

SITE VISIT REPORT: MONDAY 26th June 2023

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

10.30 am

LA01/2022/0873/LBC - 8 Cliff Terrace, Castlerock

App Type: Listed Building Consent
Proposal: Retention of as constructed garden room for domestic purposes (ancillary to existing dwelling)

Present: Ald Boyle, Councillor Hunter, Councillor McGurk, Councillor Stewart
Officials S Mathers, R Beringer

Apologies:

Comments:

Visit commenced at the front of the site. Officials commenced the meeting by outlining the reason for the site visit and the development that the proposal seeks to retain. The application is for the retention of the as constructed garden room for domestic purposes. The principle of the development is acceptable in regards to Policy EXT 1 of APPS 7 and Policy BH 11 of PPS 6. There are 11 objections to the proposal and 1 letter of support. Issues raised are in relation to noise, parking, finishes, design, appearance, precedent, privacy and listed buildings.

Committee members and officials present continued to the rear of the property where the proposal is located. Access had been arranged to allow for internal inspection of the proposal. An internal inspection of the garden room was carried out. Internally, at the rear there is an upper platform area with water sports equipment. Below is a carpeted bench area marked for storage. A wc/shower room is located as per the floor plans, with a row of cupboards/worktops which also comprise a sink and undercounter fridge. A desk and chair were present at the southern end with the double doors leading onto the decked area which had patio furniture. Members inspected the accommodation available.

A question was asked with regards to the planning history of the other garage/outbuilding located to the rear of an adjacent property. Officials will confirm this information and advise at the committee meeting.

Elevations are accurate as indicated on the plans. A question was asked regarding the hot tub and officials clarified that this is shown on the block plan. Officials showed members copies of the plans for this proposal.

The planning history of the site was discussed and members were shown copies of the previously approved proposal for the site.

A question was asked as to whether separate permission would be required for use as Air BnB. Officials clarified that the proposal is sought for the retention of the as constructed garden room as ancillary accommodation for the dwelling. Use for any tourism related purposes would be a different consideration. A further question was asked in relation to the use of a condition restricting the use. Officials advised that a recommended condition was attached for consideration in relation to restricting the use for ancillary purposes only. If this condition were applied, planning permission would be required to use the premises for short-term letting.

R Beringer 26/06/2023