

# **Addendum 4**

## **LA01/2018/1085/F**

### **1.0 Update**

- 1.2 Two representations letter were submitted on 11<sup>th</sup> November and 13<sup>th</sup> November which raised further concerns in regard to the proposed development. The concerns relate to,
- Proposed design
  - Scale and footprint
  - Excessive proportions
  - Impacts on Character
  - Detrimental impacts on the simple uniform alignment of buildings on the Portbradden seafront.
  - Buildings located at 16 and 16A being used as a comparison as these buildings are set back from the seafront laneway by 42.5 metres in comparison to the proposed dwelling which is 6 metres.
  - Concern regarding the implications of drawing number 04 labelled right to light which does not deal with the problem of dominance or loss of light.
  - Concern regarding the proposed 25cm gap between the proposed dwelling and the existing wall of 24 Portbradden Road as shown on drawing number 04 and the maintenance of this wall.
- 1.3 Concerns regarding proposed design, scale and footprint, excessive proportions and impacts on character and existing dwellings have been considered in paragraphs 8.6, 8.7, 8.11, 8.12 and 8.14 of the Planning Committee report.
- 1.4 A consideration of the semi-detached dwellings at 16 and 16A Portbradden Road has been completed within Addendum 3 of the Planning Committee report. A consideration of drawing number 4 and loss of light implications has been considered in Addendum 2 and paragraph 8.19 to 8.21 of the Planning Committee report.
- 1.5 A further concern regarding the maintenance of the gable wall of No.24 has been raised. In regard to this, this would be a civil

matter between the owners at 24 Portbradden Road and 22 Portbradden Road.

## **2.0 Recommendation**

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development as it remains contrary to the SPPS, Policy CTY 3 of PPS 21, Policy NH 6 of PPS 2, in that the proposal will have a visual impact within the AONB significantly greater than the existing building due to its scale, massing and design. In addition the development would adversely affect 24 Portbradden Road by reason on dominance and overshadowing.