

SITE VISIT REPORT: Monday 23rd September 2024

Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)

LA01/2021/0403/F Lands approximately 30m South East of 328 Foreglen Road, Ballymoney, Dungiven

App Type: Full Application

Proposal: Full application for 1no. Dwelling.

Present: Ald Hunter, Coyle, Scott, Cllrs McGurk, Storey, Watton

Officials: J Lundy

Comments: The site was initially viewed adjacent to the junction with the Altmover Road. The Official pointed out the site and the views from the road. Members were advised of the refusal reasons relating to CTY 10 in that it has not been demonstrated that the farm was active over the 6 years. That the proposal sited on the open elevated site, fails to meet with Policies CTY 13 and CTY 14 of PPS 21 failing to integrate and would if approved be unduly prominent.

Members asked if the building sited to cluster with the farm buildings? The location of the farm buildings was shown on the site location plan and the official referred to para 5.41 of CTY 10 which states that if a existing farm group is well landscaped, sites maybe permissible even though the degree of visual linkage between the two is limited.

Members queried the extent of the blue lands and if other sites were considered. The Official showed the site location plan and the blue lands and advised that other sites would be preferable as this was most likely the most visually prominent.

Members then travelled to the site. Views of the site from the Foreglen Road and the A6 were noted. The section of the site was shown in the context of the land form and surrounding vegetation. The site is not enclosed with vegetation and the building will be prominent due to the elevated nature of the site. The elevations of the proposal were shown and the dimensions described as gable depth from 16.3m to 17.2metres and a ridge height of 6.8m above ffl.

Members mentioned if there was a replacement opportunity at the vacant farmhouse and grouping. Members also asked at the farm group, if other siting locations were available. The official pointed to a site set behind the tree line that would integrate and meet with policy and still afford views out of the valley.

The positioning of the over head powerlines were also noted that are in proximity to the north corner of the site. .

The site visit was concluded.

J Lundy

23.9.24