



**Causeway
Coast & Glens
Borough Council**

SITE VISIT REPORT: MONDAY 26 February 2024

Committee Members: Alderman, Boyle, Coyle, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Hunter, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton

LA01/2021/1351/O – 60m NE of 45 Gledra Road, Feeny

App Type: Outline Application
Proposal: Proposed 1.5 storey dwelling house with detached garage at an existing cluster of development assessment under CTY 2a of PPS 21.

Present: Alderman Coyle, Councillor Archibald and Watton
Officials S Mathers and M Wilson

Apologies: Ald Boyle, Cllr Hunter, Ald Stewart

Comments:

Site visit commenced at the junction of Coolnamonan Lane and Gledra Road. Officials explained that when assessing an application for a dwelling in a cluster there are essentially two matters to consider – firstly, if a cluster exists for the purposes of the policy and, secondly, if the site proposed lies within that cluster. Officials explained that there is likely a cluster along Gledra Road when you consider the policy tests, and the Church/School which are a focal point. However, it was explained that given the proposed site lies outside any potential cluster, and the Coolnamonan Lane and Gledra Road both physically and visually separate the site from any potential cluster, approving development within this site would extend development into the countryside, rather than rounding off, or consolidating development within the existing cluster and is therefore contrary to Policy CTY2a.

Members asked some questions in relation to the site, and its relationship with surrounding development and how it related to this. Members noted that there were several buildings surrounding or in the distant background of the site.

Officials then pointed out the critical views of the site and identified the lack of vegetation and openness of the site, and explained that the site fails policies CTY 13 & 14. Members noted these views and found it helpful to see these in situ which improved their understanding of the site and its relationship with other development from these viewpoints.