



## Supporting Statement

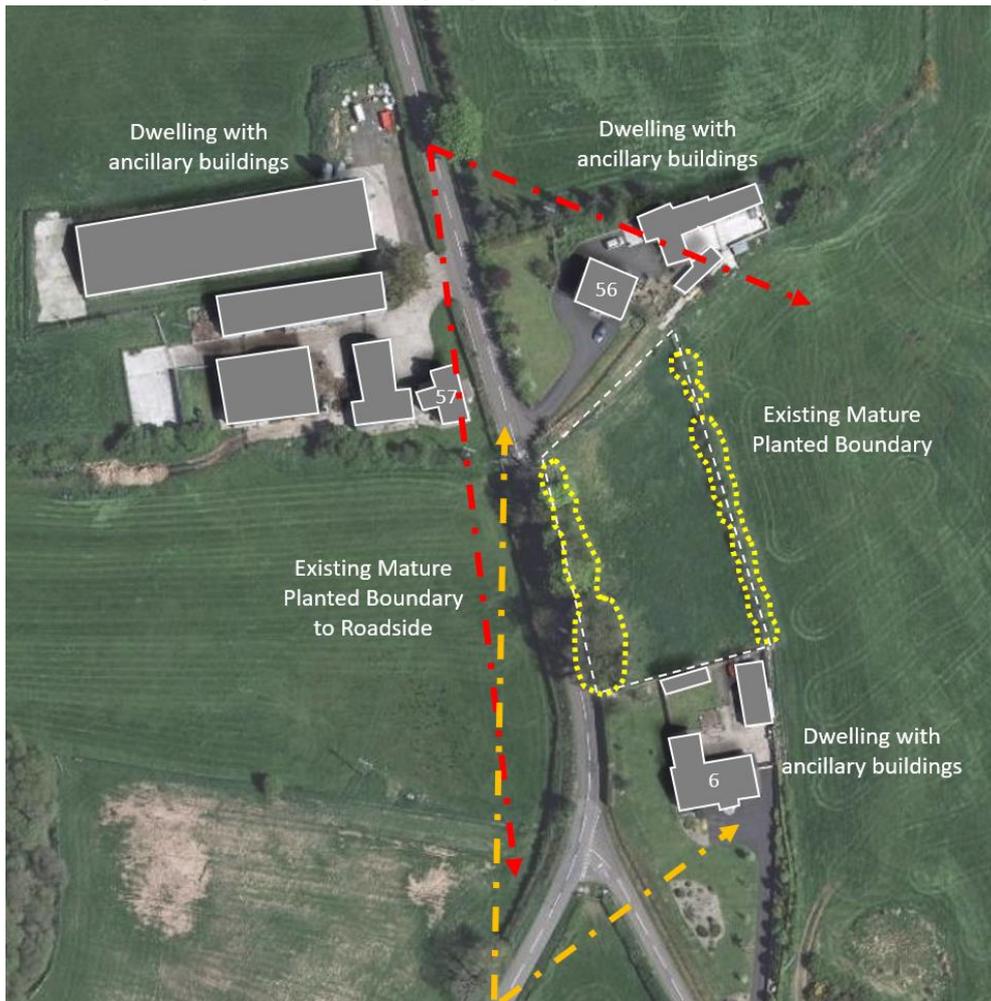
Application Ref: LA01/2020/0975/F  
Description: Planning application for 2no. proposed infill detached dwellings with associated garages and shared access, due south of 56 Lisnagrot Road, Kilrea, Coleraine.

This statement is being provided by way of rebuttal to the suggested reasons for refusal as outlined in the planning case officers report dated November 2022.

