

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	LA01/2022/0137/F
Name	David Worthington (agent) Nick Brown (applicant)
Contact Details	Tel: _____ (David Worthington) 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).

The planning officer has provided a full and comprehensive report on this application detailing all the issues with the proposal. We have worked hard to design a scheme that integrates with and fits into a complex environment, that includes, in particular, the grade B2 listed building 'Briarfield', a number of residential properties located close to the boundary and topographical changes across the site.

Access through the existing trees around Briarfield has been maintained, retaining its mature setting and the effects of the access have been minimised. The listed gate pillars have been especially taken into account in the formulation of the access proposals.

The specific design of the dwellings is sympathetic to Briarfield, as proposed they are to be positioned to align with the front of the listed building and their linear form echoes that of Briarfield, its return, yard and outbuildings that run roughly north-south. The low-rise mansard roof design substantially reduces the scale and mass of the proposal, allowing it to fit into the setting of Briarfield.

In relation to the third-party representations, the low-rise dwellings have good separation to the adjoining dwellings in Carneybaun Drive and we have removed any first-floor windows that could potentially overlook these properties as they are positioned closer to their boundaries than would be considered appropriate today. The separation distances to the north and south of the proposed dwellings comfortably exceed the minimum requirements in planning policy and guidance and in any event the introduction of screen fencing and landscaping to all the boundaries of the site will address any residual effects and is as requested by a number of the representations.

Overall, the density of the proposal is low, as detailed in the planning officer's report; it is similar to that of the surrounding residential areas.

The planning officers have clearly set out in their report how the proposal complies with planning policy and guidance, in that respect we agree with their conclusions. We would only add that it is clear from the report that the proposal does not cause demonstrable harm to either the listed building or to the residential amenity of the neighbouring properties. Approval is therefore in accordance with paragraphs 3.8 and 5.72 of the SPSS.

Key consultees, particularly the Historic Environment Division, DfI Roads and NI Water are all satisfied, and the planning officers have considered their responses in reaching their recommendation to the Committee.

This is a unique and novel piece of infill development the form of which is a direct response to its environment and that causes no harm to its neighbours, we support the planning officers and would as the Committee to approve the application.