a shares a curtilage and access with adjacent bungalow no. 80 to the immediate west of the site.

2.3 The red line extends east of the existing defined curtilage to include a small grassed parcel of land to the east of 80a. The site is surrounded by agricultural lands to the north, east and south. To the west of no. 80 there are footings laid for a dwelling.

2.4 The southern roadside boundary is defined by an existing hedgerow. The western boundary is undefined and open to adjacent dwelling no. 80. The rear northern boundary is defined by mature trees. To the immediate east of the mobile is an existing high hedgerow which will be removed to provide the extension of curtilage. The eastern boundary is defined by post and wire fencing.

2.5 The site is in the rural countryside outside of any defined settlement limit as per the Northern Area Plan 2016

3 RELEVANT HISTORY

3.1 There is no planning history on the application site.

3.2 Planning history in the vicinity of the site includes;

- B/1976/0198 – Permission refused 13.08.1976 for bungalow at Hass Dungiven.

- B/1977/0122 - Permission Granted 19.05.1977 for bungalow at Hass, Dungiven.

- B/1980/0167- Permission Granted 21.08.1980 for bungalow at Curragh Road, Hass.

- B/1988/0178 - Permission Granted 12.06.1988 for Retention of dwelling at 80 Curragh Road, Hass, Dungiven.

- B/2000/0519/A41 – Permitted development 02.01.2001 for Erection of dwelling - amendments to original appication B/167/80 at Curragh Road, Hass, Limavady

4 THE APPLICATION

4.1 This is a full application for a proposed replacement dwelling at 80a Curragh Road, Dungiven. The replacement candidate is a detached, single storey prefabricated structure. The proposed dwelling as originally submitted is a one and a half storey detached dwelling. The dwelling proposed an overall ridge height of approximately 7.5m, a frontage of approximately 14.3m and a gable depth of approximately 9m. Amended plans were received on 15.08.2022 which reduced the dimensions to 6.8m ridge, 13.3m frontage and a 8.7m gable. The dwelling will front onto Curragh Road and be located on a similar footprint to the structure to be replaced, nonetheless sited slightly closer to the road, with the curtilage extended to the east. A detached garage is proposed to the east of the dwelling. The garage has been reduced to single storey.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Advertised in the Coleraine Chronicle on the 18.11.2020.

Neighbours: 1 neighbour notified on 13.11.2020.

No letters of support or objection were received on this application.

5.2 **Internal**

NIEA WMU/NED: no objections.

NI Water: no objections.

DFI Roads: no objections.

Environmental Health: no objections.

SES: no objections

6 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- The Northern Area Plan 2016 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the "Considerations and Assessment" section of the report.

7 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 21 – Sustainable Development in the Countryside

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development, design and visual integration, Habitats Regulation Assessment and Access arrangements.

Principle of Development

8.2 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.

8.3 Planning Policy Statement 21 – Sustainable development in the Countryside, Policy CTY 1 notes there are a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development, this includes a replacement dwelling in accordance with Policy CTY 3.

8.4 Policy CTY 3 notes that planning permission will be granted for a replacement dwelling where the building to be replaced exhibits the essential characteristics of a dwelling and as a minimum all external structural walls are substantially intact. For the purposes of this policy all references to ‘dwellings’ will include buildings previously used as dwellings. Buildings designed and used for agricultural purposes, such

as sheds or stores, and buildings of a temporary construction will not however be eligible for replacement under this policy.

8.5 The proposed structure to be replaced is a detached, single storey prefabricated building. The structure is painted yellow with white PVC windows, white guttering and is set on a brick plinth.

8.6 In an office meeting (13.05.21) the agent advised that the structure has been on site since 1997; is set on a block plinth and the block plinth has a foundation; that it was either craned onto the site or was built up off the plinth or came in 3 to 4 parts and erected on site. Further information received from the agent in May 2021 advised that the structure was erected on the site, that foundations were poured for the base with walls and supports at perimeter wall and internal support added, timber joists span the walls and were constructed on site from timber. A further letter from the agent dated 10/09/21 stated that the structure is of timber construction, built off concrete foundations with a brickwork substructure. Despite the inconsistencies in the evidence provided, it remains that the structure which is subject of this application does not have planning permission and planning permission would have been required. The agent advised that the structure has been on site since 1997, even though the structure may be immune, the structure is still not eligible for replacement under CTY3 of PPS21.