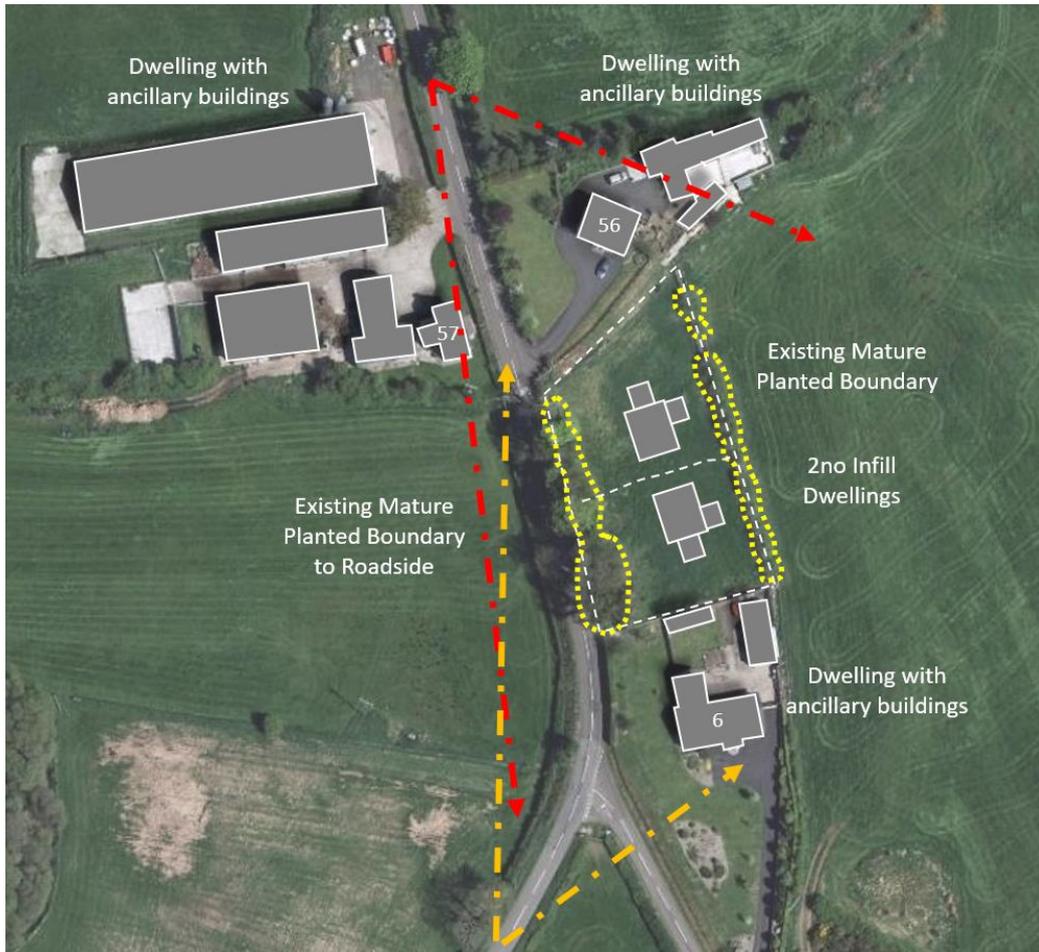
**SUMMARY** – please refer to following pages for photo montages and site plans.

The **core reason** for this refusal is that planning service do not agree that this is a gap/infill site in that there are 3 or more buildings along this stretch of Lisnagrot road.

- We contend – there is no ribbon of development due to the amended access.
- We contend – the site is low lying, and the images reflect no change in character nor HARM – THIS IS SUSTAINABLE DEVELOPMENT IN THE COUNTRYSIDE WHICH IS IN THE SPIRIT OF PLANNING POLICY PPS 21.



Existing site plan



Proposed site plan

## **CASE OFFICERS COMMENTS AND REASONS FOR REFUSAL (NOVEMBER 2022)**

**Refusal reasons 1 & 2 are interlinked and relate to the non-acceptance that this is a GAP SITE.**

### **REASON FOR REFUSAL NO. 1**

*The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.*

### **REBUTTAL**

- PPS 21 was developed as planning policy **to enable** a means of providing sustainable development within the countryside.
- PPS 21 clearly sets out the criteria where development will be granted, all of which, we suggest, this proposal is compliant. The application of planning policy is about balance and should have a position of a sustainable approach.



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- The site is bounded on both sides by detached dwellings and SIGNIFICANT OUTBUILDINGS providing built frontage of 3 OR MORE BUILDINGS onto Lisnagrot Road – THUS CONSTITUTING TO A small gap site.
- The proposal will not contribute to ribbon development as it is clearly bookended on both sides by existing properties. The applicant is an active farmer with children who could avail of the proposed dwellings and thus contribute to the rural community within which they have grown up.

