

BUSINESS

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22nd November 2024

Shane Mathers
Principal Planning Manager
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine

Dear Shane,,

RE: LANDS IMMEDIATELY NORTH OF 15 LOUGHERMORE ROAD, BALLYKELLY, LIMAVADY, RESIDENTIAL DEVELOPMENT CONSISTING OF 6NO. DETACHED AND 2NO. SEMI DETACHED DWELLINGS AND GARAGES. ACCESS OFF LOUGHERMORE ROAD CONSTRUCTED IN ACCORDANCE WITH APPROVAL REF: LA01/2018/0106/F

I refer to the above planning application and the November Planning Committee Report published on 20/11/24.

This Report indicates that in terms of Policy QD 1 of PPS7, revision is required due to an unacceptable level of overlooking from a gable bay window on Plot 2.

However, after inspecting the plans I have recently visited the application site and the surrounding area.

It is clear on site inspection that an almost identical plot arrangement has already been approved and is being built directly opposite the appeal site with the dwelling with a bay

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window at Site 20 facing other living room windows at Sites 16 and 17, directly across a private drive.

I also note that the distance between these sites at 12.2m is even less than the 12.57m between Site 2 and Site 24.

I fail to see how if this similar arrangement was previously acceptable to Council directly opposite the application site, it can be now introduced as an issue at this late stage.

I attach below for your information the original approved site layout, the proposed site layout and I have also provided screenshots – **Figures MKA 1 and MKA 2** illustrating the almost identical arrangement opposite. I also attach at **Figure MKA 3** another similar arrangement at Site 12 and site 10.

Considering the previous planning history and that the Council are under a requirement to be consistent in their determination of planning applications and the application of planning policy I do not believe that this objection can be sustained.



Figure MKA 1: LA01/2018/0106/F Approved Layout



Figure MKA 2: LA01/2023/1053/F Proposed Layout

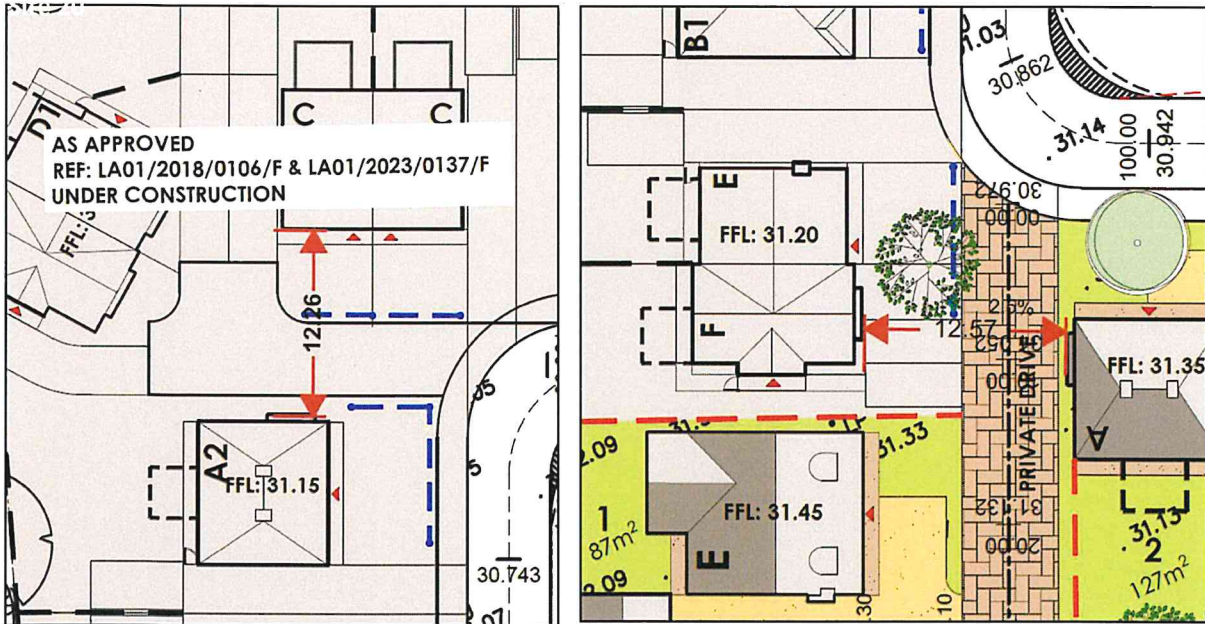


Figure MKA 3: Approved Arrangement at Sites 20 and 17/16 and Proposed Arrangements at Site 2



Figure MKA 4: Photos of Arrangements with Bay Windows on Site 20 facing Sites 17/16

I have also at Fig. 4 attached photographs illustrating the juxtaposition between the bay window and living room windows, which Council deemed acceptable at this location and I believe are also acceptable at the application site.

Moreover, when one looks at the actual floorspace arrangement this proposed bay window on Site 2 is a secondary window to the primary living room, the orientation within the room is away from this window and this is a ground floor living room window facing another ground floor window situation which I believe does not result in any material overlooking.

Therefore, for the reasons set out above I would be grateful if you can remove this objection from the Planning Committee report.

Yours Faithfully,

Matthew William Kennedy MRTPI.

Principal

MKA PLANNING LIMITED.

c.c. Client

Kevin Cartin – Architect

William Orbinson KC.