

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	LA01/2022/1203/F
Name	Murray Bell – Bell Architects Ltd
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.	
<p>The application LA01/2022/1203/F is part of a larger planning approval, originally granted in 2008 as B/2008/0188/RM.</p> <p>Works were carried out to form the access, the slip road, and services within the site, including heavy ground works to provide sewer connections for this and adjacent lands, and these works were complete prior to expiry of the RM approval in Sept 2011.</p> <p>The lands were subsequently de-zoned from dNAP, and the family were unable to do anything about this at the time. NAP was adopted, and the adjacent dwellings have all been completed (Drumsurn Court).</p> <p>Material Start photographs are encapsulated within emails, and when the photographs are extracted they do not show the origin date, however the origin date is as per the emails, and is prior to the RM expiry of 17 Sept 2011. Accordingly, a material start was made and has been confirmed by us, and we seek progress with this small modification application.</p> <p>Critically, we do not see any harm in the approval of this application, and there is no difficult precedent at risk as there would be virtually no other examples like this in CCG area.</p> <p>We understand that all other matters are resolved in terms of additional consultations and it is most notable that NIWater has confirmed that foul and storm connections are available – this is partially because of the works undertaken in the material start, and all efforts should be made to achieve housing provision in Causeway Coast and Glens when opportunity presents itself.</p> <p>The following diagram illustrates that our applicants site (outlined in yellow) is sandwiched between outlying development that has now been completed, and the core of Drumsurn.</p>	

Site Concept



Site Concept
Scale 1:1250

Key

	Existing buildings in context		Proposed Dwellings
	Main road		Main View/Orientation
	Existing road/access		Road/Driveways
	Existing road/access to be extended		Landscaped Areas
	Line of ex. foul sewer		Line of ex. storm sewer

Concept Statement

The application is to change the housetype & arrangement to Sites 10-12 of those previously approved under B/2008/0188/RM and works were started at that time.

Proposal

The proposal involves 3 No dwellings comprising of 2 No. semi-detached dwellings with garages to the rear and 1 No. detached dwelling. Access will be via the existing access to Drumsum Court, off the Drumsum Road.

The existing access road, which has already been started will be extended as indicated to service the 3 No. sites.

The foul sewer network for the development is already in place and these sites will also connect to this foul sewer.

Planning have accepted the principle of development under the previous approvals B/2003/0337, B/2005/0523 & B/2007/0115, B/2008/0188/RM & LA01/2017/1498/F.

Since the above approvals, market trends have changed, the new layouts and elevations are reflecting the needs of the typical purchaser, whilst offering more than many other local developments in terms of physical size of dwelling and character of location and landscape.

PROPOSED CHANGE OF HOUSETYPE RIBA # RIAS RSUA arb
02d for Mr Liam Chivers at Drumsum Court, Drumsum, M22 Chivers
 © COPYRIGHT Bell Architects Ltd 2023 www.bell-architects.com T 028 2768 6408 E office@bell-architects.com

Developed houses in grey – Unbuilt lands outlined in yellow.

Blue dots indicates access and roadway established.



Photographic evidence of the material start from September 2011.