

# DEPARTMENT OF THE ENVIRONMENT

## PLANNING (NI) ORDER 1991

### APPLICATIONS FOR PLANNING PERMISSION

**COUNCIL** Coleraine

**Date** 11-Nov-08

**ITEM NO** 1

APPLIC NO C/2006/1109/F Full Date Valid 22/11/2006  
APPLICANT Mr B Lockhart  
APPLIC ADDRESS C/O Dalzell & Campbell, 7 Lodge Road, Coleraine, BT52 1LU  
LOCATION 64 Strand Road, Portstewart.  
PROPOSAL Retention of retaining wall and steps as constructed at re-development of 64 Strand Road, Portstewart including revised boundary wall treatments.  
REPRESENTATION 8 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO** 2

APPLIC NO C/2007/0525/F Full Date Valid 29/05/2007  
APPLICANT Mr C.R. Pollock  
APPLIC ADDRESS 8 Ballybeeny Road, Bready, BT82 0DF  
LOCATION 1,3 & 5 Main Street, Freehall Dunlop, Castlerock  
PROPOSAL 2 No. retail units to ground floor; 2 no. 1 bedroom apartments to first floor; 2 no. 1 bedroom apartments to second floor; provision of 3 no. car-parking spaces to rear of retail units.  
REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 3**

APPLIC NO C/2007/0620/F Full Date Valid 27/06/2007  
 APPLICANT Oakgrange Properties Ltd  
 APPLIC ADDRESS C/o Neu Design Activists, 10 Lodge Road, Coleraine, BT52 1NB  
 LOCATION 10 Dhu-Varren Park Portrush  
 PROPOSAL Proposed development to provide 4 townhouses with discreet parking.  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposed development would, if permitted prejudice the safety and convenience of road users since it is not possible within the application site to provide a 2.4m X 70.0m sight visibility splay on the western side of Dhu Varren / Dhu Varren Park
- 2 The proposed development would, if permitted prejudice the safety and convenience of road users since it is not possible within the application site to provide a 2.0m X 33.0m sight visibility splay to the north west of where the proposed access joins Dhu

**ITEM NO 4**

APPLIC NO C/2007/0683/F Full Date Valid 19/07/2007  
 APPLICANT O' Kane & Devine  
 APPLIC ADDRESS C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52  
 LOCATION 7 The Crescent Portstewart  
 PROPOSAL Redevelopment to provide 8 apartments to the front of the site and 2 apartments to the rear  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 5**

APPLIC NO C/2007/0703/F Full Date Valid 26/07/2007  
 APPLICANT Ms E Rainey  
 APPLIC ADDRESS C/O Agent, MKA Planning, 15 Harpers Quay, Waterside, Derry, BT47  
 LOCATION No. 73 Coleraine Road, Garvagh, Co. Derry  
 PROPOSAL Retention of existing dwelling (Repositioning & Minor amendments to approved house type under, DOE Ref: 2003/0270) & compliance with landscaping conditions.  
 REPRESENTATION 1 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL



**ITEM NO 9**

APPLIC NO C/2007/0919/F Full Date Valid 27/09/2007

APPLICANT Muhammed Tasleem Kahn

APPLIC ADDRESS C/o Nicholas Dallat, 44 Scottstown Road, Moorfields, Ballymena, BT42

LOCATION The Taj Palace Takeaway 2 Waterside Coleraine

PROPOSAL Proposed retrospective change of use from sandwich bar to hot food take away

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION REFUSAL

1 The applicant has failed to provide sufficient information to enable the department to determine this proposal.

**ITEM NO 10**

APPLIC NO C/2007/0950/O Outline Date Valid 08/10/2007

APPLICANT Shivenside Developments

APPLIC ADDRESS C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE

LOCATION 14 Bann Road, Kilrea.

