

Addendum 2

LA01/2020/0975/F

1.0 Update

- 1.1 Further information was submitted by the agent on 20th September 2023. This information includes a Supporting Statement, Site Plan and Visualisations of the proposed development.

2.0 Assessment

- 2.1 The Supporting Statement refers to the refusal reasons outlined in Part 10 of the committee report. Refusal reasons 1 & 2 relate to the principle of development. The agent states that the proposal will not contribute to ribbon development as it is clearly bookended on both sides by existing properties. They also contend that there is no ribbon of development due to the amended accesses and that the size, scale, siting and plot sizes are reflective of adjacent development. As stated in the assessment under Part 8 of the committee report, the application is not located within a substantial and continuously built-up frontage and is not an exception under Policy CTY 8 of PPS 21.

- 2.2 Refusal reason 3 states;

The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and part (d) of Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the ancillary access works do not integrate with the surroundings.

Following the submission of an amended access location, it is considered that the proposed new access will integrate satisfactorily in this location. Therefore, this refusal reason no longer applies.

2.3 Refusal reason 4 states that a dwelling on this site would create a ribbon of development along this part of the Lisnagrot Road and would result in a detrimental change to the rural character of the countryside. In the supporting statement, the agent re-iterates that there is no ribbon of development. They refer to the submitted visualisations and suggest that the rural character is maintained by the site boundary along Lisnagrot Road. As stated in paragraph 8.12 of the committee report, the proposal will create a ribbon of development by extending road frontage development along the public road. The proposal is contrary to Policy CTY 14 (part d) of PPS 21.

2.4 A further Site Plan was submitted by the agent. This indicates ancillary buildings located within the curtilage of No. 56 Lisnagrot and No. 6 Druminerick Road. The ancillary buildings have been considered in paragraph 8.6 and 8.7 of the Committee report. The site plan in the supporting statement includes an additional ancillary building at No. 6 Druminerick Rd. It is unclear, on the ground, what these structures are. There is no visual presence of them from along the frontage. All ancillary buildings are set behind a close boarded fence and do not have a frontage onto the road.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the proposed development in accordance with paragraph 1.1 of the Planning Committee report.