

To all councillors on the planning committee

My case is to be brought before you this coming week, so I attach  
A synopsis of why we believe we should be granted planning approval.

In a personal side, this is our family home where we live with Maeve,  
my fiancée Lisa, Being Maeve's carer.

It is vitally important for us to be able to remain at our family home. Especially for Maeve's wellbeing.

Maeve's sister Sinead, lives next door offering much needed [REDACTED] well-being support and care.

Our application was submitted back in Nov 2020, and after a zoom meeting we sent in additional evidence in spring  
/ summer 2021

We heard nothing back from planners until early this year. We had hoped the delay meant that an approval was  
forthcoming.

We appreciate your time & consideration of our new dwelling,  
which we have reduced in size to satisfy the planners concerns.

Thank you kindly,  
Mark

21/10/2022

Councillors  
Planning Committee.  
Causeway Coast & Glens Borough Council

REPLACEMENT DWELLING AT 80A CURRAGH RD, DERRY,  
FOR MRS MAEVE QUIGG – **Planning Ref :LA01/2020/1135/F**

➔ Refusal Reasons Listed

1) Temporary Construction; 2) Visual impact greater than existing

1) Precedent case studies to illustrate the suitability of replacement.  
Significantly the NIHE Grant replacements for similar structures wherein  
government grant funding up to 100%.

Noteworthy that timber frame & modular buildings are recognised as acceptable  
construction technique. Detailed report proves beyond doubt.

2) Planning Dept's visual concerns.

Ridge height reduced; Frontage reduced; Gable Depth reduced; Garage reduced.

Report showed (NIHE) replacement cases, the construction types are a mixture of timber walling,  
corrugated tin walls, felt roofing / corrugated tin roofs. similar to the application case.  
Categorised as a dwelling by the Planning Dept. and other government departments,  
NIHE & Building Control & Environmental Health.

Permanency-- dwelling for replacement is over 25 years in existence.

CLUD 'Lawfulness' Application would be Approved.

**Existing dwelling** could be extended and **would get Planning Approval for an Extension** and  
as such can be modified / extended & improved on site.

simply wants to improve living conditions, by investing with a "New Build" replacement that will  
be a "Planning Gain" & betterment. All we want is to provide a "Better Home for young family"

To claim that this is a temporary building is contrary to the 25 years that the dwelling has been in  
existence.

Temporary buildings are categorised by Planning as less than three years.

After 5 years buildings are exempt from enforcement.

Planning Officer report lists 3 No. PAC cases to rebut our case:

PAC 2013/A0047 not relevant as relates to a mobile home.

PAC 2013/0074 relates to residential caravan / mobile home noting distinction between dwellings  
& caravans. Application case is not a caravan nor a mobile home.

The case officer draws reference that PAC 2018/A0172 is most comparable. This is not correct, the PAC case highlights structure was set upon a separately constructed platform which was not an integral part of the building.

PAC 2018/A0172 – Appeal case relied on is not comparable for the following reasons.

The appeal site is in an Area of Outstanding Natural Beauty (AONB).

The appeal case was for an offsite replacement which would have a greater visual impact.

The appeal case with off-site replacement resulting in Ribbon Development.

The Ribbon Development caused by the appeal case would impact “Rural Character”

