

Addendum

LA01/2018/0467/F

1.0 Update

- 1.1 Paragraph 8.10 of the Planning Committee Report states that the living room window proposed in the gable elevation of the detached dwelling will overlook the rear amenity space of Nos. 9 and 11 Strand Road. While this is the case, regard needs to be had to the planning history as a material consideration. The most recent previous approvals for a replacement dwelling at No. 1 West Park (Refs: C/2013/0367/F and C/2014/0478/F) had a similar window. This similar window would have provided the same overlooking opportunity. As both these approvals remain live, they offer a fall-back position which is afforded significant weight as a material consideration.
- 1.2 The conclusion at Paragraph 9.1 is amended to remove reference to overlooking in not providing a quality residential scheme.
- 1.3 Having regard to that position, the second reason for refusal is amended accordingly:
 2. The proposal is contrary to paragraph 6.137 of Strategic Planning Policy Statement for Northern Ireland and Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), in that the development as proposed fails to provide a quality residential environment by being contrary to criteria (e) and (f) of Policy QD1.

2.0 Recommendation

- 2.1 That the Committee notes the content of this addendum and agrees with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.