

Laura Crawford

From: Lee Kennedy
Sent: 18 April 2024 09:30
To: Planning
Subject: Planning Ref: LA11/2022/0916/RM - Bellany Road - Dillon.
Attachments: PAO_LA01_2021_0195_F_Decision Notice.pdf; PAO_LA01_2021_0195_F_Existing and Proposed Floor Plans.pdf; 22 Cranagh Road.pdf

Hi Laura,

I understand the Planning Committee are due to visit the application site before the Planning Committee on Wednesday the 24th.

On a recent site visit to the application site, we came across this development located on a very prominent roadside site on the main Cranagh Road from Coleraine, 1 km from the application. I attach photographs of the recently constructed building below:

I feel it's pertinent that the Committee Members are made aware of this approval prior to the site visit as it's of similar design, scale and finish to the application site, which is on a superior site, located off a minor road with limited traffic, set back from the roadside behind existing mature field boundaries vegetation within a well-integrated and enclosed site.

I attach planning permission and plans for information purposes and would question how planning officers can approve this development in the countryside but try and refuse our planning application under integration and character.

I trust this is satisfactory. Please can you confirm my request for speaking rights has been accepted on behalf of Mr Dillon.





Kind Regards,

On Behalf of,



LEEKENNEDYPLANNING
CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2021/0195/F**

Date of Application: **17th February 2021**

Site of Proposed
Development:

**22 Cranagh Road
Coleraine**

Description of Proposal:

**Refurbishment and extension of existing dwelling including
roof space conversion to provide additional living
accommodation, new gable/dormer structures and rear
facing first floor balcony**

Applicant: Mr and Mrs Gibson
Address: 22 Cranagh Road
Coleraine
BT51 3NN

Agent: Nigel Jones Architects Ltd
Address: The Studio
330 Seacoast Road
Limavady
BT49 0LA

Drawing Ref: 01A, 02A

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.





Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Dated: 11th August 2021

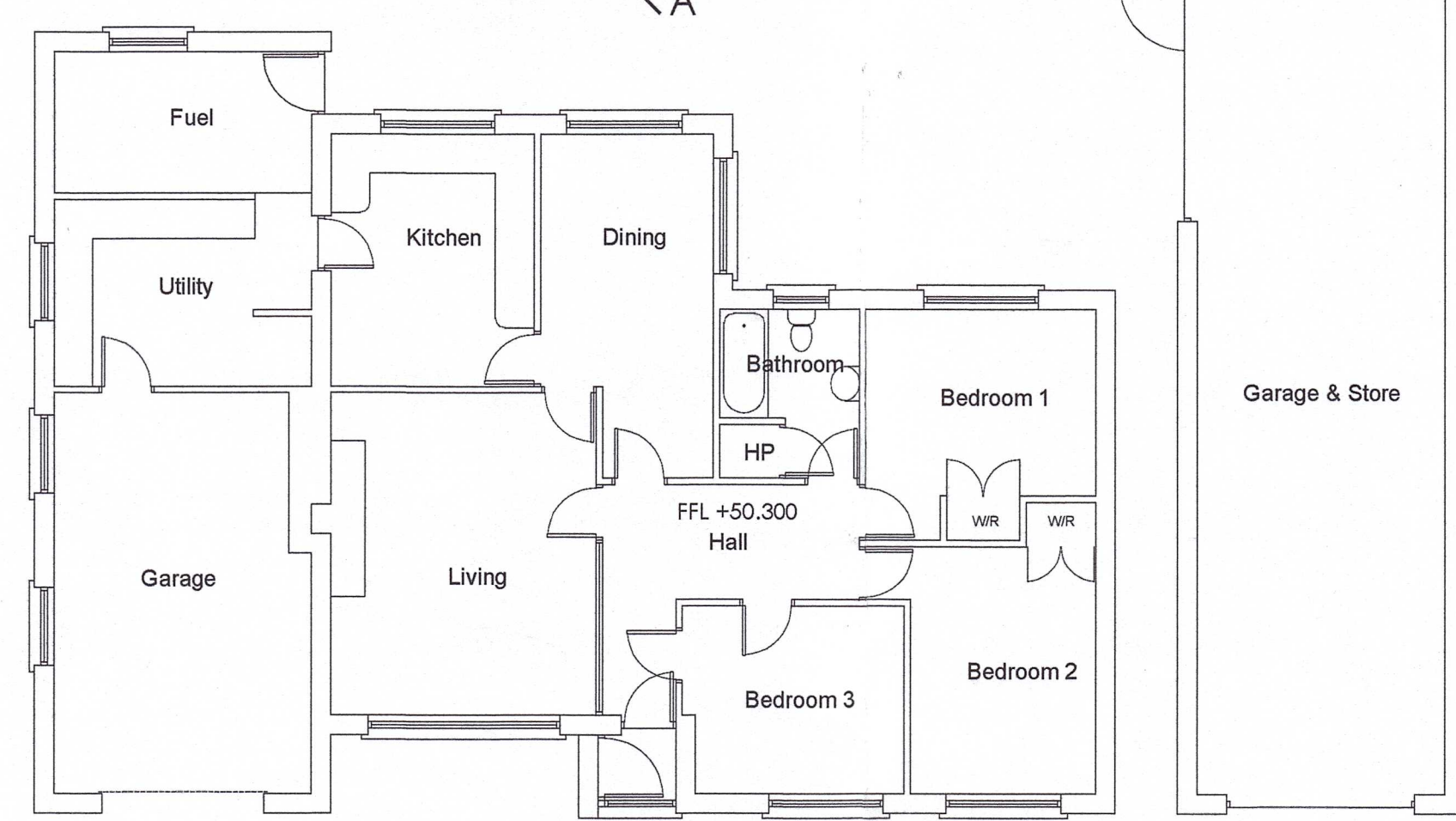
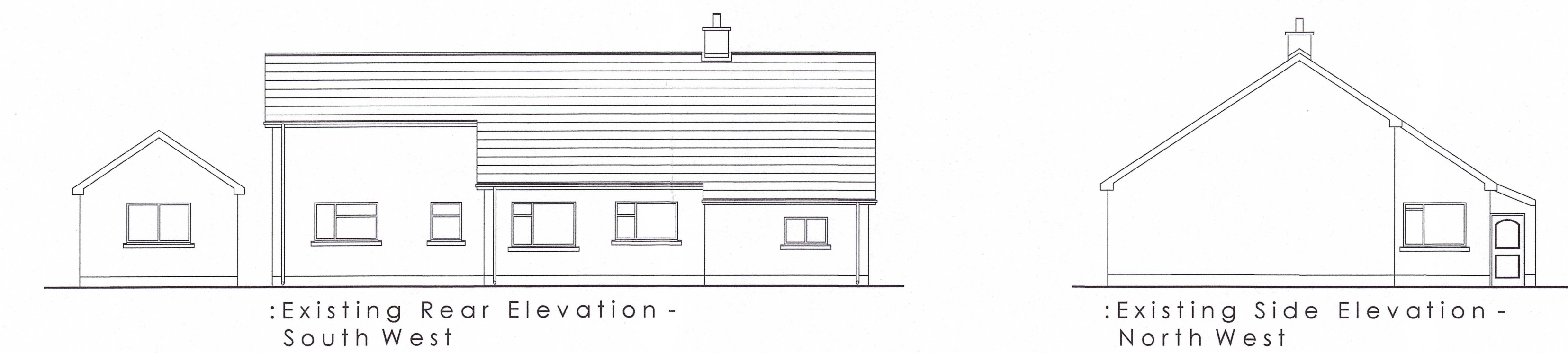
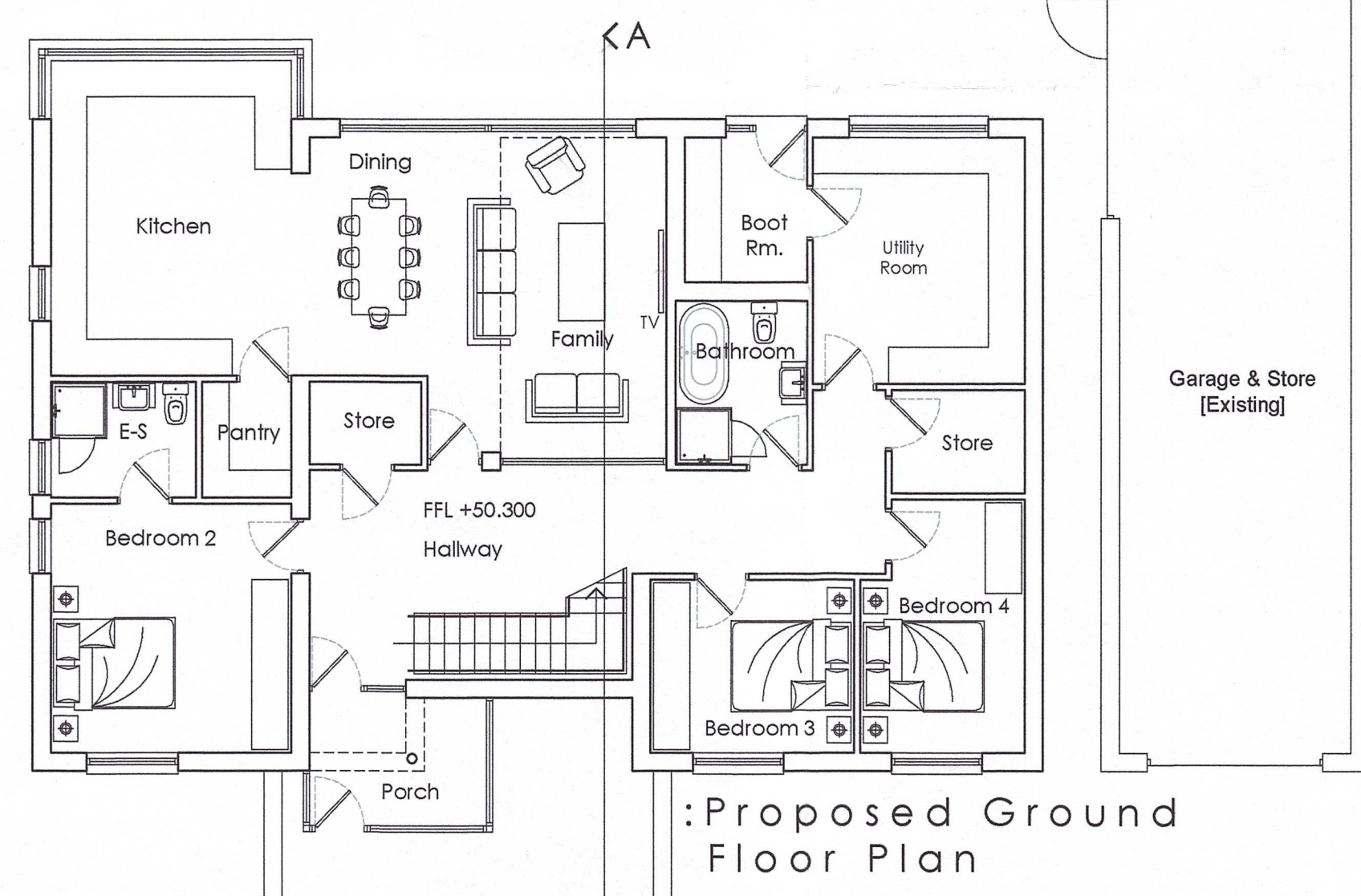
