

SITE VISIT REPORT: Monday 25th November 2024

Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)

LA01/2023/0563/O 20m NW of 16 Munalohug Road, Dungiven, BT47 4PX

App Type: Outline

Proposal: Infill dwelling & garage

Present: Ald Hunter, Coyle, Councillors, McGurk, Watton

Officials: M McErlain

Comments: The site visit was commenced at the entrance to the shed adjacent to No. 16. The Official pointed out the existing buildings to the south-east and north-west of the application site which contributed to the formation of a substantial and continuously built-up frontage.

Cllr Watton queried if the dwelling at No. 16a formed part of the built-up frontage. The official confirmed that it did not form part of the frontage as it was sited to the rear of No. 16 and the adjacent shed and did not have a direct frontage onto Munalohug Rd.

Members were advised that despite the presence of a built-up frontage the proposal the proposal was contrary to Policy CTY8 as the gap was a not a small gap site and could accommodate 3 dwellings when assessed against the average plot width of the built-up frontage.

Members were further advised that as the proposal did not comply with Policy CTY8 development of the site would add to ribbon development along the road frontage resulting in the further erosion of rural character and subsequently contrary to policies CTY8 and 14.

Members and the official moved to the application site frontage to view the site. The official outlined that extent of the application site boundaries as indicated on the submitted plans.

Cllr McGurk queried if there were any concerns regarding integration. The official clarified that despite the site open when viewed from the immediate vicinity integration was not a reason for refusal but advised that any dwelling on the site would have to be single storey to ensure compliance with policy CTY13 of PPS21.

The official clarified the third reasons for refusal relating to sub-urban style build up was based on a visual assessment of the surrounding vicinity in which the proposed dwelling would be read with the existing roadside buildings as well as the dwelling at No. 16a to the rear, when viewed on approach from the North-West and was contrary to Policy CTY14.

The site visit was concluded.

Martin McErlain

26.11.24