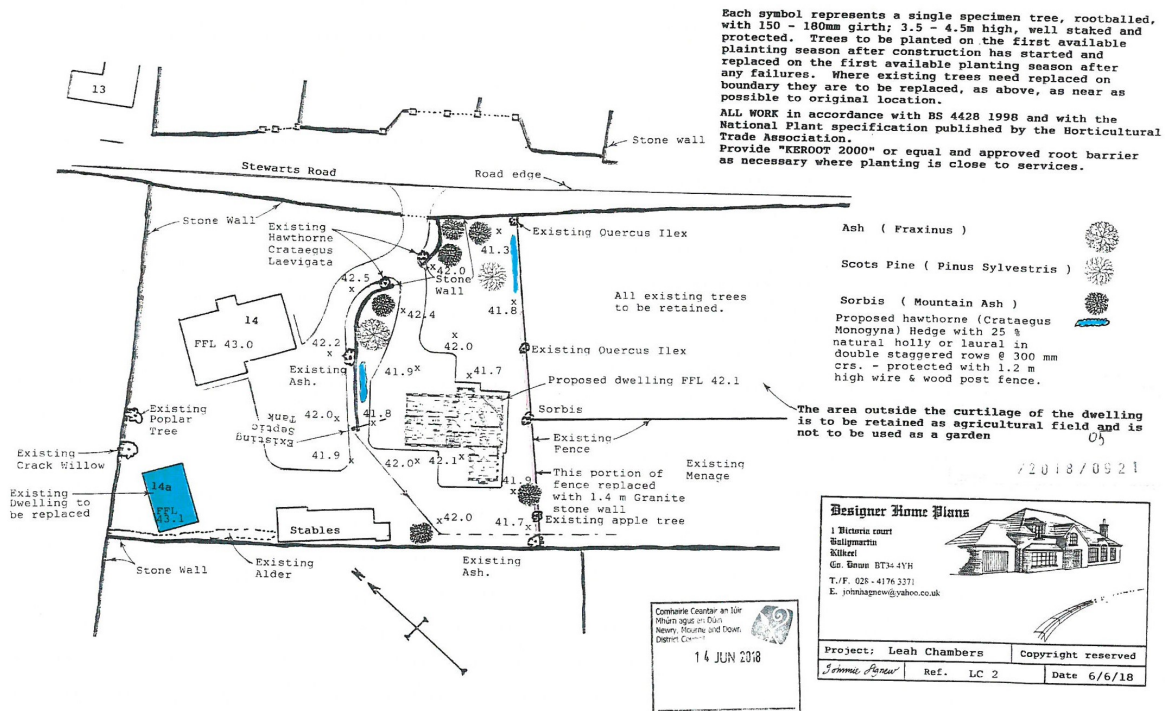
The commissioner added significant weight to the AONB, being within the Mourne and re-siting beyond the original siting.

The evidence for appeal case shows the Dwelling was purchased from Western Building Systems that listed as a mobile home – delivered to Site as such.

There was a live Enforcement Case against the Appeal Site.

The Appeal Site at 14 Stewarts Rd appeared to be the erection of a mobile home on-site whilst a new dwelling was being built.  
The mobile home was located to rear of new dwelling & therefore screened by same (see below).  
Replacement would have a greater visual impact.

Planners appeal case below



Above Image : PAC Case Ref : 2018/A0172 - LA07/2018/0921/F | Replacement dwelling | 14a Stewarts Road Annalong BT34 4UE

**NOT COMPARABLE WITH OUR APPLICATION !!!**

**Precedent case LA01/2021/0798 – Post the PAC Case & specific to Causeway Coast & Glens Borough Council for a corrugated tin structure.**

Therefore supersedes planners case.

The Case Officer cannot dismiss the precedent cases below.

The majority from Causeway Coast & Glens Borough Council Planning Dept. jurisdiction.

**Planning precedent establishes the fact that the application dwelling is replaceable.**

**Precedent Cases → 18 No. to support our case – all comparable**

precedent cases highlight that CC&G Planning Officers had not only listed as **temporary** in nature but granted replacement of **“Tin” structures / holiday shacks** with **permanent chalet style dwellings**, 3 times the footprint of the current tin structure.

**LA01/2015/0640/RM – 814 Seacoast Rd**

- 3 x times the footprint Chalet replaced & **“Holiday Shack”** in AONB

**LA01/2015/0955/RM – 806 Seacoast Rd**

- Single Storey **corrugated dwelling / Holiday Shack** replaced by 2.5 x times dwelling.

