

Addendum

LA01/2016/1370/O

1.0 Update

- 1.1 On 9th May 2017, the agent submitted a Planning Policy Assessment in support of the application. The document highlighted four comparable approvals granted by the council and DOE within the Borough. The Planning Department makes the following comments in respect of these applications.
- 1.2 LA01/2015/0236/O Ballytober Road, Bushmills - this application was submitted for consideration against Policy CTY2a – New Dwellings in Existing Clusters. In this case it was found that there was the presence of four dwellings outside of a farm and an Orange Hall which served as a focal point. The Planning Department considered that the aforementioned buildings appeared as a visual entity when viewed from the private laneway, and the site offered a suitable degree of enclosure and integration. As the example complied with policy this is not considered to set a precedent.
- 1.3 Applications LA01/2015/0529/O Finvoy Road, Ballymoney, LA01/2015/0168/O Glebe Road, Garvagh, C/2012/0256/O, C2012/0459/O and C/2014/0134/F (Wheatsheaf/Quilly Road, Coleraine) all relate to infill dwellings and were considered compliant against policy CTY8.
- 1.4 LA01/2015/0529/O, LA01/2015/0168/O were found to comply with the policy tests within CTY8 in that they represent gap sites within a substantial and continuously built up frontage consisting of at least three buildings, respected the existing character and pattern of development

and met all other planning and environmental requirements and as such do not set a precedent.

- 1.5 C/2012/0256/O, C/2012/0459/O and C/2014/0134/F (Wheatsheaf/ Quilly Road, Coleraine) were considered to comply with policy at the time of decision making. Officials would point out that the approach to CTY8 has evolved, and that numerous PAC decisions have since clarified that sites must have a frontage to the road. If dealt with today these sites would have to be reviewed considering all material considerations and may not be successful.
- 1.6 As outlined within the Planning Committee Report there is no substantial and continuously built up frontage at the application site. The application site is bounded to the north by Clooney Road which terminates the line of development along Dunlade Rd. As there is only development to the south of the application site, the application site does not represent a gap within a substantial and continuously built up frontage. Development of the site would result in Ribbon Development along Dunlade Rd and is contrary to Policies CTY8 and CTY14.
- 1.7 The agent also raised PAC decision 2010/A0202 Curryfree Road, Londonderry where the PAC acknowledged that the site did not fully comply with all 6 criteria in that it was not associated with a focal point. Officials do not endorse the approach taken by the PAC to applying the criteria of CTY2a in that case and would refer to paragraph 8.4 of the Committee Report and PAC decision 2017/A0035. This clarifies that the first three criteria of CTY2a give an indication of its intended meaning of what constitutes a cluster, suggesting that in order to be a cluster for development, the proposal should adhere to all three to be considered an appropriate cluster. Officials would stress that the site does not fall within a cluster as provided for by criteria a of CTY2a, the development is not a visual entity, is not bounded by development on at least two sides and does not consolidate development.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse, as set out in Paragraph 9.1 of the Planning Committee Report.