PROPOSAL Redevelopment of site to provide 11 No. houses.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL**ITEM NO 11**

APPLIC NO C/2007/1071/F Full Date Valid 12/11/2007

APPLICANT Mr G Logan

APPLIC ADDRESS C/O MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE

LOCATION 11 Craigaboney Road, Bushmills

PROPOSAL Proposed replacement dwelling

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 12**

APPLIC NO C/2007/1175/RM Reserved Date Valid 11/12/2007

APPLICANT Mr T Pollock

APPLIC ADDRESS C/o 2020 Chartered Architects, 9a Linenhall Street, Ballymoney, BT53

LOCATION Land adjacent to 5 Ballyrock Road Bushmills

PROPOSAL Proposed 1½ storey dwelling with detached garage

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 13**

APPLIC NO C/2007/1185/L Listed Building Date Valid 12/12/2007

APPLICANT S W Holding

APPLIC ADDRESS 19 Old Park Road, Ballymena, BT42 1AW

LOCATION Killowen Street, Coleraine, adjacent to 18 Waterside, Coleraine

PROPOSAL Proposed demolition of existing garage and store and erection of proposed town house.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION REFUSAL

- 1 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.

**ITEM NO 14**

APPLIC NO C/2007/1200/F Full Date Valid 18/12/2007

APPLICANT Mr A Robinson

APPLIC ADDRESS 1 Sconce Road, Articlave, BT51 4UR

LOCATION Development at 4 Stable Lane Castlerock

PROPOSAL Replace existing dwelling and garage with 3no 3 storey town houses

REPRESENTATION 1 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION REFUSAL

- 1 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.
- 2 Unsatisfactory access arrangement.

**ITEM NO 15**

APPLIC NO C/2008/0036/F Full Date Valid 10/01/2008  
 APPLICANT T & W Europe  
 APPLIC ADDRESS C/o Studiorogr, The Egg Store, 1 Mountsandel Road, Coleraine, BT52  
 LOCATION 2, 4, 4A Old Coach Road and 26 & 28 Harryville, Portstewart.  
 PROPOSAL 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  
 REPRESENTATION 4 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 16**

APPLIC NO C/2008/0038/F Full Date Valid 11/01/2008  
 APPLICANT Ckt Developments Ltd.  
 APPLIC ADDRESS C/O Broomhall, 56 Andersonstown Road, Belfast, BT11 9AN  
 LOCATION No's 98 & 100 Strand Road, Portstewart  
 PROPOSAL New pair of semi-detached houses on the site of existing pair of semi-detached houses  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 17**

APPLIC NO C/2008/0080/F Full Date Valid 23/01/2008  
 APPLICANT W.S Holdings  
 APPLIC ADDRESS 19 Old Park Road, Ballymena, BT42 1AY  
 LOCATION 79 Eglinton Street, Portrush  
 PROPOSAL Demolition of existing building and erection of 4 no. apartments  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 18**

APPLIC NO C/2008/0158/RM Reserved Date Valid 20/02/2008

APPLICANT Mr N Martin

APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN

LOCATION Site adjacent to 25b Ballyhacket Road, Castlerock

PROPOSAL Proposed new dwelling & garage. (Change of lands outlined in blue to allow for soakaway)

REPRESENTATION 1 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 19**

APPLIC NO C/2008/0229/RM Reserved Date Valid 13/03/2008

APPLICANT Mr M Mc Ilvar

APPLIC ADDRESS 35 Temple Road, Garvagh

LOCATION 25m north west of 35 Temple Road, Garvagh.

PROPOSAL Replacement of agricultural barn to provide dwelling house.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 20**

APPLIC NO C/2008/0237/RM Reserved Date Valid 19/03/2008

APPLICANT Mr P White

APPLIC ADDRESS 94 Carhill Road, Garvagh, BT51 5PQ

LOCATION Between 94 & 98 Old Carhill Road Garvagh

PROPOSAL New dwelling and garage.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 21**

APPLIC NO C/2008/0265/F Full Date Valid 31/03/2008

APPLICANT Bmc Property Development Ltd

APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ

LOCATION 12 Dhu Varren Park South, Portrush.

