

Addendum

LA01/2016/0441/F

Update

At the October Planning Committee meeting two planning histories were raised that were not considered in the Committee Report that the agent considered relevant to this application.

C/2004/0335/F – Proposed alterations and addition to dwelling and new detached garage at 3 Springbank Road, Ballywoodock, Castlerock
Granted 17/06/05

C/2010/0276/F – Replacement of existing dwelling with a storey and a half dwelling with associated car parking and landscaping at 1 Springbank Road Castlerock
Granted 30/12/10

Consideration

Nos 1 and 3 Springbank Road originally consisted of two semi-detached 1.5 dwellings. They are located in close proximity to the application site.

The planning application to extend No 3 Springbank Road was made prior to the publication of Planning Policy Statement 7 Addendum Residential Extensions and Alterations. This was approved under a different policy and would not be found acceptable under current planning provisions due to the scale, massing and dominance to No1.

The application for C/2010/0276/F was found to be acceptable with weight given to the location of the site within a cluster of development and the proposal being of similar form and design to No 3. Regard may also have been given to the significant alterations and extension undertaken to No 3.

In contrast, this application is unacceptable with regard to both the replacement policy and Policy CTY 2a in that: the scale and design is unacceptable; it would have a domineering effect on the adjoining property; and would be incongruous in the AONB.

Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to approve, as set out in paragraph 9.1 of the Planning Committee Report.