

From: willieokane [REDACTED]
Sent: 19 October 2021 16:03
To: Orla Burns [REDACTED]@causewaycoastandglens.gov.uk>
Subject: RE: LA01/2021/0401/O Farm Dwelling, 27 Glen Road, Glenariffe, Noel Montague

Hi Orla

Thanks for taking my call of 9th Sept. and for outlining Council's rationale behind Refusal Reason 3 of the above application.

Refusal Reason 3 was not included in Council's request for additional information, there was therefore no opportunity to respond.

The areas in question (hatched green) are purely the applicant's perception of where a dwelling and garage might be positioned within the proposed site, to minimise visual interaction between the proposal and No.27.

They are not intended as a concept plan nor indicative of the scale and massing of the proposal, simply indications of a preference should the application succeed, apologies if that was unclear.

The wording of the associated documents shows the actual intent.

The Site Location Plan wording at the green hatched areas is:

"Indicative Position of dwelling and garage"

The Design & Access Statement, Design section is worded:

"This proposal is for outline permission, however the proposed dwelling is conceived as a modest, disabled friendly, family dwelling with a detached garage and amenity areas.

The detailed design will be informed by the publications, 'Antrim Coast and Glens AONB Design Guide' and 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside'."

It is also considered that inclusion of Reason 3 is somewhat premature as it relates primarily to Reserved Matters detail, which Council could condition (as in LA01/2021/0131) or a revised Site Location Plan could be provided.

Should the application be approved, the applicant will accept any reasonable conditions on position, curtilage, scale or massing Council feels are necessary.

In view of these clarifications, the applicant believes that Refusal Reason 3 is premature and superfluous and has asked that it be rescinded. He is also happy to submit an updated Site Location Plan (excluding the contentious hatching) if that would help resolve Council's concern.

Thanks and Regards

Willie