

Planning Committee

Planning Reference LA01/2023/0513/F

In support of planning application.

Points to be raised.

- The proposal is a two storey residential to replace an existing two storey dwelling.
- Causeway Street Lane has approximately 20 of the 24 properties developed from the front street to the rear of Causeway Street Lane.
- We are adjacent to the Church Hall which is significantly larger in scale as with other developments to the rear.
- There is existing apartment development on Causeway Street Lane so this has already established backland development.
- The proposal has been amended twice to address the concerns raised by planning. A. Scale. Roof was reduced and hipped. B. The windows reconfigured to mitigate overlooking from a bedroom window which is less of a concern as with a living space.
- We have no objections from any neighbours.
- NI Water, DFI Roads, and all other statutory bodies have supported the application.
- The planner raised concerns on amenity; however it is well established that the beach and the green space directly in front of the dwelling is within walking distance of the proposal, and is used on all developments within the triangle area of Portrush.
- We do provide adequate refuge for bins, bikes and optional beach accessories with storage.
- The proposal makes great use of a derelict unsafe dwelling with a new building of modest scale.