PROPOSAL Proposed redevelopment of site to 3 No terraced dwellings and new access to roadway.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION REFUSAL

- 1 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.
- 2 The proposed development would, if permitted prejudice the safety and convenience of road users since it is not possible within the application site to provide a 2.4m X 70.0m sight visibility splay on the western side of Dhu Varren / Dhu Varren Park
- 3 The proposed development would, if permitted prejudice the safety and convenience of road users since it is not possible within the application site to provide a 2.4m X 45.0m sight visibility splay at the Dhu Varren Park / Dhu Varren junction.

**ITEM NO 22**

APPLIC NO C/2008/0291/F Full Date Valid 08/04/2008

APPLICANT Mr R Nesbitt

APPLIC ADDRESS 77 Old Coach Road, Portstewart, BT55 7HW

LOCATION No. 77 Old Coach Road, Portstewart.

PROPOSAL Proposed granny flat extension to side and rear of property.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL**ITEM NO 23**

APPLIC NO C/2008/0306/O Outline Date Valid 10/04/2008

APPLICANT Mr J Blair

APPLIC ADDRESS C/o Fleming Mc Kernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF

LOCATION 87 Glenkeen Road, Aghadowey, Coleraine.

PROPOSAL Replacement two storey dwelling for residential use.

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL





**ITEM NO 30**

APPLIC NO C/2008/0488/F Full Date Valid 16/06/2008  
 APPLICANT Mr & Mrs G Mcallister  
 APPLIC ADDRESS 1 Mill Lane, Castlerock, Coleraine, BT51 4WD  
 LOCATION Site 200 m SW of 15 Artidillon Road, Longs Glebe, Castlerock, Coleraine, Co. Londonderry  
 PROPOSAL Proposed dwelling and double garage to supercede dwelling permitted under C/2005/0409/O  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 31**

APPLIC NO C/2008/0489/F Full Date Valid 16/06/2008  
 APPLICANT Mr P Biggart  
 APPLIC ADDRESS C/O Agent  
 LOCATION 350m South of Leck Orange Hall, Cashel Road, Coleraine  
 PROPOSAL Change of House Type from that approved under application  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 32**

APPLIC NO C/2008/0572/F Full Date Valid 21/07/2008  
 APPLICANT Mr C Mullan  
 APPLIC ADDRESS 9 Prospect Road, Portstewart, BT55 7NF  
 LOCATION Nos. 79 and 81 Main Street, Portrush  
 PROPOSAL Proposed refurbishment and extension of existing shop and flat over with 2nd floor balcony.  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 33**

APPLIC NO C/2008/0574/F Full Date Valid 22/07/2008  
 APPLICANT Telefoncia O2 (Uk) Ltd  
 APPLIC ADDRESS 260 Bath Road, Slough, SL2 4DY  
 LOCATION Portrush Telephone Exchange, Dunluce Avenue, Portrush  
 PROPOSAL Replacement site to include 15m mini macro pole with 302 antennae, 1 x 600mm dia dish, 2G radio equipment cabinets, 1 x 3G radio equipment cabinet & 1 electrical meter cabinet  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 34**

APPLIC NO C/2008/0575/F Full Date Valid 22/07/2008  
 APPLICANT Mrs R Ali  
 APPLIC ADDRESS 23 Avonbrook Gardens, Coleraine, BT52 1NS  
 LOCATION Fab Kabab, 15 Waterside, Coleraine  
 PROPOSAL Proposed replacement shop front to existing take away  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural integrity by reasons of:Its detailed design which is out of keeping with the architiectural form and character of the building in terms of scale, proportions and alignment andThe unsympathetic building techniques which are out of keeping with those found on the building.