**LA01/2015/0672/F – 806 Seacoast Rd**

- 6.5M Ridge Chalet replaces dwelling **“Less than 4.8m High”**, **small holiday shack (corrugated roof)** x min 2 times footprint

LA01/2016/1072/F – 804 Seacoast Rd

- Approx. 2 x times footprint of 1½ Storey replaces “**Holiday Shack**”

LA01/2015/0744 – 806 Seacoast Rd

- Replacement 1½ Storey Chalet replaces small single storey “**Holiday Shack**”  
Approx. 2½ times footprint

C/2013/0222 – 860 Seacoast Rd

- Replacement 1½ Storey replaces Single Storey – 3 x times footprint

LA01/2017/1158/F – 830 Seacoast Rd

- Replacement 1½ Storey – 2½ times footprint replaced 4m ridge building (**which had “characteristics of a dwelling”** & was structurally sound).

C/2014/0429/O – 814 Seacoast Rd

- Approved May 2015 Replacement 1½ Storey Chalet replaces “**Single Storey corrugated dwelling or Holiday Shack**”

C/2010/0363 – 792 Seacoast Rd

- Infill Site replaces **Existing Mission Hall** – Not a Dwelling

B/2010/0166 – 710 Seacoast Rd

- Replacement of self-catering holiday cottage with 4 Single Storey detached self-catering units

Planning Dept’s own descriptions in italics.

All recently approved Causeway Coast

situated on a busy A2 road adjacent to the main railway line to Belfast on elevated sites

- justifies that our application fully complies with CTY 3 (Replacement) and fully satisfies in the spirit that is quite obviously followed by CC&G.

**LA01/2021/0798/ – 160 Carrowclare Road, Ballymacran, Limavady**

Replacement of tin corrugated timber structure with new Dwelling & Domestic Garage – 4 x Footprint

No services exist to this dwelling ie. No electric, No water, No drainage, No heating

**This carries more Planning weight and is more relevant than the PAC cases relied upon. Interesting only 1year old and from Causeway Coast Planning dept.**

The Existing Dwelling is in need of repair and no longer accommodates the family needs. Mrs Maeve Quigg currently lives with her adult daughter [REDACTED] and her young family.

The dwelling at No. 80A was constructed back in 1997.  
evidence submitted and accepted.  
Mrs Maeve Quigg lives at No. 80A Curragh Rd  
and her sister [REDACTED] lives at No. 80 Curragh Rd.

Foundations poured for base wall supports at perimeter walls and internal support walls with timber floor joists spanning individually between the support walls.  
Walls internal & external are timber frame construction.

The dwelling is fully intact and lived in; built into the ground and as such cannot be viewed as temporary at approx. 25 years old and connected to all utility services (Water, sewage, electricity & telephone).

#### Personal Health Conditions of Maeve Quigg.

The new dwelling is necessary to reduce her genuine hardship.  
Maeve's Health Conditions are deteriorating and she requires care & support.

The Existing property is limited in space and restrictive for mobility.  
[REDACTED]

Current circulation is compromised & challenging and does not comply with disability standards.  
Bedroom does not allow for assistance, use of hoists, wheelchair access etc.  
Bathroom is restricted and does not have disabled shower facility.

Maeve is supported and cared for by her daughter [REDACTED] (who lives with her) and manages Maeve's medicine & health care. [REDACTED] is Maeve's [REDACTED].

[REDACTED] (Maeve's Sister) lives next door at No. 80 Curragh Rd, [REDACTED] is also a [REDACTED] for Maeve. Maeve & [REDACTED] have a close family bond and support each other.

[REDACTED] support to Maeve cannot be understated or overvalued, she is a constant support emotionally, physically [REDACTED].

Without the care & support from [REDACTED] and the extended family, Maeve's condition would deteriorate drastically. "Care in the Community" against residential care.  
Design allows for Ground Floor disabled accessible Accommodation for Maeve.

Shared family provision for the extended family, First Floor accommodation is to reduce footprint of dwelling & provide for [REDACTED] & their [REDACTED].

The new improved dwelling will greatly enhance living standards, improved layout, improved heating, double glazed windows, improved u-values resulting in reduced heat cost.

A more sustainable dwelling with proper disabled access/ facilities.

