

# **ADDENDUM**

## **LA01/2023/0627/O**

### **1.0 Update**

- 1.1 A further objection has been submitted by the 2 individuals at Nos 34 and 38 Ballymadigan Road who have objected to the planning application. There are now 3 objections to the application from 2 objectors.
- 1.2 This objection covers much of the commentary raised within the previous objections, and in summary states:
  - Siblings who have lived side by side for decades, in a quiet rural setting.
  - Unacceptable impact regarding privacy, views, and peace and quiet.
  - Adjacent to Area of Outstanding Natural Beauty and cannot comply with stringent planning policies.
  - Proposal does not fall within any of the acceptable types of development set out in PPS21.
  - Proposal fails to comply with the requirements of a cluster set out under CTY 2A.
  - The precedent cited by the applicant's agent was a farm dwelling and is irrelevant to the application under consideration.
  - Request Planning Committee respect relevant planning policies and agrees with recommendation to refuse planning permission.

### **2.0 Consideration**

- 2.1 The matters raised above in Para 1.2 have been considered under Para. 8.15 in the Planning Committee Report (PCR).

2.2 The site does lie outside the AONB as stated in Para. 2.3 of the PCR. Therefore, Policy NH5 of PPS 2 regarding AONB's does not apply in the consideration of this application. That said, the proposal does have an unacceptable impact on rural character as addressed under Paras 8.12-8.15 of the PCR.

### 3.0 **Recommendation**

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to Refuse the application in accordance with sections 1 and 9 of the Planning Committee report.