

**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](mailto:planning@causewaycoastandglens.gov.uk).

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| <b>Planning Reference</b>  | LA01/2021/0650/F  |
| <b>Name</b>  | Michael McKeown   |
| <b>Contact Details</b>   | Tel:<br><br>Email:  |
| <b>Support or Objection – please tick relevant box</b>   | Support <input checked="" type="checkbox"/><br><br>Objection <input type="checkbox"/> |
| <p><b>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).</b></p> <p>As previously addressed to the committee on this application:</p> <ul style="list-style-type: none"> <li>We believe that the proposal meets the criteria for CTY 8 in that the site represents a gap site between a continuously built-up frontage, with two houses to the east (46 and 48 Glenshesk Road) and Drumahaman Bridge to the West. Drumahaman Bridge is noted as a ‘listed building’ on the listed buildings register (ref no: HB05/04/026), and as such should be classed as a building with this description. The bridge is located outside of the settlement limit, and so the proposed site does not rely on buildings within the settlement limit to form the built-up frontage.</li> <li>We believe that the proposal meets the criteria for CTY 13 in that the proposed dwelling is visually integrated into the surrounding landscape and is of an appropriate design in accordance with the document ‘Building on Tradition - Sustainable Development in the Countryside’. With its design as a split-level dwelling, the proposed dwelling will nestle into its site, working with the existing contours, reducing the need for cut and fill; it will be located at a</li> </ul> |   |

significantly lower level than its neighbouring dwellings and not be a prominent feature in the landscape. The design of the proposal was revised significantly reduce the scale and mass, with a reduction to the ridge height from 8m to 6.5m. The site is bounded by the river with dense vegetation backdrop on two sides, neighbouring properties on another and the road on the south side, ensuring it is provided with a suitable degree of enclosure to allow the building to integrate into the landscape.

- We believe that the proposal meets the criteria for CTY 14 in that the proposed new dwelling has been designed so that it does not cause detrimental change to, or further erode the character of its rural setting. The traditional pattern for development is respected – with the neighbouring properties all being individual one-off detached dwellings, similar to the proposal. An analysis also proved that the footprint and site area ratio was in keeping with the surrounding development in the proposed location. Ribbon development is avoided, and the existing pattern of development is enhanced with the proposal set to infill the existing substantial built up frontage. The proposed design utilises the recommendations set out in the published design guide and uses traditional vernacular forms and shapes in a contemporary manner, along with natural materials to the exterior - natural slate, stonework, timber, ensuring that the proposal is sympathetic to rural, vernacular design.
- We believe that the proposal meets the criteria for CTY 15 in that this dwelling in the proposed would not add to urban sprawl or mar the distinction between the settlement and rural settings. The existing dwellings at 46, 48 & 49 Glenshesk Road already mar the distinction between the urban and the rural setting with their location, situated inside the 30-mph speed limit of the town of Ballycastle. The infilling of the proposed site actually enhances the distinction of the urban and rural settings by creating a ‘rounding-off’ of this area of Ballycastle. As noted previously, with the existence of the ‘listed building’ to the west, the proposal does not require the use of any buildings within the settlement limit to create the infill opportunity.

In addition to these points:

- We do not agree that the development is at odds with the stated policies, BEL03, ENV1 of NAP and NH1 of PPS2. The policies while restrictive do not rule out development. In fact BEL03 provides for development associated with agriculture.
- The purpose of the policy is to protect views and environmental features within the LLPA. Views into the LLPA and beyond the application site on both approaches along Glenshesk Road are at best fleeting and peripheral. The application site is set between two sharp bends on the public road with views only available along the site frontage.
- Mature vegetation including topography of the site limit views to the lower lands and Carey River Valley. The site although roadside has little or no impact on visual amenity due to the limited views from surrounding vantage points except along the site frontage where the eye is

drawn to the public road as opposed to taking in the scenery.

- The application site is part of a large farm holding owned by our client. We would contend that a residential unit would be aesthetically more acceptable at this location than a farm building not only in terms of design, but its setting and amenity value.
- Our site is an obvious development opportunity that builds upon and consolidates an established building group, developing up to the Drumahaman Bridge which is the stand out feature on this stretch of road. We would contend that the development complies with the settlement pattern in the area and would have minimal impact on visual amenity or rural character.