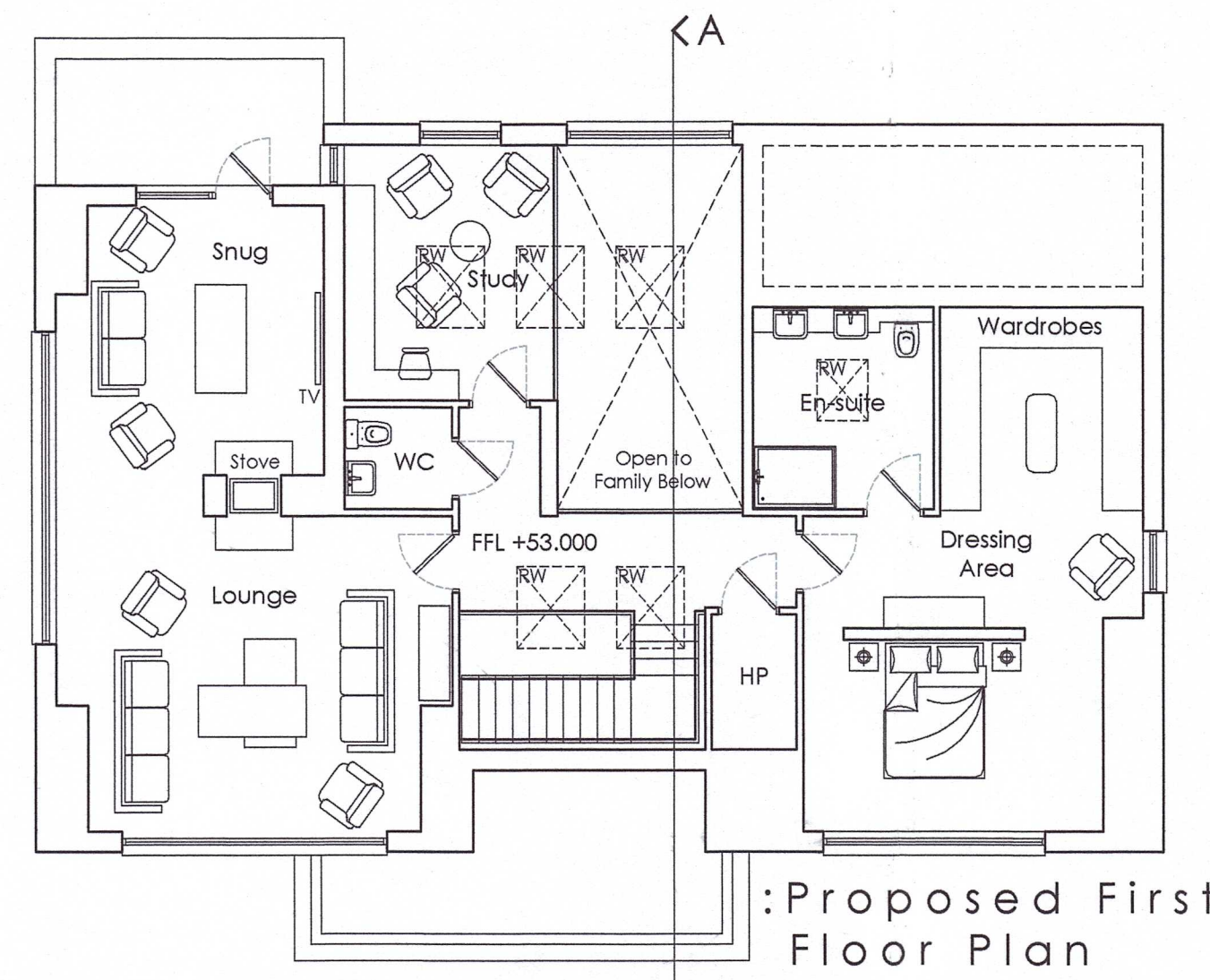
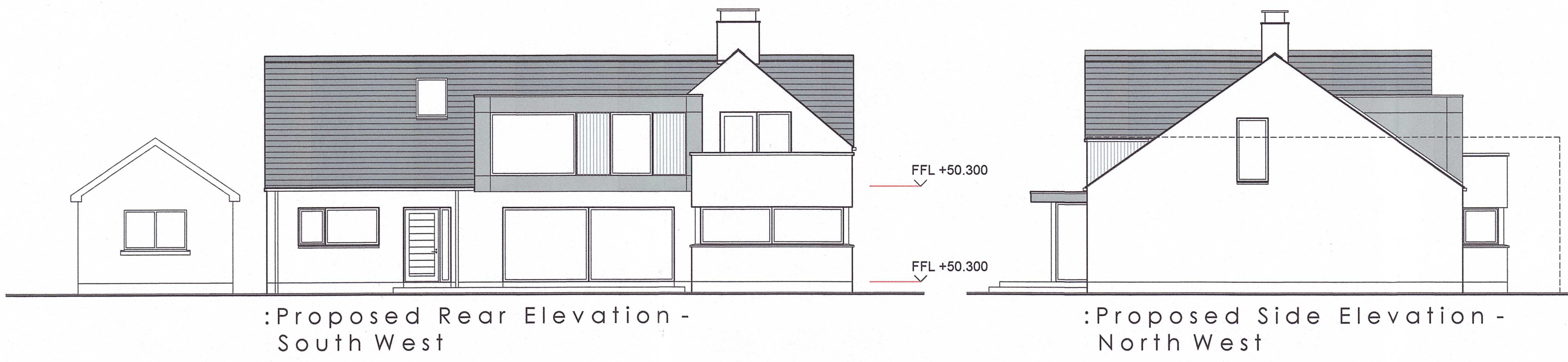
