

Laura Crawford

From: Murray Bell [REDACTED]
Sent: 20 September 2021 14:09
To: Planning
Cc: [REDACTED]
Subject: LA01/2019/1138/F -Henderson for planning meeting
Attachments: BA Planning Response Sept 2021.pdf; M19 Henderson Context Elevations Rev D.pdf; M19 Henderson Surrounding Context Analysis.pdf

Importance: High

Dear Sir / Madam

We enclose further submissions in advance of the planning meeting as areas of clarification and comment following the publishing of the report for planning committee.

We would be grateful for these to be brought to the attention of the planning committee in advance of the planning meeting.

I would be grateful if you would confirm receipt.

Yours faithfully

Murray Bell

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Replacement Dwelling for Mr & Mrs Henderson, Strand Rd, Portstewart.



<p>Planning Response from Bell Architects – Murray Bell LA01/2019/1138/F</p>	<p>14th Sept 2021</p>
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Replacement Dwelling for Mr & Mrs Henderson, Strand Rd, Portstewart. LA01/2019/1138/F

Summary

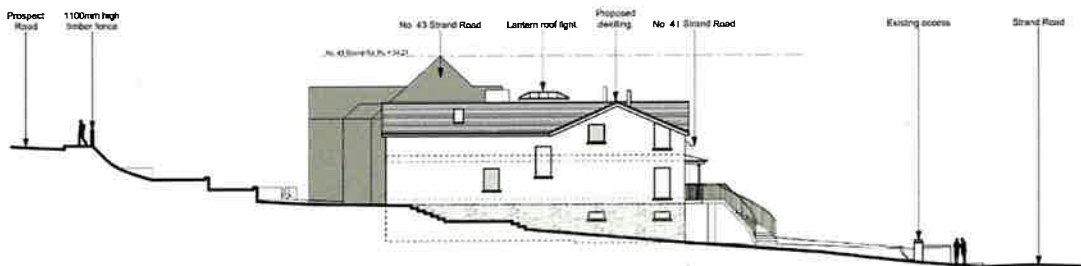
Bell Architects lodged the application for this replacement dwelling in October 2019, based on knowledge and experience of planning applications in the general vicinity – there have been many approvals of 2.5 to 3-storey dwellings in and around Strand Road, Portstewart over recent years.

In 2020, we submitted evidence of these (Appendix A), but this information was dismissed by the Planning officers as ‘not on all fours’ with the current proposal, however we consider the context to be more than just the one or two dwellings on either side – the character of an area is defined by a complete road or street, not just by a couple of houses on a stretch. The proposal is not at all controversial and should not have received the opposition as the design very much fits within the streetscape as can be seen below. It is not at all controversial or challenging in design, rather it is quite traditional and homely.