There are no alternative circumstances, such as an extension, attached annex, nor conversion of another building on the site. The use of a temporary mobile home is not viable.

The existing dwelling (enjoys Lawful Development) would require major modifications to make compliant for Maeve's needs.

The modifications would exceed the costs of a new dwelling with the need for numerous extensions & additions.

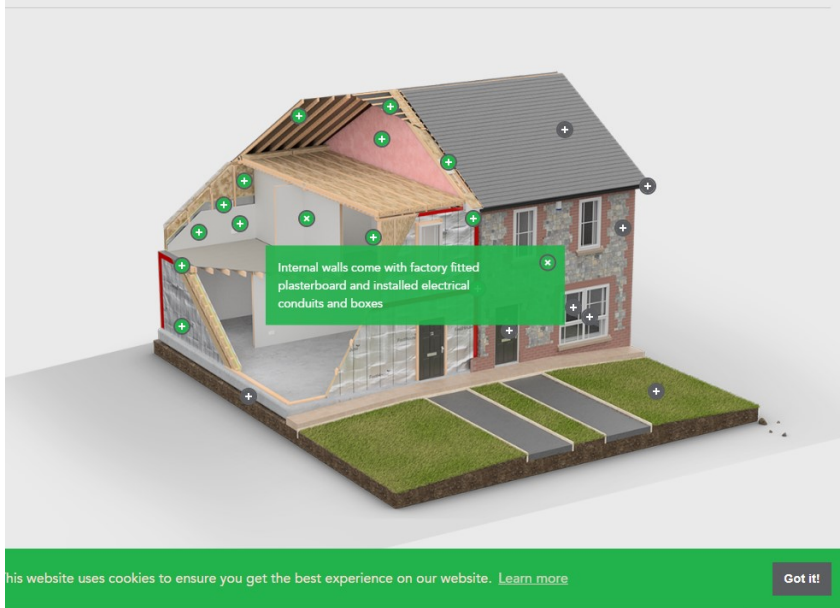
To extend would require Ground Floor Extensions which in turn would greatly add to the physical footprint of the dwelling.

An extension would have a greater visual & physical impact than the proposed new dwelling.

Maeve's personal / domestic circumstances will be much better served with the independent living provided with her new dwelling remaining at home, amongst her "loved ones".

Alternatives have been explored, with a replacement dwelling being the only viable option as noted previously.

The below infographic is interactive. Click on the green hot spots to better understand the scope of works carried out by FastHouse. The grey hotspots outline the typical works carried out by the client.



Fasthouse (Limavady Based) – sectional elements delivered to site

MMC News

## First-ever modular homes lifted into place in Bolton

January 29, 2020



**The initial modular homes have been craned into place at a new affordable housing development in Bolton by offsite**

Housing Design solution heralded by Government.



Modular homes can be a great alternative to traditional site-built homes, and our guide will answer your questions

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Heralded as a more sustainable construction solution.

MMC News

## Coventry's first modular home development complete

July 31, 2019



Social housing provider, **Citizen** has officially completed the first two modular homes at the Littlethorpe

Housing Design solution heralded by Government.



**BREAKING NEWS**

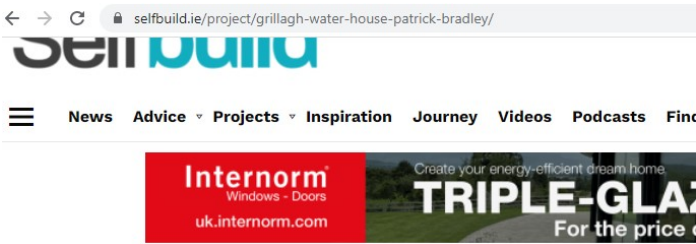
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Modular housing might not set property pulses racing, but the latest generation of pod-like homes is hoping to inspire anyone concerned with sustainability and affordability and is now being touted as the newest solution to Britain's housing shortage.

Heralded as a more sustainable construction solution.



# Grillagh Water house – Patrick Bradley



Steel Containers craned onto site. Winner of awards and featured on Grand Designs .