

**SITE VISIT REPORT: Monday 25 November 2024**

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

**LA01/2023/0339/O** Approximately 50m NE of 92 Moneybrannon Road  
Coleraine BT51 3SL

**App Type: Outline**

**Proposal: PROPOSED CLUSTER DWELLING & GARAGE**

**Present: Ald Hunter, Coyle, Boyle, Councillors, McGurk and Watton**

**Officials: J Lundy**

**Comments:** The Officer advised that the site was being assessed under Policy CTY 2a for a dwelling in a cluster. Referring to the policy the officer advised as set out in CTY 2a, policy permits a dwelling at an existing cluster of development provided all the 6 criteria are met.

The officer pointed out the cluster of development of at which 3 are dwellings, that the cluster appears as a visual entity and is associated with the crossroads which is a focal point.

The officer pointed out the site boundaries, hedgerows to the north and west and the open field to the east and south. That it fails to have a degree of enclosure and it is not bounded on at least two sides with other development in the cluster. Members asked if the development on the other side of the road or the existing hedgerows can be used for the purposes of development. The officer referred to the policy and PAC decisions that discount development across roads. The site is not enclosed or bound by development within the existing cluster.

The 5<sup>th</sup> bullet point was the development of the site can be absorbed into the existing cluster through rounding off and consolidation, will not alter character or visually intrude into the open countryside. The officer pointed out the existing cluster and that this site would not meet this criteria due to its removed location would not be considered rounding off and that development of this site would extend development into the countryside.

Members asked if the applicant owned other land. Officer advised that the only land ownership details are as shown on the site location map.

J Lundy 25.11.24