

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.

Planning Reference	LA01/2022/1540/F
Name	Lynda Hayburn (applicant) Graeme Montgomery (agent)
Contact Details	Tel: _____ Email: _____
Support or Objection – please tick relevant box	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).

Submission in support of application LA01/2022/1540/F 1 Rock Drive, Portstewart

By the Applicants, Ian and Lynda Hayburn

In December 2022, we lodged an application for the redevelopment of 1 Rock Drive, Portstewart. The original property, dating from 1953, has been in our family ownership since 1981, providing many years of happy family memories on the North Coast. The property is no longer suitable for habitation due to significant issues and with those concerns, we are seeking to redevelop the single property into two semi-detached dwellings. This represents an affordable means by which our family can permanently reside at this site, relocating from the Ballymena area, thus facilitating us to integrate into the local community, attend school and continue employment in the immediate locality without the added commute.

At the outset of the process, we engaged with our closest neighbours and discussed with them our intentions. We have enjoyed cordial relations with everyone in our immediate vicinity for many years and therefore wished to afford them the courtesy of sharing with them our redevelopment plans

We were therefore concerned to see objections to the application.

However, we dutifully considered the objections highlighted, discussed them with our architect (Montgomery Irwin Architects) who in turn liaised with the Planning Officer seeking best directions to deal with the issues.

From December 2022, we have sought to address the concerns of our neighbours and have made significant amendments to our original proposal, taking into account their highlighted concerns. During March 2023, we amended the application by:

- altering the roof, in particular the height
- improving the rear amenity space on the smaller of the two dwellings
- reducing what was originally a storey and a half garage to a flat roof single storey
- reducing the car access to the rear of the property, retaining how it is currently being used
- amending windows to address concerns of potential overlooking

After further consultation in April 2023, we made a revised design submission by;

- removing the pitched roof off the smaller dwelling replacing it with a flat roof
- incorporating parking to the front of the property, as opposed to the rear

A further design revision was submitted in June 2023 detailing minor amendments to the garage and garden room.

In October 2023 we submitted an Ecology report which supported our application. We also commissioned an independent consultant to provide a Sun path Analysis Report to allay concerns regarding overshadowing. The report highlighted that the proposals meet all the recognised guidance in relation to light, and the report was accepted by Planning Department.

In November 2023, we worked to resolve concerns through detailed examination of levels regarding flood risk in the event of global warming.

As recent as January 2024, we responded favourably to a Planning Office request to change a window from clear vision to obscure vision.

We have been accused of proposing to over develop the site. However, Planning Policy allows for the sensitive intensification of brown-field sites, in a manner which does not compromise the amenity and character of the local area. In this instance, we have been subject to a robust Planning process and carefully amended the proposals to ensure:

- Access arrangements and road safety are to the satisfaction of DFI Roads.
- Form, scale, mass and height are appropriate.
- There are now no opportunities for overlooking.
- There is no detriment to neighbours in relation to overshadowing.
- NI Water are content with the proposals.
- There is no flood risk
- There are no Ecology concerns.

As we have met all of these required standards, then we have met the test for a sensitive redevelopment of this site.

On reflection, we have engaged positively and purposefully with the Planning Office to allow this application to progress to Committee. We have demonstrated a healthy respect for our neighbours concerns and have attempted to address and manage their concerns in a constructive, conciliatory and managed way. We have engaged in a positive way with the Planning Office to alleviate any concerns highlighted and have been willing to make the necessary amendments.

As applicants, we believe that we have clearly addressed all concerns and there remain no outstanding Planning policy reasons as to why our application should not progress, as endorsed by the Planning Department. We would respectfully request for the Committee to approve this application to allow us to build our new permanent family home.

(I HAVE OUR ARCHITECT WITH ME TODAY TO ASSIST WITH ANY QUESTIONS YOU MIGHT HAVE.)

Ian and Lynda Hayburn