8.7 The precedent examples raised by the agent in support of the application and the Planning Departments considerations are listed as follows (Refer to Additional information and Doc 03 uploaded onto the portal);

- 814 Seacoast Road, planning history C/2014/0429/O and LA01/2015/0640/RM - Building materials on file photos appear to be corrugated sheets and the building is described as a holiday shack. However, a building built using corrugated sheeting is not necessarily temporary. In any event this is post dated by PAC decision 2018/A0172 and is not determining. Please refer to paras 8.11 and 8.12 of the report for discussion of appeal case 2018/A0172.

- 806 Seacoast Road, planning history C/2014/0056/O and LA01/2015/0953/RM (appeal dismissed) - Outline describes structure as having exposed concrete block walls. From photos

there appears to be an under build platform with block built walls covered in panel sheets.

- 804 Seacoast Road, planning history LA01/2016/1072/F - Report states external structural walls appear to be substantially intact. Photos show blockwork construction.

- 800 Seacoast Road, planning history LA01/2015/0744 - Photos show permanently constructed dwelling.

- 860 Seacoast Road, planning history C/2003/0222 - Mid terrace building of permanent construction.

- 830 Seacoast Road, planning history LA01/2017/1158/F - Photographs show permanently constructed dwelling.

- 792 Seacoast Road, Planning history C/2010/0363 - approved as an infill site to replace existing mission hall, not comparable to replacement dwelling.

- 710 Seacoast Road, planning history B/2010/0166 - not comparable as proposal was for replacement of existing self-catering holiday cottage with 4 single storey detached self-catering units, including relocated site entrance/exit.

- 160 Carrowclare Road, planning history LA01/2017/1291/O and LA01/2021/0798/RM - agent states that dwelling was approved to replace a corrugated tin structure. This proposal was described on the P1 form (same agent) as off-site replacement dwelling and garage. Approved as a replacement dwelling due to concrete floor and permanency of building.

- 41 Ballygudden Road A/2001/0493/F (previously incorrectly referenced A/2010/0493/F) – Agent shows images of the new/built replacement dwelling in his Doc 03 and a google earth image of the building that was subject to replacement. This building is in poor disrepair and it is difficult from the image to determine the nature of the building at the time of approval some 20 years ago. Nonetheless the permission was granted by a different Planning Authority under a different policy context prior to the publication of PPS 21 in 2010.

- 122 Dunlade Road - B/2000/0394/F - Agent shows images of the new/built replacement dwellings in his Doc 03 submission but did not provide details or evidence of the building originally on site which was subject to replacement. The application was described as erection of replacement bungalow with no mention of temporary building. Nonetheless this was prior to the release of PPS 21 in 2010 and approved under a different policy context by a different Planning Authority.

- 122a Dunlade Road - B/2003/0102/F – Agent shows images of the new/built replacement dwellings in his Doc 03 submission but did not provide details or evidence of the building originally on site subject to replacement. The application was described as erection of single storey dwelling and detached domestic garage with no mention of temporary building. Nonetheless this was prior to the release of PPS 21 in 2010 and approved under a different policy context by a different Planning Authority.

- Craigbrack Road - A/2002/0292 - No details or evidence has been provided of the building originally on site subject to replacement. The application was described as Erection of single storey replacement dwelling with no mention of temporary building. Nonetheless this was prior to the release of PPS 21 in 2010 and approved under a different policy context by a different Planning Authority.

8.8 Most cases raised above are not comparable as there is clear evidence of block work construction rendering the buildings to be permanent, or they relate to applications such as mission hall which is not comparable to the application, or there has been a lack of evidence provided by the agent or the date of the decisions pre date PPS 21.