Proposed in Site Context



Strand Road Street Elevation - NW facing
Scale 1:200



Side Elevation in Context (looking South-west).
Scale 1:200

**PROPOSED REPLACEMENT
DWELLING
08d**
M19 Henderson

for Mr & Mrs Henderson
at 39 Strand Road, Portstewart

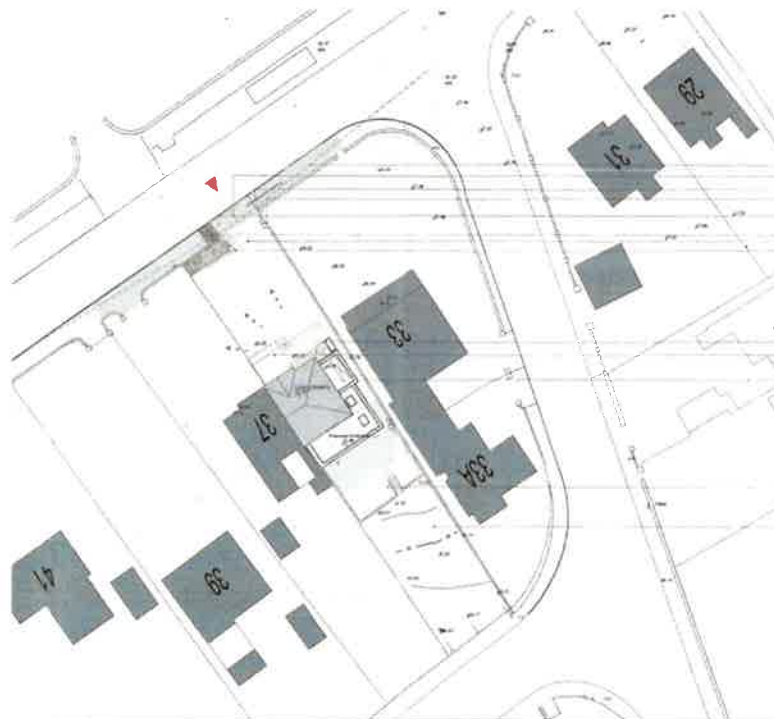


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The application was caught with the interpretation of the now revised planning protocol, and has been on pause since November 2020, and the Hendersons are obviously keen to make progress. **We are grateful for the opportunity to bring this application before planning committee.**

1 COMMENTS

- 1.1 In response to the Council Planning Committee report, we would comment as follows.
- 1.2 The report makes mention of the existing **'modest bungalow'** on the site, and we would simply comment that it is a two-storey dwelling, there are two bedrooms on the first floor, and it is much more than just a 'bungalow'.
- 1.3 The report states that the 'scale of accommodation exceeds that in the immediate context', and again we have a disagreement over this assessment. There is no basis to say that the dwelling is unacceptable when in fact there are much larger houses nearby.
- 1.4 There are many **large** new houses, and there are very large **historical** houses such as those at 55,53 and 51 Strand Rd, amongst others.
- 1.5 It is notable that the planning report talks about '3 levels of accommodation in relation to the proposal, but does not acknowledge that the existing dwelling has **two** levels of accommodation. It is a common occurrence in Portstewart for a two-storey dwelling to become 2.5 storey during redevelopment, **this is not an unusual proposal.**
- 1.6 The report make reference to the loss of grass at the front of the dwelling, and yet CCGBC planning has only recently approved the below application which makes the entire front area hard surfaced, and this was approved

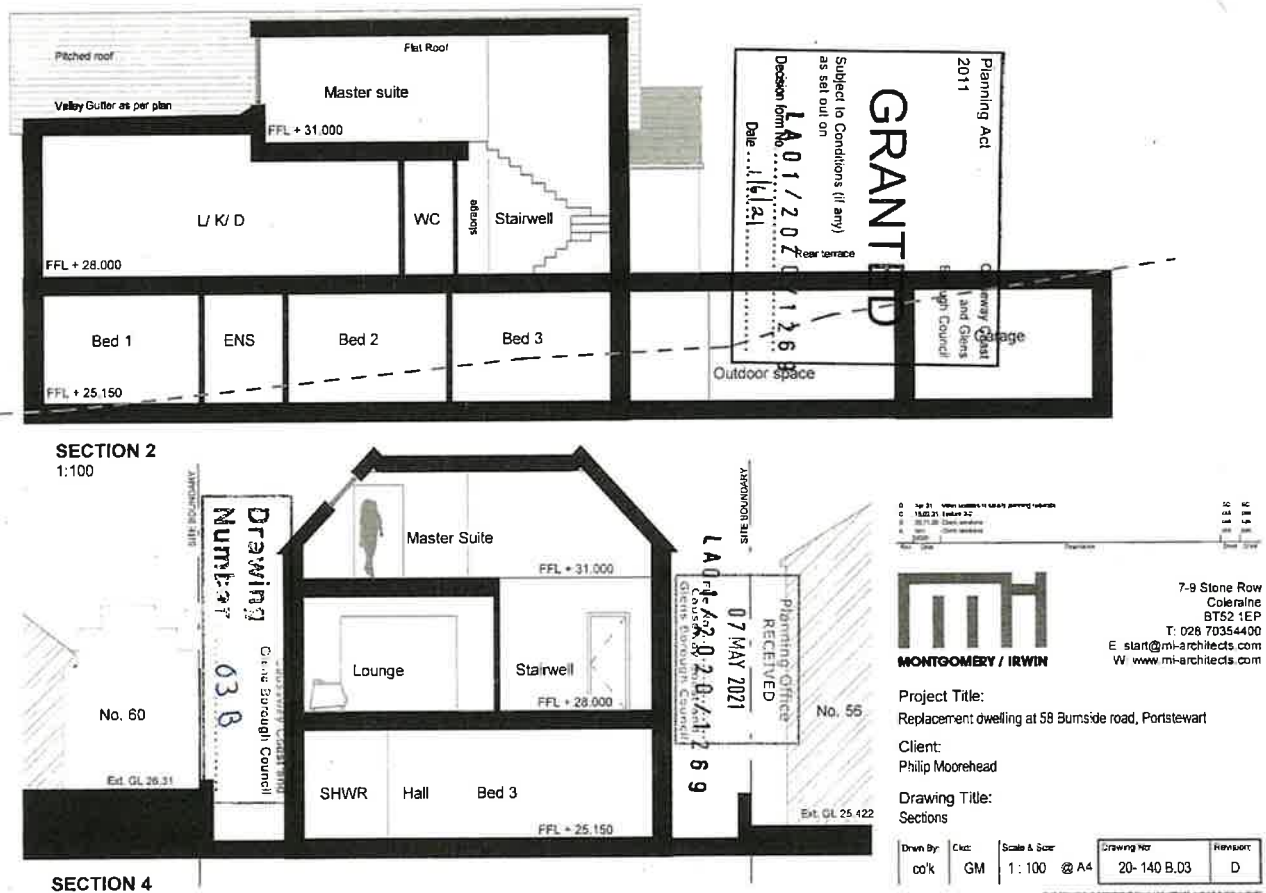


Replacement Dwelling for Mr & Mrs Henderson, Strand Rd, Portstewart.

without difficulty or challenge. Application ref LA01/2020/1147/F – extension proposal – 35 Strand Rd – two doors away.

1.7 In November 2020, Bell Architects took on board many of the issues of concern and submitted revised drawings for reconsideration by the planning team. No **substantive** consideration appears to have been taken of these concessions and the application did not proceed due to the problems with the interpretation of the then protocol.

1.8 The below example approval is similar in nature and is worth considering and is very much in the neighbouring context of Strand Rd as a Burnside road approval. The section clearly shows **significant excavation and three storeys of accommodation**.



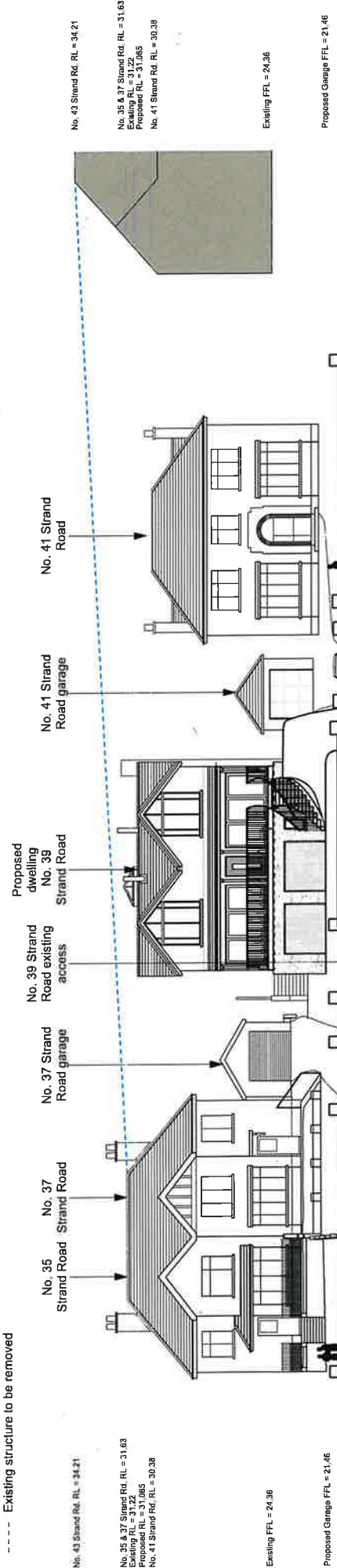
Accordingly, we consider the application entirely viable and would seek Councils approval in this regard.