**ITEM NO 35**

APPLIC NO C/2008/0576/L Listed Building Date Valid 22/07/2008  
 APPLICANT Mrs R Ali  
 APPLIC ADDRESS 23 Avonbrook Gardens, Coleraine, BT52 1NS  
 LOCATION Fab Kabab, 15 Waterside, Coleraine  
 PROPOSAL Proposed replacement shop front  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

1 The proposal is contrary to Policy BH8 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the alterations would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural integrity by reason of: its detailed design which is out of keeping with the architectural form and character of the building in terms of scale, proportions and alignment and the unsympathetic building techniques which are out of keeping with

**ITEM NO 36**

APPLIC NO C/2008/0587/RM Reserved Date Valid 24/07/2008  
 APPLICANT Mr S Mc Eldowney  
 APPLIC ADDRESS C/O Architectural Services, 5 Drumderg Road, Draperstown, BT45 7EU  
 LOCATION Adjacent to 5 Lismoyle Road, Kilrea  
 PROPOSAL One two storey dwelling house and domestic garage  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 37**

APPLIC NO C/2008/0589/F Full Date Valid 24/07/2008  
 APPLICANT Mr G Kearney  
 APPLIC ADDRESS 97 Carhill Road, Garvagh, BT51 5PQ  
 LOCATION Approx. 40m N.W of 97 Carhill Road, Garvagh  
 PROPOSAL Amended house type as substitute for previously approved  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 38**  
 APPLIC NO C/2008/0594/F Full Date Valid 29/07/2008  
 APPLICANT Mr Gallagher  
 APPLIC ADDRESS 3 Dunluce Park, Portballintrae, BT57 8YZ  
 LOCATION 3 Dunluce Park Portballintrae  
 PROPOSAL 2 storey extension and garage  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 39**  
 APPLIC NO C/2008/0598/RM Reserved Date Valid 29/07/2008  
 APPLICANT Mr M Diamond  
 APPLIC ADDRESS 100 Carhill Road, Garvagh, BT51 5PQ  
 LOCATION East of 15 Laragh Road Swatragh  
 PROPOSAL Proposed dwelling  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 40**  
 APPLIC NO C/2008/0606/RM Reserved Date Valid 01/08/2008  
 APPLICANT Mr G Campbell  
 APPLIC ADDRESS 29 Cullyrammer Road, Garvagh, Coleraine, BT51 4EU  
 LOCATION 100 metres North East of 20 Mayoghill Road, Off Cullyrammer Road,  
 Garvagh  
 PROPOSAL New dwelling & garage  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 41**

APPLIC NO C/2008/0608/F Full Date Valid 04/08/2008

APPLICANT Mr D Mc Goldrick

APPLIC ADDRESS C/O Diamond Architecture, 77 Main Street, Maghera, BT46 5AB

LOCATION 100m North of 6 Tamneyrankin Road, Swatragh

PROPOSAL Proposed change of previous approved (C/2003/1298/F) garage to provide a multi purpose domestic garage &amp; store

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION REFUSAL

1 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that: the proposed garage is not domestic in scale and would, if permitted, be unduly prominent in the landscape.

