

Addendum

LA01/2019/0383/O

1.0 Update

1.1 The agent submitted information in support of the application at an office meeting. The points included:

- Existing garage to rear of no. 15 should be included as road frontage;
- Policy CTY 8 of PPS 21 and 'Building on Tradition' document does not make reference to requirements regarding size of building, relationship of outbuilding/garage to main dwellings, visual impact or curtilage;
- Definition of road frontage is open to interpretation;
- Groups with existing established buildings, integrates and respects rural character;
- Development would enhance area;
- Site has sense of enclosure; and
- Refers to two planning references – LA01/2016/1405/O (30m SW of 50 Glenbuck Road, Dunloy and D/2011/0223/O (Between 50 and 52 Ballybogey Road, Ballymoney, Appeal Ref 2012/A0260).

2.0 Consideration

2.1 An assessment of what is considered a continuous built up frontage and road frontage is outlined in Paragraphs 8.3-8.6 of the Planning Committee Report. Consideration of integration and rural character is outlined in Paragraphs 8.7-8.8 of the Planning Committee Report.

1.3 Both planning applications referred to were located within road frontages comprising a line of 3 buildings and, as such, the Planning Department do not consider that these applications are comparable to this planning application. As stated in Paragraph 8.5 of the Committee Report the Planning Appeals Commission

(PAC) have previously determined on what is considered to be a road frontage building.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to REFUSE planning permission as set out in paragraph 9.1 of the Planning Committee Report.