

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2024/0005/f
Name	DAVID DONALDSON
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> * Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

Condition 2 imposed a holiday use restriction on the 6 units. We consider this is not required for the following principal reasons:

1. The Case Officer Report on the subject 2013 application accepted that the level of private amenity space was adequate for the proposed units;
2. The holiday condition was not imposed on earlier planning permissions granted in 2003 and 2007. There has been no material change in policy or guidance since these permissions were granted;
3. PPS7 'Quality Residential Environments' states only that amenity space should be '**adequate**'.
4. Regard must be had to the context. This small unit development is located in a seaside village, with easy access to extensive open spaces, there is more than

sufficient ability for residents to enjoy the local environment;

5. 'Creating Places' provides **general guidance** in relation to amenity space provision. Furthermore, it emphasises the need for **flexibility in application**:
6. 'Creating Places' advocates choice in garden sizes. The Commissioner in appeal **1998/A298** summed it up perfectly when he '**doubted the wisdom of the planning authority telling developers or purchasers what is best for them**'. This proposal will allow purchasers to choose from a range of garden sizes.
7. The parking provision of 1.5 spaces per unit has previously been accepted as adequate for this small scale development. DFI Roads has not raised any concerns, quite correctly recognising the planning history.
8. And finally, **no precedent** will be created. This is not a typical modern housing development but a small and activated development site in the heart of the village which already has a long history of unencumbered planning permissions for residential use.

No useful planning purpose will be served by retention of this condition. The condition was not considered to be necessary on earlier planning permissions; there was no rationale for it within the original Case Officer Report; and the development in any case does not conflict with policy or guidance set out in both PPS7 and Creating Places.

No harm will be caused to interests of importance and this application for removal of condition 2 should be granted.