2 The access arrangements are not in accordance with the previous approval, C/2003/1298/F.

**ITEM NO 42**

APPLIC NO C/2008/0615/F Full Date Valid 04/08/2008

APPLICANT Mr &amp; Mrs Rankin

APPLIC ADDRESS C/o GM Design Associates, 22/24 Lodge Road, Coleraine, BT52 1NB

LOCATION 42 Green Road, Quilly, Coleraine

PROPOSAL Demolition of existing garage and replacement with new garage and

REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
OPINION APPROVAL

**ITEM NO 43**

APPLIC NO C/2008/0619/F Full Date Valid 06/08/2008  
 APPLICANT Mr D Kane  
 APPLIC ADDRESS 63 Ballygawley Road, Garvagh, BT51 4DT  
 LOCATION 63 Ballygawley Road, Garvagh  
 PROPOSAL Proposed 2 no. holiday chalets/fishing lodges - timber cabin style - NITB promotion 1 of/retrospective permission sought - (farm diversification)  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be
- 2 The proposal is contrary to Policy CTY11 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, in that the development would, if permitted result in a build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to the rural character of
- 3 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the development would, if permitted, result in the creation of ribbon development along Ballygawley Road and would therefore adversely affect the visual amenity and character of the countryside.
- 4 The proposal is contrary to Policies SP12 and TOU3 of the Department's Planning Strategy for Rural Northern Ireland in that no special tourist need or exceptional benefit to the tourist industry has been demonstrated to justify a relaxation of the strict planning controls exercised in this countryside.

**ITEM NO 44**

APPLIC NO C/2008/0621/F Full Date Valid 07/08/2008  
 APPLICANT S Sutherland  
 APPLIC ADDRESS 4 Glenmanus Road, Portrush, BT56 8HU  
 LOCATION 4 Glenmanus Road, Portrush  
 PROPOSAL 2 storey rear extension to dwelling to provide garage, utility & shower room on ground floor with 2 no. bedrooms above and also internal  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 45**  
 APPLIC NO C/2008/0627/F Full Date Valid 07/08/2008  
 APPLICANT Mr C Sheilds  
 APPLIC ADDRESS 12 Sandle Village, Coleraine, BT52 1W  
 LOCATION 11 Seaview Drive, Portstewart  
 PROPOSAL Demolish existing dwelling and attached garage and build new dwelling with detached garage. (To include 1st floor balcony).  
 REPRESENTATION 2 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 46**  
 APPLIC NO C/2008/0628/RM Reserved Date Valid 07/08/2008  
 APPLICANT Mr B Mc Ilvar  
 APPLIC ADDRESS C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB  
 LOCATION Adjacent to 14 Gortnamoyagh Road, Garvagh  
 PROPOSAL Proposed dwelling and garage for residential use  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 47**  
 APPLIC NO C/2008/0633/F Full Date Valid 12/08/2008  
 APPLICANT Mr & Mrs Smith  
 APPLIC ADDRESS C/o Space [ ] Architects, 13aThe Diamond, Portstewart, BT55 7EA  
 LOCATION 28 Prospect Road, Portstewart  
 PROPOSAL Residential redevelopment as 2 no. semi-detached dwellings  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 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.
- 2 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.
- 3 The proposed development, if permitted, would create an unacceptable precedent and the potential cumulative impact of similar development would detract from the environmental quality, residential amenity and established character of the surrounding



**ITEM NO**           **51**  
**APPLIC NO**           C/2008/0643/A      **Advertisement**      **Date Valid**      14/08/2008  
**APPLICANT**           Alliance Boots  
**APPLIC ADDRESS**    Boots Group Plc, Thane Road, Beeston, NG2 3AA  
**LOCATION**             26 - 28 Church Street, Coleraine  
**PROPOSAL**            Shop sign and projecting sign  
**REPRESENTATION**    0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**             APPROVAL

**ITEM NO**           **52**  
**APPLIC NO**           C/2008/0654/A      **Advertisement**      **Date Valid**      20/08/2008  
**APPLICANT**           Gilpin Farm Machinery  
**APPLIC ADDRESS**    C/o GM Design Associates, 22 Lodge Road, Coleraine, BT52 1NB  
**LOCATION**             234B Drumcroone Road, Coleraine  
**PROPOSAL**            Free standing double sided sign  
**REPRESENTATION**    0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**             APPROVAL

