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Planning Committee Meeting 24.01.24

Points in support of Application LA01/2023/0129/O - Item 5.11

Application for New Dwelling and Garage on a Farm. Application to Re-locate Dwelling position on site and changes to site access as approved previously on application LA01/2020/1385/O.

Dear Planning Committee Members,

The reason for this application is the fact that with the originally approved position for the dwelling the applicant found it impossible to get a mortgage or other funding for the project. This was due to the proposed siting being too close to existing farm buildings.

We have under this application changed the siting which would satisfy mortgage/ funding requirements.

We would offer the following points in support of this application for a single storey dwelling,

1. Overall the site is not elevated above the most of the surrounding terrain. A dip in adjacent land to the front of the site is due to the valley formed by the Agivey River. Dwellings viewed on the other side of the valley are, at least, at the same level as our proposal. This is apparent when actually standing on site.
2. Critical views from the Churchtown Road on the other side of the valley do not show this as skyline development.
3. On approach to the site from the west, at medium distance (200m) only a very small part of the gable peak will be visible above the existing single storey farm dwelling.
4. As you move closer to the site the new single storey dwelling will be completely out of site due to dip in road.
5. I would strongly disagree that the planners assertion that the forming of the entrance will make the dwelling more visible from western approach as it is set about 28m back from the roadside and hidden behind existing buildings right up to arrival at site frontage.
6. At medium to long distances approaching from the east only partial gable views will be possible. At further distances dwelling will be invisible.

Continued:

7. Any skyline views possible are only intermittent fleeting views from the roadway directly in front of the site.
8. Factors such as a mature hedgerow fronting the site and the position of the dwelling back over the crown of the land at the front of the site means that only the top section of the dwelling is partially visible.
9. Glebe Road is a very narrow and infrequently used road. (*used only by the few householders on the road*)
10. Mr White the applicant is a sheep farmer and due to his age, etc. requires the assistance of his son to carry out the physically demanding and long hours of work involved. This dwelling will enable his son to provide this invaluable help and in years to come to take over the enterprise whilst still allowing Mr White to remain living in his present farm dwelling.
11. The design of the single storey dwelling will keep the ridge height as low as practically possible.
12. This location has been identified as the only practical position available to allow funding.
13. We would point out that in the past, Ministerial Statements have urged planners to take a more sympathetic and pragmatic approach when dealing with policy regarding farm dwellings.

We hope members can look favourably on this genuine application.

We would welcome a site visit if deemed necessary by members.

Yours faithfully,

J.Oswald Dallas.

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