

SITE VISIT REPORT: MONDAY 22nd April 2024

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

11am

LA01/2021/1163/F

App Type: Full Application
Proposal: Proposed replacement of existing 4no. private dwellings with 4no. private dwellings (2no. 2.5 storey & 2 no. 3 storey) with associated amenity areas and concealed private roof terrace

Present: Ald Boyle, Councillors Archibald, Watton. Officials J Lundy, S.Mathers.

Apologies: Ald Hunter, Stewart and Cllr McMullan

Comments:

Officials described the proposed development and showed the elevational and street context plans. It was pointed out to Members that the substantially complete buildings on site differ from the proposed plans. For information purposes Members were advised that an Enforcement Notice had been served on the site. Officials advised that there are 2 objections to the proposal and 2 letters of support.

The character of the area was highlighted with strong emphasis on the more vertically aligned windows and spacing. Officials pointed to recent developments on Causeway Street where the strong character of windows and spacing was replicated, ensuring the buildings settled into the streetscape and did not dominate it, retaining and enhancing the character of the area. It was shown that the buildings dominate the street scheme and have a detrimental impact to its character.

The development at the rear was shown and the relationship to the dwellings at Strandmore. It was pointed out that the plans show a reduced window opening on the third windows to reduce the over looking impact to adjacent properties. This has not been completed on site. The completed gables also do not reflect the plans. Officials asked if car parking was being provided at the rear. Planning advised that as this was replacement dwellings, on street car parking

is considered acceptable and no car parking is being provided at the rear of the proposed properties. J Lundy 22.4.24