

**SITE VISIT REPORT: MONDAY 25 March 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*

**LA01/2022/0082/O – Sites between 15 and 17 Dunlade Road, Greysteel**

**App Type: Outline Application**

**Proposal: Proposed 2no. 1 1/2 storey infill dwellings, with associated domestic garages and shared access laneway**

**Present:** Alderman Scott, Councillor C Archibald

Officials S Mathers and M Wilson

**Apologies:** Ald Boyle, Ald Coyle, Ald Stewart, Cllr Hunter

**Comments:**

Site visit commenced at the access to No.15 Dunlade Road. Officials explained that one of the reasons for the site visit was that Members wished to gain a better understanding if No.15 had a frontage to Dunlade Road. 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. On closer inspection it was considered that there was a small triangular portion of land which appeared to be within the garden area of No.15 and abutted the 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.

Officials explained that that when considering a potential infill, there is a need to consider is there a continuous and built up frontage, and if there is, is it a small gap site only capable of accommodating up to a maximum of 2 dwellings. Officials explained the existing development pattern and plot sizes and explained there is need then to consider does the proposed respect the existing development pattern along the frontage in terms of size, scale, siting and plot size.

The final consideration was against CTY 13 and CTY 14 and if the proposal meets these policy considerations. Officials identified the approx. locations where the 2 dwellings would be sited, and pointed out how the land rises

towards the south of the site which sits much more prominent than the lower site nearer to No.15 when seen from the critical views along Dunlade Road.

Members noted the comments and views and found it helpful to see No.15 and its relationship to Dunlade Road. Member also found it useful seeing the proposed site and gaining a better understanding of the relationship between No.15 and No.17 and the proposed sites.