

Laura Crawford

From: JM Bradley [REDACTED]
Sent: 22 March 2021 12:29
To: Denise Dickson; Shane Mathers
Cc: JM Bradley
Subject: 55 Strand Road



Good afternoon Denise and Shane,

Could I please register an objection to Planning Application LA01/2019/0903/O, 55 Strand Road, Portstewart.

I find the Department's decision to approve difficult to accept as it take no cognisance of future developments emanating from this development like traffic, precedence, lack of social investment and building for investment, not building for need.

I note with interest, the lack of social provision in Portstewart, residents indeed, local people, find it difficult getting onto the property ladder in the town of their birth.

Yet here, once again, we have an application designed for the investor, or second home owner, seeking the pleasure of residing in one of the most picturesque and peaceful areas of Northern Ireland.

Whilst I am aware it is not a planning consideration, I have always expressed an opinion that our coastal towns are being decimated by second home and apartment development, leading to reductions in full time residents, affecting shops, schools and increasing seasonal pressures on our infrastructure.

I note there are 17 Objectors two this development. Have their genuine concerns been addressed?

I don't think so.

Road safety concerns and potential for accidents on this blind corner of at 55 Strand Road, particularly the increased traffic that this apartment development would generate and will have an adverse affect entering and exiting traffic neighbouring properties.

Neighbours, in particular the residents of 53 Strand Road will experience some overshadowing of their garden/tarmac area - loss of light would ensue to these neighbours. (Section 8.30 of the planners report)

I would agree with section 8.34 which has been Brought to my attention, "there would be an element of overlooking of No53 Strand Road." The Department appear to dismiss lack of privacy referencing "views would be of the side garden (of No53) which is not private and open to public views from Strand Road. Public views from the main road are very different from views that multiple prospective residents would have at a 7-12m distance.

An increase in numbers will create noise, I would not agrees with the Department's assessment: general noise within this garden terrace is not considered to be of a greater issue when compared to other gardens in this area.

Strand Road is a residential area, populated by small families, not multiple occupants of several apartments on one site, so this comparison cannot be made.

If planning is passed, this will be a slippery slope toward the entire area of 55 Strand Road, down past Dominican College towards the Diamond to become developed for apartment or second home development.

Apartments on this stretch of the Strand Road do not benefit Portstewart in any way and therefor I wish to record my objection to the Department's approval determination.

Regards,

Maurice.

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