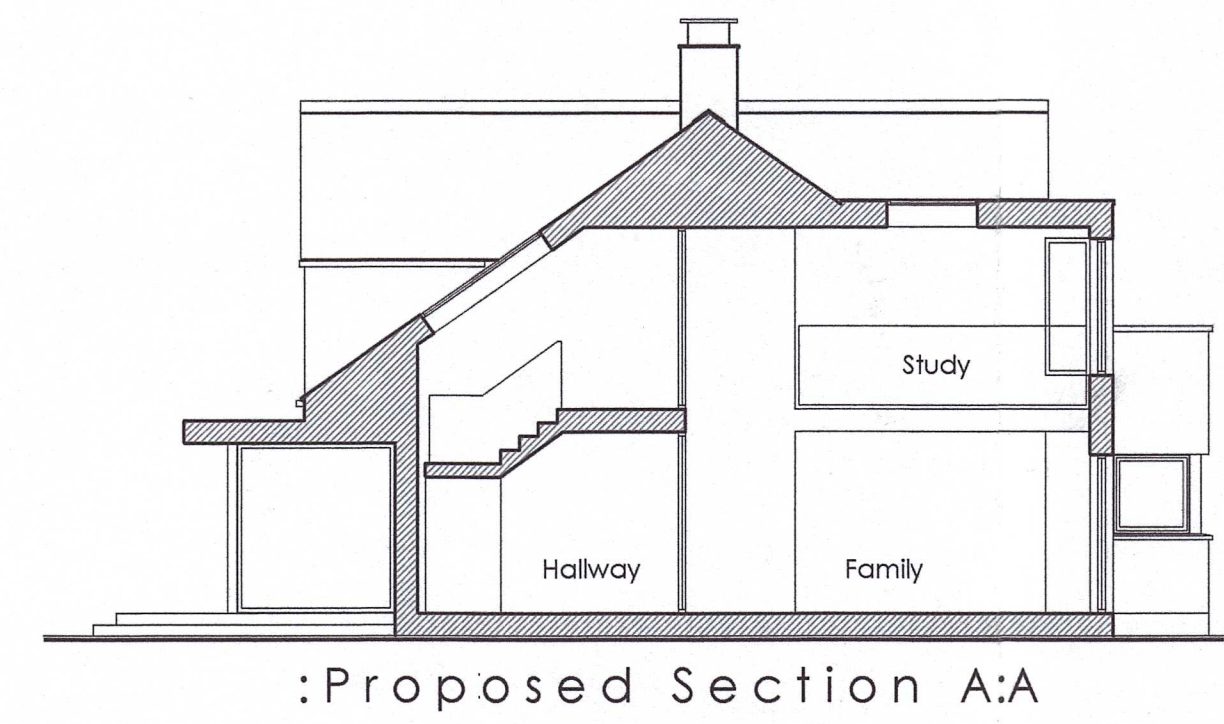
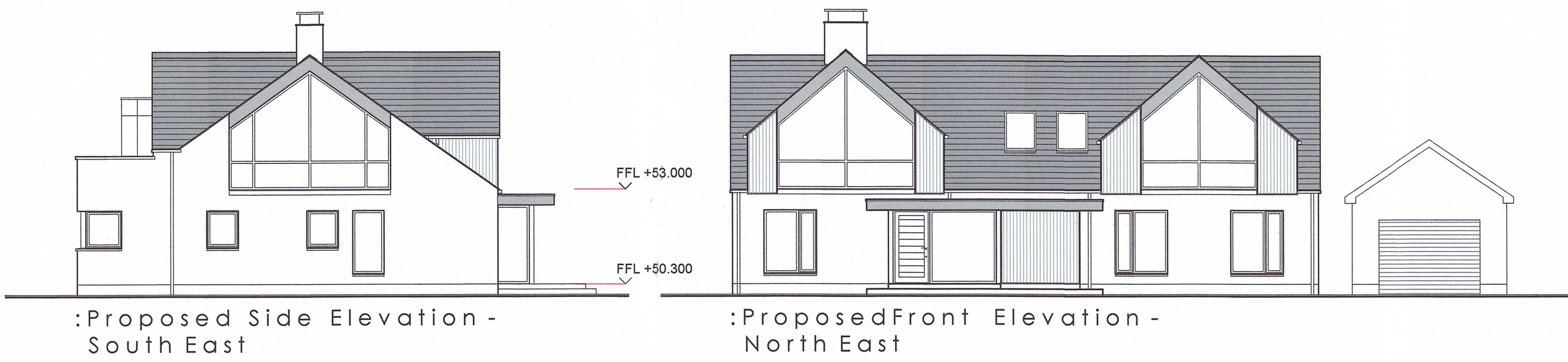
Authorised Officer



