

SITE VISIT REPORT: MONDAY 20th December 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

LA01/2021/0023/O – Site adjoining 37 Dunlade Road, Greysteel

App Type: Outline Application

Proposal: Site for dwelling and garage

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

Comments:

Viewed site from lane. Official commenced the meeting by showing the submitted location map, outlining the red line, the position of the proposed access and the existing access to adjacent properties. Officials outlined that the proposal was for a site for a dwelling and garage and as the description did not indicate which policy the application was submitted under, the proposal was considered firstly under CTY1. The proposal was not a replacement, there was no case made under special personal or domestic circumstances, non-agricultural business or farming therefore the proposal was contrary to CTY3, 6, 7 and 10.

The Official explained the proposal was therefore considered under CTY2a and CTY8. Official advised that CTY2a makes provision for a dwelling at an existing cluster providing it meets 6 criteria. Official explained that site lies outside a farm with no 37 and garage to east and new dwelling under construction to west therefore there is no cluster of 4 or more buildings of which three are dwellings at this site. The buildings at Dunlade Road are physically and visually separated therefore the site does not form part of the grouping along Dunlade Road. The site is not located at a cluster and does not appear as a visual entity. The site is not associated with a focal point or located at a crossroads. The proposal is contrary to CTY2a.

Officials explained that CTY8 allows for the development of a small gap within a substantially and continuously built up frontage of development. Officials explained that the garage does not contribute to assessment of a substantial and continuously built up frontage in this case as it is subordinate and does not have a frontage in its own right, therefore there are not the required number of

buildings as buildings on dunlade road are physically and visually separated. In addition no 37 and the new dwelling access off separate spurs of the lane and only the access point front onto each spur of the lane. No 37 and the new dwelling do not have a frontage to the lane. The site is not considered to be a gap site and is contrary to CTY8.

No overriding reasons have been forthcoming and the proposal is also contrary to CTY1.

J McMath 20/12/2021