

SITE VISIT REPORT: Monday 23rd September 2024

Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)

Planning Ref: LA01/2023/0270/O Land between 100A & 102 Finvoy Road, Ballymoney

App Type: Outline Application

Proposal: Proposed infill for two number dwellings.

Present: Ald Hunter, Coyle, Cllrs McGurk, Storey, Watton

Officials: J Lundy

Comments: The site was viewed from the lane. The official advised of the three refusal reasons that the site failed to meet in that the site is not a gap within an otherwise substantial and continuously built up frontage and would if approved result in ribbon development.

No 102 fronts the Finvoy Rod and has a gable onto the lane. A well-maintained high hedge runs along its boundary with the lane. For the purposes of policy this property was counted as one building having frontage to the lane. Members queried where the access to the site was to be taken from? It was advised that the access is onto the lane. Members walked up to No 100A Finvoy Road and noted the layout of the site with the dwelling and detached garage. Both side onto the lane they did not have an individual frontage and presents as one building, this was the second building that fronted onto the lane.

Members queried the planning permission to the rear of No 100A. It was noted that there were no signs of commencement of LA01/2020/0454/F on site. However, it was advised that the dwelling would need to be substantially complete to meet the definition of a substantial and built up frontage which includes a line of 3 or more budlings along a road frontage.

Members queried if a road frontage includes laneways under Policy CTY 8. The official advised that for the purposes of policy, road frontage includes roads or private lanes. Only two buildings have a frontage onto the lane as viewed on site.

The lengths of the frontages onto the lane of Nos 102 and 100A were noted. The Official advised that two proposed dwellings would fail to respect the existing frontages on the lane and one dwelling would be more reflective.

Members queried the reason for permission LA01/2020/0454/F. This was checked on return to the office. LA01/2020/0454/F was permitted as a farm dwelling under CTY 10 of PPS 21.

The site visit was concluded.

J Lundy

23.9.24