8.9 Doc 05 submitted (27.04.2022) includes images of modular dwelling design. This includes image of extracts from websites of modular homes in Bolton, Coventry, Grillagh Water House and Fasthouse (limavady based). These images show modular type designs, but do not support the case for the eligibility of this replacement case.

8.10 CTY3 supports a replacement dwelling where the building exhibits the essential characteristics of a dwelling and all external structural walls are substantially intact. It goes on to add that a building of temporary construction will not however be eligible for replacement.

8.11 Three appeal decisions are of relevance in this case.

- PAC 2013/A0047 Milltown Road, Lislea, Camlough, Newry - replacement of mobile home dismissed. PAC stated “whilst they collectively indicate a degree of permanency of habitation, the test in CTY3 is whether or not there is a building to be replaced and if it exhibits the essential characteristics of a dwelling. The appeal proposal involves not a building but a mobile home which is of temporary construction and does not exhibit the essential characteristics of a dwelling”.

- PAC 2013/0074 Ballygowan Road, Hillsborough - replacement dwelling in lieu of prefabricated dwelling. PAC stated “taking PPS21 as a whole there is provision for residential caravans and mobile homes under CTY9. The policies contained within PPS21 make distinction between dwellings and caravans. The wording of CTY3 in relation to the building to be replaced exhibiting the essential characteristics of a dwelling and as a minimum having all external structural walls intact suggests that to qualify, the structure must be a building with conventionally built structural walls rather than be comprised of prefabricated shell structures such as caravans. I am reinforced in this by the distinction throughout PPS21 between dwellings and caravans / mobile homes. Given this distinction I am not persuaded that a caravan which for the purposes of the policy is of temporary construction, can benefit from the policy provisions of CTY3, notwithstanding how long it has occupied a site or its means of attachment to the ground”.

- PAC 2018/A0172 Stewarts Road, Annalong- is directly comparable and was dismissed for a replacement dwelling.

- The PAC state “subject building is modest single storey prefabricated dwelling” “the appellant told me that it was framed together on site with in situ block work, render, electricity, plumbing, heating and drainage”. PAC go on to state “the word “buildings” in CTY3 indicates to me that the paragraph is meant to apply to operational development as well as portable structures such as caravans, portacabins or mobile homes. I accept that in this case operational development was required to erect the building. It was created by connecting prefabricated sections. A platform on which to anchor it was constructed. However this

platform does not appear as an integral part of the building. The thinly rendered external walls, roof covering and general appearance of the structure are similar to those of temporary buildings"… "I consider that the building is temporary in nature and it is not eligible for replacement under CTY3.

- In Doc 03 the agent rebuts the councils use of PAC ref 2018/A0172. In response Officials would note, PAC ref 2018/A0172 confirms the principle of development under CTY 3 is not acceptable. A prefabricated building of similar construction to the building in question was considered "temporary in nature and not eligible for replacement under CTY 3" (para 7). The appeal sites location in an AONB, visual impact, impact on ribbon development/rural character, supply of building, enforcement history, location on site, were further considerations in the case in terms of integration. These considerations are secondary to the principle of development where the commissioner concluded this form of temporary fabricated building was not considered eligible for replacement under CTY3, and is directly comparable to this case. A photo of the replacement candidate subject to this appeal is included in the Planning Committee presentation.

8.12 The structure in question has been in existence over 5 years (presence on aerial photos) and has a block work base. From the evidence provided by the agent it is unclear whether the structure was brought to the site as one or multiple pieces or whether it was erected on site. However, the external walls, roof covering and pitch and general appearance of the structure set on the brick plinth is similar to those of temporary buildings. The case from Seacoast Road are post dated by PAC decision 2018/A0172 and are not determining. CTY3 supports a replacement dwelling where the building exhibits the essential characteristics of a dwelling and all external structural walls are substantially intact. It goes on to add that a building of temporary construction will not however be eligible for replacement. The building is of temporary construction and is not eligible for replacement under CTY 3.

