



**Causeway  
Coast & Glens  
Borough Council**

## **SITE VISIT REPORT: MONDAY 24<sup>th</sup> October 2022**

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

**10.30am**

LA01/2020/0815/O – 124 Mullan Road & Lands immediately South East of 124 Mullan Road, Rasharkin

**App Type: Outline Application**  
**Proposal: Proposed offsite replacement (2 storey) and detached garage for no. 124 Mullan Road.**

**Present:** Alderman Baird, Councillors Dallot and McGurk, Official S.O'Neill  
**Apologies:** Ald Boyle and Cllr Hunter

### **Comments:**

Viewed from the road frontage then viewed from farmyard to the side of the existing dwelling. Official commenced by explaining the policy context and showing the dwelling to be replaced and identified that the building was substantially intact. The Official then showed the site of the offsite replacement and explained that the site was on raised lands with limited boundary treatments and would be prominent when driving toward the site. The Committee members agreed that they should drive up past the site to view it from the road. The official showed the submitted site location plan and block plan to the Members and confirmed the approximate location of the proposed dwelling on the ground. A Committee member questioned whether another siting with the applicant and agent had been discussed before it got to this stage. I identified that this was not discussed but that the only lands identified as being within the control was within the red line. The Official then explained that by approving this application it would lead to a potential infill opportunity on the site of the existing dwelling. A Committee Member suggested that a more appropriate site would be behind the existing trees which would ensure the site was screened and ensure there is no infill opportunity. The Official clarified that these lands were not within the red line. The official then showed the members the site from the farmyard and stated that the site had a large back garden and did have some screening from the farmyard with existing vegetation. A

Committee member did state that they would have sympathy with the applicant as they would not want a new house built so close to the farm-yard. The Official explained that the agent had suggested a condition to ensure development could not be completed on the site of the current dwelling as to prevent an infill opportunity. The official stated that this was not possible and that each application would have to be assessed on their own merits. The Committee Members agreed this was difficult. The Official also explained that the site history would be a consideration in the assessment of any application.

S.O'Neill 24/10/2022