Proposed in Site Context

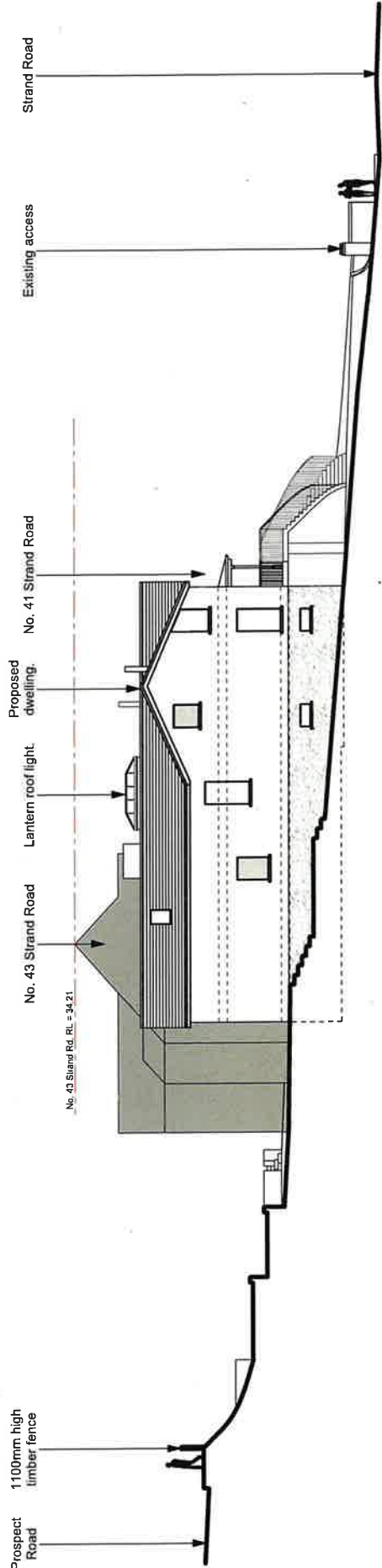


KEY

--- Existing structure to be removed



Strand Road Street Elevation (North West)
Scale 1:200



Side Elevation (North West) in Context
Scale 1:200

PROPOSED REPLACEMENT DWELLING 08d
M19 Henderson

for Mr & Mrs Henderson
at 39 Strand Road, Portstewart



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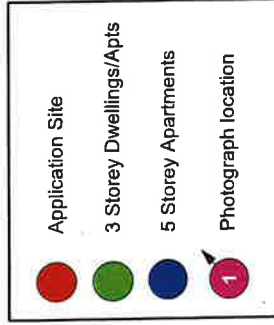
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Surrounding Context Analysis



Key



PROPOSED REPLACEMENT DWELLING 15

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at 39 Strand Road, Portlewart

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Location Map
Scale NTS

Surrounding Context Analysis



Photo 1: Rear of Apartments on Nursery Avenue from Burnside.



Photo 2: Prospect Mews from Junction of Royal Avenue & Prospect Road.



Photo 3: 83-85 Prospect Road.



Photo 4: Prospect Court, Prospect Road.



Photo 5: 49-51 Prospect Road.



Photo 6: 31-33a Prospect Road

**PROPOSED REPLACEMENT
DWELLING**
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Surrounding Context Analysis



Photo 7: 1-3 Prospect Road.



Photo 8: 31 & 31a Strand Road.



Photo 9: 69 Strand Road.



Photo 10: 71 Strand Road.



Photo 11: The Dunes, Strand Road.



Photo 12: 99 & 99a Strand Road.

PROPOSED REPLACEMENT DWELLING
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Surrounding Context Analysis



Photo 13: The Links, Strand Road.



Photo 14: Strand House B&B, 105 Strand Road.



Photo 15: 113 Strand Road.



Photo 16: The Edgewater, Strand Road.



Photo 17: 92a-c Strand Road.



Photo 18: 100 Strand Road.

**PROPOSED REPLACEMENT
DWELLING
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