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GENERAL NOTES:

Proposed Finishes/Materials:
 Roof Covering:- Natural slate roof covering to pitched roofs.
 Single Membrane Flat Roofing Sheet
 Fascias & Soffit - Folded Seam Zinc Cladding
 Rainwater Goods - PPC Aluminium rectangular profiled gutters and downpipes - Storm Grey
 Walls:
 Main Elevations - Lightly Textured Self-coloured Render - White.
 Render - White.
 Folded Seam Zinc Cladding.
 In-fill Panels - Marley Eternit Equitone Linea - Pebble (Light Grey)
 Window Cills - Pressed Aluminium Polyester Powder Coated - Colour to match windows
 Windows - Aluminium Frames & Casements - Storm Grey.
 Balcony/Terrace Doors - Aluminium Frames & Doors - Storm Grey
 Main Entrance Doors - Bespoke Aluminium Frames & Glazed Doors - Storm Grey



LAD1/2021/0195
 Drawing Number... 02A
 Causeway Coast and Glens Borough Council

Planning Office RECEIVED
 - 7 JUL 2021
 Causeway Coast and Glens Borough Council

A Planning Changes 29.06.21
 No.: REVISION: DATE:

JONES ARCHITECTS

PROJECT No.: 106-20
 PROJECT: EXTENSION + REFURBISHMENT
 22 CRANAGH ROAD
 COLERAINE

DRAWING: PLANNING - EXISTING & PROPOSED FLOOR PLANS + ELEVATIONS

DRAWING No.: AL[PL]02A
 DATE: 12.01.21 SCALE: 1:100@A1

NIGEL JONES ARCHITECTS LIMITED
 THE STUDIO, 330 SEACOAST ROAD,
 LIMAVADY, BT49 0LA
 07742122166
 nigel@jones-architects.co.uk

LA01/2021/0195/F: LARGE SCALE EXTENSION APPROVED AT - 22 CRANAGH ROAD:

