

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission Deferred from a Previous Meeting of Coleraine Council



Date of Council Meeting 13 January 2009

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Mr & Mrs T Chan C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL	C/2006/0345/LB	Approval	3 Waterside, Coleraine	Shop signage
2	Mr T Chan C/O Bell Architects Ltd, 76 Main Street, Ballymoney, BT53 6AL	C/2006/0346/A	Approval	3 Waterside, Coleraine	Illuminated shop sign
3	N Glasgow C/O Neu Design Architects, 10 Lodge Road, Coleraine, BT52 1NB	C/2006/0996/F	Approval	2 Harbour Place, Portstewart.	Proposed 5 No.apartment units.
4	Mr & Mrs M Armstrong C/O 79 Moneygran Road, Kilrea, BT51 5L	C/2007/0162/O	Approval	27 Gortfad Road, Gortfad, Garvagh.	Site for replacement of existing cottage.
5	Glasgow C/o Neu Design Activists, 10a Lodge Road, Coleraine, BT52 1NB	C/2007/0385/F	Approval	Nos. 3 & 3a Harbour Place, Portstewart.	Erection of 5 no. apartments

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6	Westbury Properties C/o StudioRogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2007/0491/O	Refusal	Lands at and to the rear of 3, 5, 7, 9, 11 Main Street, Garvagh	Demolition of existing building and construction of a mixed use development comprising of shop unit, terrace townhouses and apartments.
				<p>The proposal is contrary to Policies SP18/DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.</p> <p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</p>	
7	Northbrook Business Park Ltd. C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ	C/2007/0522/F	Approval	93 and 95 Strand Road, Coleraine (access off Laurel Hill)	Proposed redevelopment of site to include 12 no. 2 and a half storey apartments: 8 no. 4 sotrey apartments: 10 no. 2 storey townhouses: 2 no. 2 storey detached & roadway for private streets determination.
8	Dr & Mrs Burns C/o Bell Architects Lts, 65-67 Main Street, Ballymoney, BT53 6AN	C/2007/0593/F	Approval	Site located to 230 Windyhill Road, Coleraine	Replacement dwelling and garage at site located adjacent to 230 Windyhill Road, Coleraine
9	Mr J Craig C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE	C/2007/0675/F	Approval	6 Strandmore Portrush	Replacement 2 storey dwelling
10	Mr & Mrs Creelman C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN	C/2007/0840/F	Approval	152 Castleroe Road Coleraine	Erection of replacement dwelling and garage
11	Mr Khan C/o Nicholas Dallat, 44 Scotstown Road, Ballymena, BT42 4RA	C/2007/0879/LB	Approval	2 Waterside, Coleraine.	Proposed retrospective change of use from sandwich bar to hot food take away.

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12	Muhammed Tasleem Kahn C/o Nicholas Dallat, 44 Scottstown Road, Moorfields, Ballymena, BT42 4RA	C/2007/0919/F	Approval	The Taj Palace Takeaway 2 Waterside Coleraine	Proposed retrospective change of use from sandwich bar to hot food take away
13	Mr M O' Kane C/o NEU Design Activists, 10 Lodge Road, Coleraine, BT52 1NB	C/2007/1074/F	Refusal	2 Upper Heathmount, Portstewart	Replacement dwelling
				The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.	
14	S W Holdings 19 Old Park Road, Ballymena	C/2007/1184/F	Approval	Killowen Street, Coleraine, adjacent to 18 Waterside, Coleraine	Proposed demolition of existing garage/store and erection of town house (three storey) with pedestrian access to Killowen Street, shared with 18 Waterside
				The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.	
15	S W Holding 19 Old Park Road, Ballymena, BT42 1AW	C/2007/1185/LB	Approval	Killowen Street, Coleraine, adjacent to 18 Waterside, Coleraine	Proposed demolition of existing garage and store and erection of proposed town house.
16	T & W Europe C/o Studioroogs, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0036/F	Approval	2, 4, 4A Old Coach Road and 26 & 28 Harryville, Portstewart.	Demolition for existing 4 no. apartments, 2 No. townhouses and 1 No. bungalow, to construct 7 No. units (to include 4 No. apartments and 3 No. townhouses with 7 No. incurtilage car park spaces and private open space).
17	Mr Kelly C/o Robert Gilmour Architects, 2 Laganvale Manor, Stranmillis, Belfast, BT9 5BE	C/2008/0111/F	Approval	Dwelling and garage at a site 220 metres East of No. 43 Knockaduff Road, Aghadowey	Erection of a dwelling.

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18	Shantie & Co Ltd. C/O StudioRogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0221/F	Approval	5 & 7 Seaview Drive North, Portstewart	Proposed redevelopment to provide 3 no. detached dwellings with associated car parking and private amenity.
19	Mr Jg Bradley C/o Bell Architects, 65-67 Main Street, Ballymoney, BT53 6AN	C/2008/0362/F	Refusal	Land adjacent to No. 47 Lisnagrot Road, Kilrea.	Omission of condition 11 on previous planning approval (C/2005/0779/F) to remove the need for a management company with all maintenance and management to be carried out by the future residents as no public communal space will exist following this revision. The proposed removal of the need for a management company and the designation of parking spaces to individual sites would prejudice the safety and convenience of road users in that there would be a shortfall of 4 No. parking spaces.
20	Mr & Mrs Simpson 55 Newbridge Road, Coleraine, BT52 1TR	C/2008/0466/F	Approval	55 Newbridge Road, Coleraine.	renovation, barn conversion and single storey extension of existing dwelling.
21	Mr T Dallat C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY	C/2008/0471/O	Refusal	Approx 31m South West from 115 Grove Road	Proposed new site for dwelling. The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment. The proposal is contrary to Policy DES 2 of the Planning Strategy for Rural Northern Ireland in that the development represents unacceptable tandem development and would adversely impact upon the residential amenity of the semi-detached dwellings to the east. The proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site. The proposed development would, if permitted, prejudice the safety and convenience of road users since it would lead to the removal of the already approved parking / turning for the adjacent approval ref: C/2005/0754/F. The proposed development would, if permitted, prejudice the safety and convenience of road users since it would lead to the removal of the existing parking for No. 276A Craigavole Terrace.

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22	Messrs R Watt & Sons C/o Moore Design, 63 New Row, Coleraine	C/2008/0501/O	Approval	Clintonville Gardens, Garvagh - adjacent to and north of Kathleen Thompson Fold Housing Association	Proposed redevelopment of site to provide 5 No. dwellings
23	Mr K Hamilton 2 Knocktarna Manor, Coleraine, BT52 1HY	C/2008/0514/O	Refusal	Mountsandel Road, Coleraine (Adjacent to 2 Knocktarra Manor)	Site for dwelling and garage
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</p> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.</p>				
24	Mr & Mrs D Melville C/o Montgomery Irwin Architects Ltd, 7 - 9 Stone Row, Coleraine, BT52 1EP	C/2008/0639/F	Approval	Lands 191m south-east of 44 Macilvennon Road, Portrush	Retention of existing vernacular dwelling and incorporation into new development scheme for a private dwelling.
25	Mr & Mrs B J Mc Michael 28 Cloonavin Green, Coleraine, BT52 1RJ	C/2008/0718/F	Refusal	28 Cloonavin Green Coleraine	Change of use from garage and bedrooms to end of terrace town house
	<p>The proposal is contrary to Planning Policy Statement 1: General Principles and Planning Policy Statement 7, Quality Residential Environments, in that the development would, if permitted, fail to provide quality residential environment due to lack of amenity space.</p>				