

SITE VISIT REPORT: MONDAY 24th August 2020

Committee Members: Alderman Boyle, Duddy, Finlay, S McKillop (Vice Chair), McKeown; Councillors Anderson, Baird, Dallat O'Driscoll (Chair), Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane, Nicholl, Scott

3.15 PM.

LA01/2019/0381/O- 80 metres North West of 83 Muldonagh Road, Claudy

App Type: Outline Application
Proposal: Proposed off site replacement dwelling to include the retention of existing dwelling to be replaced

Present: Alderman McKeown, S McKillop, Councillors Nicholl, McLaughlin, Hunter, Dallat- O'Driscoll, D Dickson, S Mathers

Comments: From outside the candidate building for replacement, officials explained that it failed to meet the policy tests as it did not exhibit the essential characteristics of a dwelling. Officials advised that the building was redolent of three small farm sheds. The form of the non-domestic wall openings was pointed out together with the absence of a hearth, chimney, typical subdivision of rooms and internal finishes. A pig was noted to be housed in the lower building. Some members internally inspected the other two buildings. Moving across the road to the application site, officials indicated the elevated nature of the site and how given the marked change in levels, significant works would be required to accommodate the access. Members asked about alternative sites shown either within the red or blue lines. Members noted that land on the lower side of the road was included with the blue line. Members asked about the adjacent dwelling on the elevated site. Officials advised that this was a historic approval that should not be used to establish the character of the area. Members asked about whether old OS maps were provided. Officials advised that this matter could be clarified. Members noted these points accordingly.

Shane Mathers 24.08.2020