

Addendum

LA01/2019/0960/F

1.0 Update

1.1 Four further representations have been received. The letters have been uploaded on to the planning portal. The issues raised relate to:

- That the development will have an adverse impact on the Portrush Town Centre
- Therefore is no quantitative need for the application proposals
- The replacement dwelling and reduction in plot size is detrimental to the character of the area and would set a precedent.
- The proposal will have an impact on the residential amenity of No. 4 which shares a boundary with the proposed car park.
- Noise from cars park along the boundary
- Overlooking from the proposed dwelling upper floor windows
- Description of the proposal is mis leading and will result in additional traffic
- Emissions form cars and lorries will have a detrimental impact on health and well being
- Road safety
- Overlooking from lorries.

2.0 Assessment

2.1 The impact on the town centre form the proposal is considered in the Planning Committee report in paragraphs 8.8 to 8.21. Planning policy for retail is set out in the SPPS. Planning employed NEXUS Planning to review the submitted retail impact assessment. NEXUS Planning concluded that Portrush Town Centre is in reasonably good health and that the impacts on Portrush Town Centre are unlikely to reach the level of significantly adverse as required in paragraph 6.291 of the SPPS to warrant refusal.

- 2.2 The replacement dwelling and reduction in the curtilage is considered within paragraphs 8.35 to 8.55 of the Planning Committee Report.
- 2.3 Objections relating to road safety are also addressed in the Planning Committee report in paragraphs 8.64 to 8.65.
- 2.4 in relation to overlooking of the private amenity space from the cabins of lorries. The proposal includes a 1.8 metre high wall on the boundary with the adjacent neighbour with a landscaping buffer. Any lorries are to reverse into the area and will be looking onto the Coleraine Road when parked. A typical transit van is 1.854 m in height measured externally. There are 7 proposed car parking spaces along the boundary, due to the 1.8 high wall and the 5m buffer planting there is no concerns regarding adverse impact by way of overlooking.
- 2.5 Environmental Health have been consulted regarding air quality and any potential impact on human health and well-being that the proposal may have. Environmental Health have raised no concerns relating to this issue. Furthermore Environmental Health Officers will be in attendance at the Planning Committee to answer any queries.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the application in accordance with Paragraph 1.1 of the Planning Committee report.