8.13 The agent submitted a letter via email on the 12.08.22 which listed the medical conditions of the applicant and which stated that a bungalow would greatly help enhance her quality of life. In response to the Planning Department's request, further information was received on 15.08.22. The information has been considered against CTY 6 – Personal and Domestic Circumstances. CTY 6 notes Planning

permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met: (a) the applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused; and (b) there are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances. All permissions granted under this policy will be subject to a condition restricting the occupation of the dwelling to a named individual and their dependents.

8.14 The P1 form details that the applicant's (Maeve Quigg) address is 80a Curragh Road. However, the medical letter submitted by the applicant details the applicants address as no 80 Curragh Road. The medical issues have not been explained and it has not been demonstrated that a new bungalow is a necessary response to particular personal or domestic circumstances and that a genuine hardship would result if the application is refused. In addition, the structure which is subject of replacement is single storey but the proposed dwelling is one and a half storey and is not supported by the medical letter. In addition, there has been no evidence provided to show that all alternative solutions such as extension / annex or conversion have been explored to meet the particular circumstances of the case. The application is therefore contrary to CTY 6.

8.15 There have been no overriding reasons provided as to why the development is essential at this location and could not be located in a settlement, the proposal is therefore contrary to CTY 1.

Design and Visual integration

8.16 CTY 3 notes that proposals for a replacement dwelling will only be permitted where all the following criteria are met: • The proposed replacement dwelling should be sited within the established curtilage of the existing building, unless either (a) the curtilage is so restricted that it could not reasonably accommodate a modest sized dwelling, or (b) it can be shown that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits;

8.17 The proposed dwelling is to be sited within the existing curtilage however, the curtilage will extend further to the east to allow space for the proposed garage and proposed new access point. The existing curtilage is limited and would not be able to reasonably accommodate a modest sized dwelling with detached garage including sufficient parking/amenity space of today's modern standards. The extension of the curtilage to the east in itself is not considered detrimental to the rural character and will provide sufficient space/amenity space at the dwelling.

8.18 CTY 3 further note's that; • the overall size of the new dwelling should allow it to integrate into the surrounding landscape and would not have a visual impact significantly greater than the existing building; • the design of the replacement dwelling should be of a high quality appropriate to its rural setting and have regard to local distinctiveness;

8.19 Planning Policy Statement 21 – Sustainable development in the Countryside CTY 13 notes that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design. A new building will be unacceptable where:
(a) It is a prominent feature in the landscape; or
(b) The site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; or
(c) It relies primarily on the use of new landscaping for integration; or
(d) Ancillary works do not integrate with their surroundings; or
(e) The design of the building is inappropriate for the site and its locality; or
(f) It fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop; or
(g) In the case of a proposed dwelling on a farm (see Policy CTY 10) it is not visually linked or sited to cluster with an established group of buildings on a farm.

8.20 Policy CTY 14 notes that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. A new building will be unacceptable where:
(a) it is unduly prominent in the landscape; or
(b) it results in a suburban style build-up of development when viewed with existing and approved buildings; or

(c) it does not respect the traditional pattern of settlement exhibited in that area; or
(d) it creates or adds to a ribbon of development (see Policy CTY 8); or
(e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.

8.21 The proposed dwelling as originally submitted was a one and a half storey detached dwelling. The dwelling proposed an overall ridge height of approximately 7.5m with a frontage of approximately 14.3m and a gable depth of approximately 9m. The dwelling was proposed to front onto Curragh Road and be located on a similar footprint to the structure to be replaced, nonetheless sited slightly closer to the road. The detached garage was proposed to the east of the dwelling and measured approximately 5.1m by 6.8m with an overall ridge height of approximately 5.9m.

8.22 The scale/design of the originally proposed dwelling for a 7.5m high dwelling, in addition to the extension of the curtilage would have resulted in a visual impact significantly greater than the existing building to be replaced which is a modest single storey structure. The original proposal was considered to fail to meet CTY3 and CTY 13 criteria (e) in that the design of the building is inappropriate for the site and the overall size of the new dwelling would have a visual impact significantly greater than the existing building.