### **REASON FOR REFUSAL NO. 2**

*The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not considered to be an exception under CTY 8 and the proposal would, if permitted, result in the creation of ribbon development along Lisnagrot Road.*

### **REBUTTAL**

Again this links to refusal reason no. 1 .

- Having amended the accesses into the site as shown in the following images, there is no ribbon of development causes through assesses which was the core issue noted by planning service in November 2022.
- Additionally, this site is low lying, and as the visual/ photomontages reflect the site is capable of SUSTAINABLE DEVELOPMENT WITHOUT HARM TO THE CHARACTER OF THE COUNTRYSIDE.
- The Size, scale, siting of the proposed dwellings and their plot sizes are all reflective of adjacent development, thus we suggest it offers continuity of development and will integrate into an already mature site. All things considered; the proposal is wholly in keeping with its surroundings.

### **REASON FOR REFUSAL NO. 3**

*The proposal is contrary to Paragraph 6.70 of the Strategic Planning Policy for Northern Ireland (SPPS) and part (d) of Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the ancillary access works do not integrate with the surroundings.*

### **REBUTTAL**

- Since the time of writing the case officers report the applicant has offered an alternative access point to the development off the Drumimerick side road, thus the site frontage is maintained in its original state and integration with the surroundings is assured. DFI Road service have approved the access proposal onto the Drumimerick Road.

### **REASON FOR REFUSAL NO. 4**

*The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that a dwelling on this site would create a ribbon of development along*

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*this part of Lisnagrot Road and would result in a detrimental change to the rural character of the countryside.*

### **REBUTTAL**

- Again, we reiterate; ribbon development occurs when development extends from an existing line or node point into the countryside. The development proposal contained within this application is bookended on either side by existing properties, thus it is impossible for the ribbon effect to occur. Size, scale, siting of the proposed dwellings and their plot sizes are all reflective of adjacent development, thus we suggest it offers continuity of development and will integrate into an already mature site. All things considered; the proposal is wholly in keeping with its surroundings.
  - We furthermore suggest that the rural character of the area is maintained by the site boundary along the Lisnagrot Road is being maintained and the site is barely perceptible on the approach in either direction. This is very evident in the photo montage images provided overleaf.
  - The proposal will not result in any undue prominence in the landscape, nor create any suburban style of development. The proposal reflects the traditional pattern of development, offers generous plot sizes and has an access point which can be delivered with minimal impact on the surroundings or rural character.
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## Supporting Statement

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Existing View Looking South Along Lisnagrot Road



Proposed View Looking South Along Lisnagrot Road

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## Supporting Statement

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Existing View Looking North East Along Lisnagrot Road & Junction with Drumimerick Road



Proposed View Looking North East Along Lisnagrot Road & Junction with Drumimerick Road

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Existing



Proposed



Client:  
**Barney Kiet**  
**Proposed Dwellings**  
 Site Address:  
 16m South of 16 Lisnagrot Road, Kilrea

ALL FINISHES TO BE CONFIRMED AND APPROVED BY CLIENT FIRST BEFORE ANY ORDERS TAKE PLACE - ROOF TILES, GUTTERS, WINDOWS, WALL FINISH, DOORS, CHIMNEY ETC... ALL TO BE CHECKED AND APPROVED WITH CLIENT.  
 ALL WORKS ON SITE TO BE EXECUTED BY COMPETENT CONTRACTORS IN FULL ACCORDANCE WITH ALL CDM HEALTH AND SAFETY REQUIREMENTS AND REGULATIONS.

ALL DIMENSIONS IN MILLIMETERS. ALL DIMENSIONS TO BE CHECKED ON SITE.  
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 THE COPYRIGHT IN THIS DRAWING REMAINS VESTED WITH MANOR ARCHITECTS AND CANNOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN APPROVAL OF MANOR ARCHITECTS

REV	NOTES	DATE	DRAWN BY	DRAWING TITLE:
			SL	Visualisations
			CHECKED BY	
			JM	Existing & Proposed
			DATE	
			12.09.23	
			SCALE	DRAWING NUMBER:
			NA	<b>19-31-SK1-02</b>



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