

SITE VISIT REPORT: MONDAY 22nd November 2021

Committee Members: Alderman Baird (Chair), Boyle, Duddy, Finlay, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll, Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane (Vice Chair), Nicholl and Scott

10.30am

**LA01/2020/0550/F: Approx. 30m SW of 147 Mountsandel Road
Coleraine**

App Type: Full Planning Application

Proposal: Proposed split level dwelling & garage

Present: Alderman Baird, Finlay, Councillors Hunter, Nicholl. Official J McMath

Comments:

The site planning history for a single dwelling to the front of the site onto Mountsandel Road was pointed out a members access the curtilage of No 147. Members then viewed the application site from the rear of No 147 Mounstandel Road. The Officer indicated the location of the redline in proximity to No 147. It was pointed out that the footprint of No 147 differed from that on the site location plan. The correct foot print of the existing dwelling was shown as is on the blockplan. The Office showed the proposed location of the dwelling on the site and also referred to the submission of a plan submitted on the 19th November 2020. Members also viewed the site from the end of the formal garden and viewed the development limit boundary as it travelled across the rear of the properties at Kylebeg Avenue and cut across the rear gardens of the application site and the dwellings to the east. Members asked about the dwellings to the east that were approved outside the SDL. It was clarified that under the North East Area Plan 2002 the Settlement Development Limit extended to the river bank. Those dwellings at No. 155a and 169 were approved prior to the adoption of the Northern Area Plan 2015 which retracted the SDL to its current position. The river banks are a feature of the LLPA which is designated in the NAP 2015. The proposed sections were also provided and the development described. Members had no further questions.

J Lundy 22.11.2021