

SITE VISIT REPORT: MONDAY 19th December 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

12.00 pm

LA01/2021/1402/F – 57 Ballymacrea Road, Portrush

App Type: Full Application

Proposal: Retrospective garden room with proposed extension to provide ancillary guest accommodation & garage / store.

Present: Ald Baird, Councillor McGurk, Councillor Nicholl, Officials S Mathers, R Beringer

Apologies: Ald Boyle

Comments:

Viewed from both within the application site and from the access laneway as the proposal seeks the retention of a garden room with proposed extension to provide ancillary guest accommodation and a garage/store. Officials commenced the meeting by indicating the host dwelling and location of the garden room to which the application relates. Access to the retrospective garden room was unavailable despite having been requested. The existing and proposed plans were shown indicating the accommodation the proposal seeks to provide. The site is separated from the host dwelling at No. 57 by intervening planting which was identified on site. The presence of a separate access was shown indicating the ability for the proposal to operate independently from the host dwelling at No. 57. Officials explained that the principle of development is considered unacceptable as the proposal would provide a separate unit of accommodation that could practically and viably operate on its own. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7. In this instance, a separate dwelling would also not be acceptable as it does not meet the provisions for development in the countryside under Policy CTY 1 of PPS 21. A question was asked in relation to the existing building and officials confirmed that it was not immune from enforcement action. It was clarified that the building as currently constructed on the site does not currently benefit from planning permission.

R Beringer 19/12/2022