

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	LA01/2023/0270/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 predominant reason for refusal relates to the principle of ribbon development and the proposal adherence to this. The case officers report states that the dwelling at no.102 does have frontage onto the laneway as does no.100a. They have discounted the garage of no.100a though as they state it shares frontage with the dwelling as it is to the front of it. We would understand this rationale if the garage was located to the rear of the dwelling as it would not be visually linked with the ribbon. However, we believe that the garage should not be discounted as 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.” The dwelling at no.102 and the dwelling and garage at no.100a are all visually linked and due to the scale of the dwelling behind the garage it is not hidden and therefore shares common frontage. We strongly believe that the planning departments interpretation of the garage is incorrect and that there are 3 buildings along the lane and we are infilling between them</p> <p>The remaining refusal reasons relate to integration with the council stating that the proposal lacks long established boundaries and is unable to provide a suitable degree of enclosure. We disagree with this assessment as the Northern and Eastern Boundary of the proposed site is bound by long established mature vegetation which will be retained as part of the proposal, the Western boundary is already bound by no.102 leaving only one boundary that is not bound by vegetation or development. The main public views of the site would be from the finvoy road and the proposal would be screened by the dense mature vegetation that bounds the field that the site is part of.</p>	

