

SITE VISIT REPORT: MONDAY 25th April 2022

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

LA01/2021/1027/O: 50m East of 16 Cloghs Road, Cushendall

App Type: Outline Planning Application

Proposal: Infill dwelling & garage

Present: Alderman Baird, Councillors Hunter, MA McKillop, McGurk, Nicholl.
Official S Mathers

Comments:

From the road in front of the site it was explained how the site is not located within a substantial and continuously built up frontage. It was pointed out that the curtilage/ plot of no. 14 does not extend to the road. Therefore, no. 14 does not frame the site for infilling purposes. While it was indicated that no. 16 does have a road frontage this is the only building that does. Comparison was made between the frontage width of the site relative to the frontage of no. 16. It was identified that the agricultural structure does not have a frontage onto the road as it is located within the larger field with no defined curtilage. It was further identified that this structure requires planning permission and no planning permission has been obtained. A member asked whether the garage and detached garden room at no. 16 constitute buildings for the purpose of the infill policy. It was explained that that the siting and small size of these structures discounted them for the purpose of this assessment.

It was pointed out that the field boundaries are low and much of the roadside one would require removal to provide visibility splays. Explaining the generally open nature of the site, it was stated that a dwelling would not integrate and would have a resultant detrimental impact on rural character and the Antrim Coast and Glens AONB.

S Mathers 25.04.2022