

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2023/0804/F
<b>Name</b>	DAVID DONALDSON
<b>Contact Details</b>	Tel:  Email:
<b>Support or Objection – please tick relevant box</b>	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).**

**See Next 2 pages.**

1. **Design matters are largely subjective.** Different people will have different views. But decisions must be made on the basis of policy. Paragraph 4.27 of the SPPS states: **'where the design is consistent with relevant Local Plan policies and/or supplementary guidance, planning authorities should not refuse permission on design grounds unless there are exceptional circumstances.'**

Para 4.29 also says, and this is important **'Planning authorities should not attempt to impose a particular architectural taste or style arbitrarily.'**

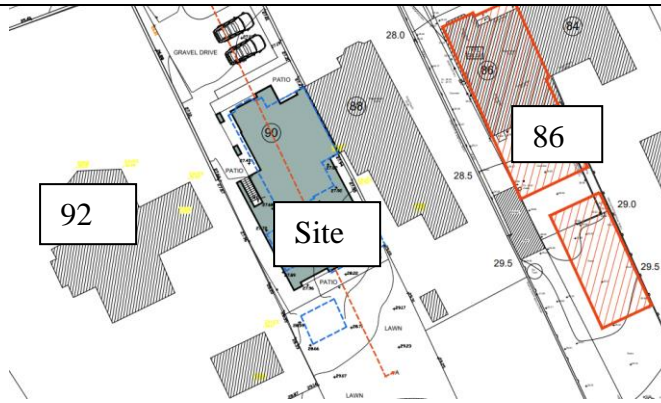
2. Ballyreagh Road is **not** an area identified for its townscape character in the Northern Area Plan. It is not even part of the coastal AONB. It is an area where there is **significant diversity** in the style, form and scale of dwellings. This stretch of coast is almost entirely built up with a combination of dwellings, tourist accommodation and holiday parks. **Its character is more akin to a developed coastline than a rural area.**
3. There is also enormous variety in the built forms, with many examples of more modern buildings, reflecting the fact that many of the properties have been designed or adapted to maximise the attractive coastal vistas which are available. This particular site is adjacent to a large modern detached house, and it has multiple dwellings at Quarry Hill to the rear:



4. The fact that a very large hotel complex has again been approved a very short distance to the west simply cannot be ignored, especially as the Council has accepted a 13.5 m high building with a wholly modern form.
5. **'Building on Tradition – A sustainable guide for Rural Development'**, produced by DOE Planning, provides advice and guidance to designers within the rural area. Importantly, there are numerous images of successful contemporary rural design, such as replicated below:



6. The proposed dwelling will retain a similar footprint to the existing dwelling, albeit it will extend further back onto the site, in a manner similar to that recently permitted at No 86 (hatched in red below). This increase in depth will have no adverse impact on character as it will be screened by No 90 and by the houses in Quarry Hill:



7. The dwelling will remain semi-detached and the front elevation has been altered, so that the first floor dormer will now 'sit into' the roof. It will be slightly lower than the ridge line, and part of the roof plane will remain visible to both sides. Whilst it will be a modern element it will respect the transition between the proportions of No 88 to the immediate east and the larger detached house at No 92, with its extensive glazing, to the west as illustrated below:



8. In this specific context, where there are numerous modern buildings along the coast between Portrush and Portstewart, this integrated design will make a positive contribution to the local landscape. Whilst modern in form, the revised proposals are accepted by Officers to be of similar size and scale, with no significantly greater impact than the existing dwelling. It is not contrary to replacement policy.
9. In relation to overlooking the development will not impact upon the private rear garden of No 92. It will have oblique views over part of the front garden, but public facing front gardens do not benefit from policy protection.

### Conclusions

10. The proposed dwelling is in an area which is already characterised by extensive diversity in form and scale. The SPPS guiding principle is that:  
**'sustainable development should be permitted.....unless the proposal will cause demonstrable harm to interests of acknowledged importance'.**  
 In a context where all the consultees are content, where the development plan imposes no design constraints, and where there are numerous examples of contemporary architecture, how can there possibly be demonstrable harm in this case?