Property: 183 Old Fort Road/sunlight, outlook or open amenity space

COMMENTS

The design of this 3 bedroomed property has clearly used the internal spaces to their minimum, and although they do conform, in our opinion they provide a cramped design.

Referring to the Development Control Standard No 2. We would argue this development clearly does not obtain the requirements contained within this control document.

It's our view that it does not meet the following requirements, within the document:

(C). It does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

(D). It incorporates adequate standards of residential amenity for the new dwelling(s) in terms of open amenity space, daylight/sunlight, outlook and privacy.

(F). It accords with the standards adopted by the District Planning Authority.

There are a number of spaces not being attained by this development.

2.3 Residential developments, in order to prevent over-development layouts, should not have excessive overall site coverage of buildings and hard surfaced areas.

AMENITY SPACE

3.1 The rear garden of a dwelling provides a private outdoor amenity space for: the cultivation of plants and vegetables; washing to be dried, and hobbies pursued, as well as providing an attractive setting for a dwelling. New dwellings should normally have a rear garden sufficiently large to allow for the possibility of adding small extensions without reducing the garden unacceptably. The main criteria for assessing amenity space are their depth, area, privacy and daylight.

Garden Depth & Area

(3.4) The garden has a maximum depth of 11m and a minimum depth of 1270m. which when calculated falls short of the 65 m2 required. The small side garden of 2.050mm width cannot be included in the calculations as it does not reach over the 3m width required. From our calculations the total m2 attained is 50m2 as calculated from (3.5) criteria

Conclusion:

That the development does not meet the amenity and rear garden space required for approval.

That the development is in our opinion **"Overdevelopment"** as outlined in

C, D and F clauses contained in the Development Control Standard No 2

SPACE AROUND NEW DWELLINGS AND FLATS