

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

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



Date of Council Meeting 14 October 2008

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Mr T Butler C/O Smyth & McMurty, 16 Linenhall Street, Limavady, BT49 OHQ	C/2006/0659/F	Approval	39 Millburn Road, Coleraine, BT51 1QT	Alterations and additions to existing dwelling to form 3 No flats
2	Mr T Bulter Smyth & Mc Murty, 16 Linenhall Street, Limavady, BT49 OHQ	C/2006/0705/LB	Approval	39 Millburn Road, Coleraine	Alterations & additions to existing dwelling to form 3 no. flats
3	D Gordon C/o 64 The Promenade, Portstewart	C/2007/0241/LB	Refusal	13 The Diamond, Portstewart.	Wall mounted and projecting signs
	<p>□ The proposal is contrary to Policy BH9 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Environment in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the signs would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural and historic integrity by reason of: □1. Their detail design which is out of keeping with the architectural form design of the building in terms of size, materials and details; □2. The introduction of an unduly prominent and obstructive means of illumination; □3. The creation of a proliferation of designs. □□</p>				
4	Mr & Mrs Sloan 1 Ashbrook Court, Churchland, Coleraine, BT51 3DS	C/2007/0543/O	Refusal	Rear of 1 Ashbrook Court Churchland Coleraine	1 Detached dwelling in rear garden of 1 Ashbrook Court
	<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>				

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5	Mr R O'Neill 1 Cove Hill Park, Coleraine, BT52 1SZ	C/2007/0573/F	Approval	Site adjacent to 1 Cove Hill Park Coleraine	Erection of 2 storey detached 3 bedroom dwelling including relocation of window on adjacent 1 Cove Hill Park
6	Shanton Ltd Coleraine Garden Centre, Dunhill Road, Coleraine	C/2007/0640/F	Refusal	Lands to north side of Dunhill Road, opposite 255-257 Dunhill Road, Macosquin	Proposed totem pole advertisement The proposal is contrary to PPS 17: Control of Outdoor Advertisements; Policy AD1, in that the sign would, if permitted, harm the visual amenity of the rural area reason of its obtrusive and over dominant nature.□
7	Mr A Spence C/o G M Design Associates, 22 Lodge Road, Coleraine, BT52 1NB	C/2007/0687/F	Approval	15 Lansdowne Crescent Portrush	Demolition of rear return of existing building, internal alterations to front section of building and erection of rear extension, to provide 9 apartments with associated car parking
8	C & C Contractors C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2007/0803/RM	Approval	22 & 24 Cambridge Park Coleraine	A residential development of 12 apartments and associated car parking and amenity space
9	Mr T Burke 29 Dullaghy Road, Kilrea, BT51 5XZ	C/2007/0830/O	Approval	Adjacent to 138 Moneydig Road Kilrea	Erection of new dwelling
10	Mr M Clancy C/o Diamond & Hughes Architecture, 77 Main Street, Maghera, BT46 5AB	C/2007/0847/O	Approval	Nos 5 & 7 St Pauls Road Articlave Lower Articlave	Proposed demolition of dwellings Nos 5 & 7 to enable a site of housing development for 6 semi-detached dwellings.

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11	Mr S Wright C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN	C/2007/1191/F	Refusal	Site @ 28 Bushfoot Road, Portballintrae.	Replacement of existing dwelling to provide 2 No. semi-detached dwellings designed to reflect one dwelling.
	<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 applicant has failed to provide adequate access arrangements.</p> <p>The proposed development, if permitted, would create an unacceptable precedent and the potential cumulative impact of similar development would detract from the environmental quality and established character of the surrounding area.</p> <p>Inadequate sewerage capacity.</p>				
12	Scott Hire Ltd 41 Kilrea Road, Coleraine, Garvagh, BT51 5LR	C/2008/0068/F	Refusal	150m N.E of 143 Edenbane Road, Kilrea	Proposed storage unit, office and yard for hire of tools & plant equipment
	<p>The proposal is contrary to paragraph 43 of Planning Policy Statement 4 and Policy IBD 6 of Draft Planning Policy Statement 4, Industry, Business and Distribution in that the proposed use is considered inappropriate in the rural area.</p>				
13	Mr C Dickinson 7 Harryville, Portstewart, BT55 7AU	C/2008/0102/F	Refusal	7 Harryville, Portstewart	Extension to rear of dwelling to provide living and bedroom accommodation and construction of bay window to front
	<p>Contrary to addendum to Planning Policy Statement 7: Residential Extensions and Alterations, in that, the proposed extension has a detrimental impact on residential amenity in that it over dominates the adjoining dwelling.</p>				
14	Mr K Jess 31b Carnreagh, Hillsborough, BT26 6LJ	C/2008/0248/F	Refusal	7 Bushfoot Drive Portballintrae	Two storey extension to front and dormer to rear
	<p>The proposal is contrary to Addendum to Planning Policy Statement 7:- Residential Extensions and Alterations in that the development would, if permitted, would not be subordinate to the existent dwelling and would have an adverse impact upon the local character of the area□□□</p>				
15	Mr T Alderdice 5 Shore Road, Greenisland, BT38 8UA	C/2008/0435/F	Approval	9 Portrush Road, Portstewart.	Replacement dwelling.