8.23 Amended elevations and floor plans were submitted via email on 15.08.2022. The amended scheme has reduced the dimensions of the dwelling, with an overall ridge height of approximately 6.8m, a frontage of approximately 13.3m and a gable depth of approximately 8.7m. The garage has been reduced to single storey.

8.24 The proposed dwelling will be sited within the existing established curtilage. However, the curtilage will extend further to the east to allow space for the proposed garage and proposed new access point. This will involve the removal of the existing high hedgerow to the existing eastern boundary of the dwelling.

8.25 The existing mature high hedgerow to the west and south west of no. 80 and the existing trees/vegetation to the southern roadside

boundary of no. 80 currently ensures the site is afforded a high degree of integration on approach from the west.

8.26 To the southern roadside boundary of the site a new hawthorn hedgerow is proposed due to the removal of vegetation for splays. New planting/boundary treatment will be required along the new defined eastern boundary of the site. The removal of the existing hedgerow to the east and the extension of the site curtilage to the east will open up the site and views on approach from the east. The amended design and scale of the proposed dwelling is considered to be acceptable on this site and is considered not to have a significantly greater visual impact that the existing structure notwithstanding the fact that the structure to be replaced is not eligible for replacement and the principle of development is not acceptable.

Habitats Regulation Assessment

8.27 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The Proposal would not be likely to have a significant effect on the Features, conservation objectives or status of any of these sites.

Access

8.28 PPS 3, Policy AMP 2, Access to Public Roads notes planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where: a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

8.29 The application proposes the creation of a new access onto the Curragh Road. DFI roads were consulted on the application and in a response dated 04.12.20 raised no objections.

9 CONCLUSION

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material

considerations including the Planning Policy Statement 21. The structure subject of the replacement is not considered to be of permanent construction and is therefore not eligible for replacement under policy CTY3. The applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case. No overriding reasons have been forthcoming as to why the development is essential and could not be located within a settlement and the principle of development is therefore not acceptable. Refusal is recommended.

