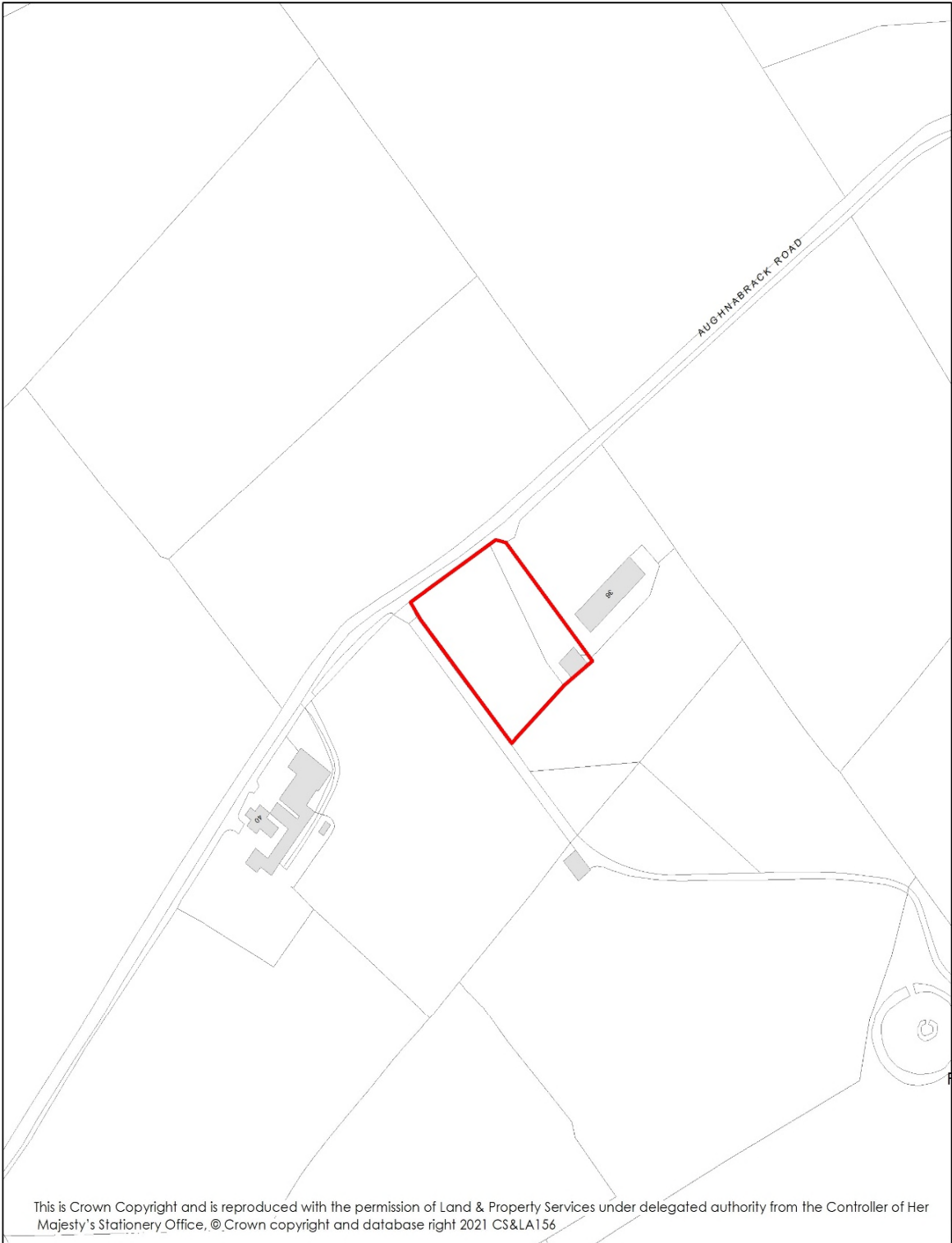


COMMITTEE ITEM	3.9 - Addendum
APPLICATION NO	LA03/2021/0743/F
DEA	THREE MILE WATER
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Retrospective application for raised single storey sunroom extension to rear of existing dwelling.
SITE/LOCATION	21 Shore Road, Greenisland, Carrickfergus, BT38 8UA
APPLICANT	Rosie Brotherston
AGENT	
LAST SITE VISIT	14 th April 2022
CASE OFFICER	Jordan Jenkins Tel: 028 90340411 Email: Jordan.jenkins@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the preparation and publication of the Committee Addendum, additional information has been submitted on behalf of the applicant by McIlldowies Solicitors date stamped 14th April 2022.</p> <p>The information indicates that the most recent plans submitted to the Council were submitted without the applicant's consent. The previous addendum to the application included a recommendation to approve planning permission based on the aforementioned amended plans. As the applicant has indicated that the amendments are not an acceptable scheme, the assessment of the application falls to be considered under the previously submitted scheme as indicated within the original Committee Report.</p> <p>The additional information includes a request to the Planning Committee for a deferral of the application for a period of one month in order to allow the new agent appointed by the applicant to carry out a site visit and prepare any subsequent amendments.</p> <p>As detailed within the original Committee Report, it is considered that the first floor extension as built will have an unacceptable detrimental impact on the privacy and amenity experienced at the neighbouring property, No. 23 Shore Road due to overlooking and loss of privacy. As such the recommendation remains to refuse planning permission as stipulated within the original Committee Report. The reasons for refusal remain as set out within the original Committee Report.</p>	
RECOMMENDATION:	REFUSE OUTLINE PLANNING PERMISSION
PROPOSED REASON FOR REFUSAL:	
<p>1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7 – Residential Extensions and Alterations, in that the sunroom extension if</p>	

permitted would have an unacceptable impact on the privacy and amenity of neighbouring residents by way of overlooking.



Location Map

Reference: LA03/2021/0615/O

Location: 50m west of 36 Aughnabrack Road, Belfast

Proposal: Site for infill dwelling



 Site Boundary

