

SITE VISIT REPORT: MONDAY 22nd March 2021

Committee Members: Alderman Boyle, Duddy, Finlay, S McKillop (Vice Chair), McKeown; Councillors Anderson, Baird, Dallat O'Driscoll (Chair), Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane, Nicholl, Scott

Time 10:30am

LA01/2020/0467/F

App Type: Full application

Proposal: Full application a dwelling with roofspace accommodation.

Present: Councillors Hunter, MA McKillop, McGurk and Nicholl
Officials D Dickson, J McMath

Comments: Viewed site from roadside. Officer presented the submitted plans and identified the site, boundaries and explained site was located within SDL. Officials pointed out character of existing area and outlined refusal reasons that proposal was contrary to PPS7 and addendum to PPS7 in that development did not respect surrounding character, was inappropriate to character and topography, failed to provide a quality residential area and would result in dominance, overlooking and general disturbance.

Officials explained that dwelling was positioned to rear of site, elevated approx. 2.77m above no 11 which be out of character with area and would result in dominance. The orientation and first floor gable windows would result in overlooking. The cut in levels would result in retaining structures on 3 sides failing to provide a quality residential environment. The siting of the dwelling, parking and circulation space would result in general disturbance.

Officials highlighted personal circumstances as outlined in previous and recent correspondence and concluded that they did not outweigh policy objections to the site.

Discussion took place about alternative development to front of site.

Members noted points accordingly.

J McMath 22/03/2021