

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2021/1163/F
Name	RYAN BRACE
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

1. The proposal is to replace 4 existing dwelling with 4 new dwellings.
2. The proposal has a front elevation similar to that, which was agreed with planning for approval which was never issued in November 2022. The case officer was asked weekly when was the approval likely and this was strung out for 4 months at which point the planning department rescinded their position to approve due to a minor amendment to the first floor windows by the client.

(Please note that in the 4 months waiting for the original planning approval to be issued the client had constructed the walls of the 4 dwellings. This was done in the spirit of the email and verbal agreement from the case officer and his manager in the that the approval was to be issued and the client had never intended to have disregard for their planning process. The client made the department aware that staff, machinery, crane and material cost were going against him and would appreciate if the approval would be issued asap, this approval never appeared).
3. The amended window at first floor illustrates two windows together which is deemed not acceptable by planning, this arrangement is in keeping with the verticality theme on causeway street when viewed in its context.

4. Causeway Street has many variants of windows and no one character is established or sets a stringent design criterion. This was demonstrated with numerous cases of existing and approved schemes represented within causeway street.
5. The application has letters of support from the immediate adjoining neighbours.
6. There is a commenced apartment block across the street with floor to ceiling glass coupled windows and is acceptable, there are numerous houses on the street with coupled windows & doors at ground and first floor level; therefore, we feel that the 4 new dwellings to replace the existing 4 dwellings with a softer touch / muted window arrangement is acceptable as It still relates to the rhythm of the street with aligned window tops (heads) and cills within the street context.
7. The planning department had agreed the development in November 2022 and due to structural integrity during demolition and health and safety reasons the site had to progress with foundations to support the adjoining houses prior approval; This is primarily to do with the sand ground conditions, which the planning officer was well aware of at the time and the client had appointed an archaeological consultant to satisfy the conditions which was raised later in the application process.
8. There is no outstanding issues on the proposal other than the debate around the first floor window arrangement being coupled to form one window which we feel is acceptable and as this is not at street level it could avail of more sunlight whilst also having privacy.

LA01/2021/1163/F – 21-27, Causeway Street, Portrush

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Regards,

Ryan Brace

Birney Architects