

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/1582/O
Name	Jason Martin
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
<p>Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).</p> <p>The case officers report states that the dwelling at no.3 cannot be included in the frontage calculation as the front portion of the site is within the development limits of Ballybogey. The development limit at this section is an anomaly in that it has a random dogleg, which takes in part of no.3’s curtilage. Notwithstanding this the dwelling at no.3 most definitely has frontage onto the road and should be included within this calculation, a property cannot simply be discounted due to the poor drawing of the development limits . Paragraph 5.33 of PPS21 clearly states that “Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.” No.3 clearly has frontage when applying the definition from Para 5.33 of PPS21. This would mean that no.3, no. 3a and no.5 all have frontage onto the road, and represent a ribbon of development. The proposal would respect the ribbon in terms of frontage, plot size and positioning</p> <p>Eastern, Southern & Western Boundary of the proposed site is bound by long established mature vegetation which will be retained as part of the proposal, leaving only one boundary that is not bound by vegetation or development. The main public views of the site would be from the heagles road and the proposal would be screened by the dense mature vegetation that bounds eastern boundary. There is a double line of trees at this section and the case officers report states that DFI only require pruning back of the tree’s, meaning the only removal of vegetation would be the actual access at 4m wide</p>	

