

ADDENDUM 2

LA01/2022/0082/O

1.0 Update

- 1.1 During the site visit carried out on Monday 25th March 2024, Members and Officials looked at the existing relationship between No.15 and the road, and assessed the vegetation/trees between the dwelling and the road.

2.0 Assessment

- 1.2 On closer inspection, and giving this matter further consideration, it is now the position that there is a small triangular portion of land which appears to be within the garden area of No.15 and abuts Dunlade road. Although this was a very small parcel of land with limited frontage, it is considered No.15 has a very limited frontage to Dunlade Road. The first Addendum and PAC Decisions quoted in Para. 8.6 of the PCR no longer carry significant weight. The position set out in Paras 8.8 – 8.11 remains as this assesses the development if there is a continuous and built up frontage.
- 1.3 Having regard to the frontage of No.15 it is considered to be approx. 16 metres. This gives an average plot size for Nos 15-21 Dunlade Road of approx. 45 metres or 36 metres for Nos 15 – 19 Dunlade Road.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.