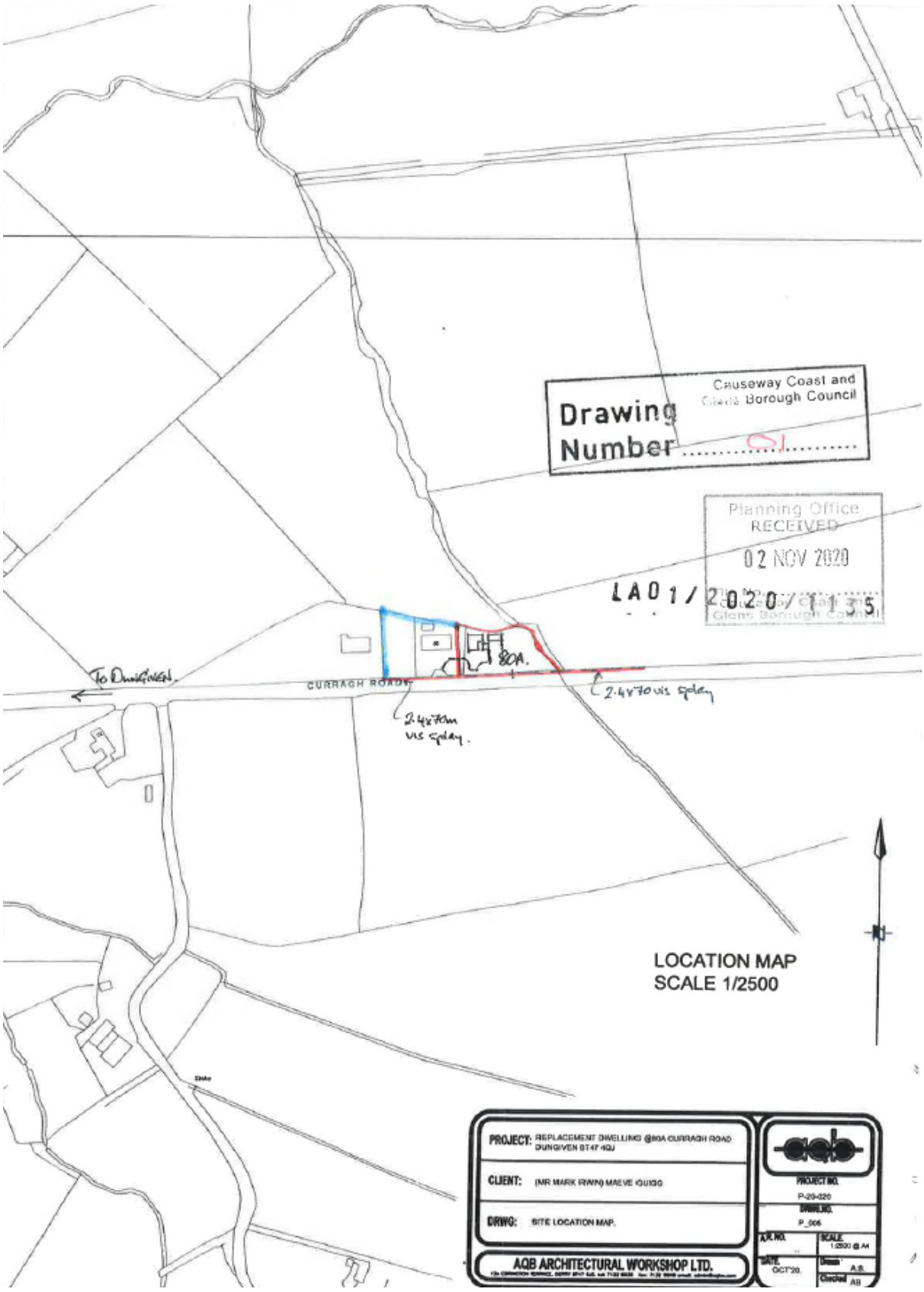
10 Reasons for Refusal

1. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Policy CTY 1 in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

2. The proposal is contrary to The Strategic Planning Policy Statement, Para 6.73 and Planning Policy Statement 21, Sustainable development in the Countryside, Policy CTY 3 in that the building is of a temporary construction and is not eligible for replacement.

3. The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

Site location Map



Annex 1

Sent: 18 March 2022 10:39
To: Planning <Planning@causewaycoastandglens.gov.uk>
Subject: LA01/2020/1135

Re: LA01/2020/1135
Replacement dwelling at Curragh Road, Dungiven

Good morning,

I would like for the above planning application to be deferred to the Planning Committee for decision.

The current dwelling is a timber structure built on site 25 -30 years ago. The agent does not agree with planners that the structure should be treated like a caravan and I do agree with him. It is my understanding that the agent has cited a number of precedent cases, including a large number of tin huts replace dwellings along Seacoast Road, Downhill.

Kind Regards,

Councillor Orla Beattie
Sent from my iPad

Sent: 16 March 2022 23:40
To: Planning <Planning@causewaycoastandglens.gov.uk>
Subject: Ref: LA01/2020/1135 Curragh Road, Dungiven.

Hello planning.

May i request that this application be referred to the planning committee please. The application is on this weeks list.

We believe the application does meet CTY3 replacement dwelling. The building is a timber structure with foundations and drainage. It is not a caravan type structure. It has been lived in for at least 25 years. The applicant is simply looking to provide a modern home for his family and feels there are precedent cases specifically along Seacoast Road at Downhill where lesser tin hut structures have been replaced with dwellings.

Alderman Alan ROBINSON
Alderman Mark Fielding.

Sent from my iPad

Sent: 18 March 2022 10:06
To: Planning <Planning@causewaycoastandglens.gov.uk>
Subject: LA01/2020/1135

Good Morning
Councillor Sean McGlinchey would ask that the planning reference LA01/2020/1135 be deferred for the following reasons;
CTY3 replacement dwelling is a Timber Structure built on the site 25/30 years ago and is not like a caravan

Thank you in advance

Caroline

Caroline White