**ITEM NO**           **53**  
**APPLIC NO**           C/2008/0656/F      **Full**                    **Date Valid**      20/08/2008  
**APPLICANT**           Mr A Semple  
**APPLIC ADDRESS**    37 Hopefield Avenue, Portrush  
**LOCATION**             37 Hopefield Avenue, Portrush  
**PROPOSAL**            Proposed ground floor extension to rear and extending first floor  
accomodation into proposed extension roofspace  
**REPRESENTATION**    0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**             APPROVAL







**ITEM NO**            **63**  
**APPLIC NO**            C/2008/0684/RM    Reserved                            Date Valid    27/08/2008

**APPLICANT**            Mr T Mc Eldowney

**APPLIC ADDRESS**    C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN

**LOCATION**                5 Lismoyle Road, Kilrea

**PROPOSAL**            Site for replacement dwelling and detached double garage to comply with conditions set out in outline planning permission ref: C/2005/0621/O

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **64**  
**APPLIC NO**            C/2008/0685/RM    Reserved                            Date Valid    27/08/2008

**APPLICANT**            Mr T Brown - Kerr

**APPLIC ADDRESS**    23 Circular Road, Castlerock, BT51 4XA

**LOCATION**                Site opposite 25B Shanlongford Road, Ringsend, Coleraine

**PROPOSAL**            Proposed dwelling

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **65**  
**APPLIC NO**            C/2008/0686/F      Full                                    Date Valid    29/08/2008

**APPLICANT**            North Eastern Education & Library Board

**APPLIC ADDRESS**    County Hall, Ballymena, BT42 1HN

**LOCATION**                Gorran Primary School, 2 Gorran Road, Blackhill, Coleraine

**PROPOSAL**            Provision of 1 No. 8.85m wide x 4m high ballstop fencing behind goal posts at North side of football field

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO 66**

APPLIC NO C/2008/0695/O Outline Date Valid 01/09/2008  
 APPLICANT Mr R Tannahill  
 APPLIC ADDRESS 87 Killeague Road, Kinnyglass, Coleraine, BT51 4NP  
 LOCATION On southern boundary of 91 Killeague Road, Kinnyglass, Coleraine  
 PROPOSAL Proposed new single storey dwelling and detached garage  
 REPRESENTATION 2 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.
- 2 The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not integrate into this area of the countryside.
- 3 The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside in that the development would, if permitted, result in the creation of ribbon development along Killeague Road and would therefore adversely affect the visual amenity and character of the countryside.

**ITEM NO 67**

APPLIC NO C/2008/0697/F Full Date Valid 03/09/2008  
 APPLICANT Mrs M Mc Loughlin  
 APPLIC ADDRESS 16 Gortnamoyagh Road, Garvagh, BT51 5HA  
 LOCATION (to the south) In the farmyard of 16 Gortnamoyagh Road, Garvagh  
 PROPOSAL Retention of general purpose cattle shed  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 68**

APPLIC NO C/2008/0698/RM Reserved Date Valid 02/09/2008  
 APPLICANT Mr & Mrs J Dempsey  
 APPLIC ADDRESS C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN  
 LOCATION Land 70m East of No. 27 Drumeil Road, Aghadowey  
 PROPOSAL Two storey dwelling and detached garage.  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL





**ITEM NO**            **75**  
**APPLIC NO**            C/2008/0707/F            Full                            Date Valid    08/09/2008  
**APPLICANT**            N I E  
**APPLIC ADDRESS**    Pennybridge Industrial Estate, Ballymena, BT42 3HB  
**LOCATION**                300m N.E. of 39 Brone Road Garvagh  
**PROPOSAL**                11Kv supply  
**REPRESENTATION**      0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **76**  
**APPLIC NO**            C/2008/0708/F            Full                            Date Valid    08/09/2008  
**APPLICANT**            N I E  
**APPLIC ADDRESS**    Pennybridge Industrial Estate, Ballymena, BT42 3HB  
**LOCATION**                240m North East of 10 Cam Road Coleraine  
**PROPOSAL**                11Kv supply  
**REPRESENTATION**      0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **77**  
**APPLIC NO**            C/2008/0716/F            Full                            Date Valid    10/09/2008  
**APPLICANT**            Miss D Gilkinson  
**APPLIC ADDRESS**    87 Central Avenue, Portstewart  
**LOCATION**                Adjacent to 85, 87 & 89 Central Avenue, Portstewart  
**PROPOSAL**                Garage and loft storage  
**REPRESENTATION**      0 Objection      0 Suppor      0      Petition of            0 Support Petitions  
**OPINION**                REFUSAL

- 1        The proposed development is unacceptable as it represents over-development of the
- 2        The proposed garage does not meet minimum requirements for vehicular use.

**ITEM NO 78**

APPLIC NO C/2008/0718/F Full Date Valid 09/09/2008  
 APPLICANT Mr & Mrs B J Mc Michael  
 APPLIC ADDRESS 28 Cloonavin Green, Coleraine, BT52 1RJ  
 LOCATION 28 Cloonavin Green Coleraine  
 PROPOSAL Change of use from garage and bedrooms to end of terrace town house  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION REFUSAL

- 1 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

**ITEM NO 79**

APPLIC NO C/2008/0720/F Full Date Valid 09/09/2008  
 APPLICANT Vodafone U K Ltd  
 APPLIC ADDRESS C/o Mono Consultants Limited, 2-4 Wellington Street, Belfast, BT1 6HT  
 LOCATION Field adjacent to 20 Atlantic Road Coleraine  
 PROPOSAL Telecommunications development consisting of the installation of 1 10m high monopole, 3 antenna (2.9m high) 10.3 diameter dish, 1 3107 equipment cabinet and 1 electrical cabinet all within a 2.1 high, 8m by 4m palisade fence compound  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 80**

APPLIC NO C/2008/0721/F Full Date Valid 10/09/2008  
 APPLICANT Mr & Mrs J Mc Fadden  
 APPLIC ADDRESS 48A Liscall Road, Garvagh, BT51 5ER  
 LOCATION 48A Liscall Road Garvagh  
 PROPOSAL One storey rear and two storey side extensions to dwelling  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO**           **81**  
**APPLIC NO**           C/2008/0722/O      Outline                            Date Valid    10/09/2008  
**APPLICANT**           Mr B Hutchinson  
**APPLIC ADDRESS**    C/o S W Atkinson, 18 Milltown Road, Ballymoney, BT53 6LF  
**LOCATION**             10 Drumagully Road Castlerock  
**PROPOSAL**            Proposed replacement dwelling and garage  
**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of                    0 Support Petitions  
**OPINION**             APPROVAL

**ITEM NO**           **82**  
**APPLIC NO**           C/2008/0724/F      Full                                Date Valid    12/09/2008  
**APPLICANT**           Mr & Mrs A Marks  
**APPLIC ADDRESS**    84 Millbank Avenue, Portstewart, BT55 7DG  
**LOCATION**             84 Millbank Avenue Portstewart  
**PROPOSAL**            Single storey side extension to dwelling to provide craftroom, storage  
and W.C.  
**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of                    0 Support Petitions  
**OPINION**             APPROVAL

**ITEM NO**           **83**  
**APPLIC NO**           C/2008/0725/F      Full                                Date Valid    12/09/2008  
**APPLICANT**           Mr & Mrs Campbell  
**APPLIC ADDRESS**    1 Central Avenue, Portstewart  
**LOCATION**             1 Central Avenue, Portstewart  
**PROPOSAL**            2 Storey rear extension with balcony to first floor on existing dwelling  
**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of                    0 Support Petitions  
**OPINION**             APPROVAL

**ITEM NO** 84  
**APPLIC NO** C/2008/0732/RM Reserved Date Valid 16/09/2008  
**APPLICANT** Mr T Madden  
**APPLIC ADDRESS** 48 Drumane Road, Kilrea, Coleraine, BT51 5XQ  
**LOCATION** Site opposite No. 20 Drumane Road, Coleraine  
**PROPOSAL** Proposed new dwelling and garage  
**REPRESENTATION** 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
**OPINION** APPROVAL

**ITEM NO** 85  
**APPLIC NO** C/2008/0745/F Full Date Valid 19/09/2008  
**APPLICANT** Mr N Morton  
**APPLIC ADDRESS** C/o Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF  
**LOCATION** 58 Bayhead Road Portballintrae  
**PROPOSAL** Extension to existing dwelling  
**REPRESENTATION** 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
**OPINION** APPROVAL

**ITEM NO** 86  
**APPLIC NO** C/2008/0749/RM Reserved Date Valid 23/09/2008  
**APPLICANT** Mr W Taylor  
**APPLIC ADDRESS** C/o Hunter Associates, 8 Charlotte Street, Ballymoney, BT53 6AY  
**LOCATION** Approx 410m South East of 56 Cashel Road Coleraine  
**PROPOSAL** Proposed new dwelling  
**REPRESENTATION** 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
**OPINION** APPROVAL

**ITEM NO**            **87**  
**APPLIC NO**            C/2008/0760/RM    Reserved                            Date Valid    25/09/2008

**APPLICANT**            Messrs Mc Eldowney

**APPLIC ADDRESS**    C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN

**LOCATION**                Site adjacent to 5 Lismoyle Road Kilrea

**PROPOSAL**             Site for replacement dwelling and detached single garage to comply with conditions set out in outline planning permission ref C/2005/0624/O

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **88**  
**APPLIC NO**            C/2008/0762/F    Full                                    Date Valid    26/09/2008

**APPLICANT**            Mrs S Mc Allister

**APPLIC ADDRESS**    402 Masteragwee Crescent, Articlave, Coleraine, BT51 3NU

**LOCATION**                402 Masteragwee Crescent Articlave Coleraine

**PROPOSAL**             Ground floor and first floor disabled facilities bedroom, bathroom and lift rear extension

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO**            **89**  
**APPLIC NO**            C/2008/0763/F    Full                                    Date Valid    26/09/2008

**APPLICANT**            Ms L Blackwood

**APPLIC ADDRESS**    51 Station Road, Portstewart, BT55 7HH

**LOCATION**                51 Station Road Portstewart

**PROPOSAL**             Single storey extension to front of dwelling with balcony above

**REPRESENTATION**    0 Objection    0 Suppor    0    Petition of            0 Support Petitions  
**OPINION**                APPROVAL

**ITEM NO 90**  
 APPLIC NO C/2008/0769/F Full Date Valid 29/09/2008  
 APPLICANT Mr R Martin  
 APPLIC ADDRESS C/o Agent, 25A Dowgry Road, Clough, Ballymena, BT44 9SB  
 LOCATION 12 Kiltinny Park Macosquin Coleraine  
 PROPOSAL Proposed replacement of single storey dwelling with two storey house and detached garage  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 91**  
 APPLIC NO C/2008/0771/F Full Date Valid 30/09/2008  
 APPLICANT Mr J Murray  
 APPLIC ADDRESS C/o W J Dickson, Chartered Architects, 73 Catherine Street, Limavady, BT49 9DA  
 LOCATION 73 Mullaghacall Crescent Portstewart  
 PROPOSAL Single storey gable extension to 2 storey dwelling for disabled person  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL

**ITEM NO 92**  
 APPLIC NO C/2008/0783/F Full Date Valid 01/10/2008  
 APPLICANT Ms A Young  
 APPLIC ADDRESS 17 Loguestown Park, Coleraine, BT52 2HR  
 LOCATION 17 Loguestown Park, Coleraine  
 PROPOSAL Single storey rear/side extension  
 REPRESENTATION 0 Objection 0 Suppor 0 Petition of 0 Support Petitions  
 OPINION APPROVAL