

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Coleraine Council

Date of Council Meeting 14-Oct-08



	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Mr & Mrs T Kernohan 11 Quarterland Road, Dundrod, Co Antrim, BT29 4TU	C/2006/0845/F	<b>Approval</b>	3 Cliff Terrace, Castlerock	Refurbishment & extension
2	Mr Kernohan 11 Quarterland Road, Dundrod	C/2006/0847/LB	<b>Approval</b>	3 Cliff Terrace, Castlerock	Refurbishment and extension
3	Mr D Gordon c/o 64 The Promenade, Portstewart, BT55 7AF	C/2006/1081/A	<b>Refusal</b>	13 The Diamond, Portstewart	Shop sign with projecting sign above
	Contrary to PPS6 - unacceptable impact on listed building				
4	Mr D Byrne 20 Glen Road, Garvagh, BT51 5BY	C/2007/0101/F	<b>Approval</b>	Adjacent to 20 Glen Road, Garvagh.	Site for shooting target range.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
5	Mr W Mccollum C/o NEU Design Activists, 10a Lodge Road, Coleraine, BT52 1NB	C/2007/0327/F	<b>Approval</b>	Lands 200m North East of 44 Cranagh Road, Coleraine.	Retiring farmers dwelling to occupy site of existing cattle barn.
6	Mrs N Doherty C/o Diamond & Hughes Architecture, 77 Main Street, Maghera, BT46 5AB	C/2007/0752/O	<b>Refusal</b>	Nos. 18-22 Lisnagrot Road, Kilrea	Proposed demolition of two existing properties to provide lands for the development of 4 no. semi-detached dwellings and 18 no. apartments for residential purposes.
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.					
7	N M Developments 1A Agherton Village, Coleraine Road, Portstewart, BT55 7HP	C/2007/0823/F	<b>Approval</b>	164 Coleraine Road Portstewart	Erection of boundary walls/fences to facilitate execution extant planning approval C/2004/1335/F (partly constructed)
8	D Curry C/o Bell Architects Ltd, 65-67 Main Street, Ballymoney, BT53 6AN	C/2007/0856/F	<b>Approval</b>		Proposed revised access to PAC approval Ref: 2004/A642
9	Northbrook Business Park Ltd C/o Kevin Cartin Architect, Unit 5 Belmont Office Park, 232 - 240 Belmont Road, Belfast, BT4 2AW	C/2007/0909/F	<b>Approval</b>	Site located on Cairn Road to the East of 1-4 Greystone Park Coleraine	Proposed site for residential development consisting of 6 semi-detached and 6 townhouses with associated access road and landscaping

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
10	Mr W Moore C/o MI Architects, Rathgael Chambers, 10 The Diamond, Coleraine, BT52 1DE	C/2007/1012/F	<b>Refusal</b>	16 - 19 Kerr Street Portrush	Demolition of existing properties to provide 16 apartments and 4 townhouses
				<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> <p>The proposal is contrary to Policy ATC 1 of the Department's Addendum to Planning Policy Statement 6 (PPS 6): Areas of Townscape Character in that the development would, if permitted, result in the unacceptable demolition of a building that makes an important contribution to the Area of Townscape Character.</p> <p>The proposal is contrary to Policy ATC 2 of the Department's Addendum to Planning Policy Statement 6 (PPS 6): Areas of Townscape Character in that the development would, if permitted, adversely affect the character and built form of the area.</p>	
11	University Of Ulster Coleraine C/o R Robinson & Sons, Albany Villas, 59 High Street, Ballymoney, BT53 6BG	C/2007/1028/O	<b>Approval</b>	University of Ulster Ballywillan Road Portrush	Proposed housing development
12	Spacecraft Property Ltd C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2007/1095/F	<b>Approval</b>	8 St. Patricks Avenue, Coleraine.	Demolition of existing dwelling and garage to provide new residential development of 1 No. terraced dwelling and 5 No. apartments with associated car parking and amenity (amended proposal).
13	Mr N Henderson C/o Diamond Design Studio, 2d The Diamond, Ballycastle, BT54 6AW	C/2007/1107/RM	<b>Approval</b>	Lisnachrin Road, Garvagh.	New dwelling & garage

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>14</b>	Mr & Mrs M Roxborough C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB	C/2007/1130/O	<b>Approval</b>	21 & 23 Moneybrannon Road Clarehill Aghadowey	Site for 2 replacement dwellings.
<b>15</b>	S W Holdings 19 Old Park Road, Ballymena	C/2007/1184/F	<b>Refusal</b>	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.				
<b>16</b>	Trolan Brothers Fuel Oils C/o GM Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB	C/2007/1217/F	<b>Approval</b>	Lands at Trolan Brothers Fuel Oils 36 Northbrook Industrial Estate Newmills Road Coleraine	Installation of 5 additional fuel oil storage tanks
<b>17</b>	Hightown Enterprises Ltd C/o Fleming McKernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF	C/2008/0035/F	<b>Approval</b>	77 Lodge Road, Coleraine.	Replacement dwelling (two storey private dwelling) with detached double garage (amended plans received).
<b>18</b>	Mr & Mrs M & T Scullion C/o Vision Design, 5b Rainey Street, Magherafelt, BT45 5DA	C/2008/0065/F	<b>Approval</b>	Craig Vara Cottage, 6 Craig Vara Terrace, Portrush	Proposed replacement dwelling

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
19	P O' Connell C/o Fleming Mc Kernan Associates, 1 Upper Abbey Street, Coleraine, BT52 1BF	C/2008/0109/F	<b>Approval</b>	65 Millburn Road, Coleraine	Extension to existing dental surgery (single storey side extension)
20	Specsavers Opticians 11 Kingsgate Street, Coleraine, BT52 1LB	C/2008/0141/A	<b>Approval</b>	Specsavers Opticians, 11 Kingsgate Street, Coleraine	Fascia panel & logo
21	Mr F Kearney 11 Magheramore Road, Garvagh	C/2008/0160/F	<b>Refusal</b>	11 Magheramore Road, Garvagh	Proposed alterations to approved house type & retention of detached garage
				The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, in that the proposed dwelling is a prominent feature in the landscape as the proposed site lacks long established natural boundaries for the building to integrate into the landscape and the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. □□□	
22	C & E Developments C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN	C/2008/0172/F	<b>Refusal</b>	Site 31e Hazelbank Road Coleraine	Provision of 33 No 2 bed apartments and associated parking in underground level
				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.  Contrary to PPS8 - no useable amenity space provided  The proposal is contrary to Policy OS2 of Planning Policy Statement 8, Open Space, Sport and Outdoor Recreation in that the development has failed to provide adequate useable amenity space.	

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
23	Mr U Weir C/o A-Three Architecture Design, 43-45 Church Street, Portadown, County Armagh, BT6 3EU	C/2008/0198/F	<b>Refusal</b>	13 Ballyreagh Road, Portrush.	Erection of two and a half storey apartment block (consisting of 4 No. 2 bedroom apartments).
				<p>The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity as the Draft Northern Area Plan 2016, which designates An Area of Opportunity for Apartments in five named coastal settlements, has reached an advanced stage of preparation and the cumulative effect of an approval for this proposal, in conjunction with that for other applications for apartment developments outside of the designated areas in the defined settlements would be prejudicial to the outcome of the plan process, in particular: -□□the location and distribution of apartment development in coastal settlements □□by pre-determining decisions about the scale and location of new development which should properly be taken through the development plan process.□</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 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> <p>The proposed development would, if permitted, create an undesirable precedent given the proximity of a number of similar plots, which if developed in a similar and consistent way as any approved development on this site, would result in unacceptable damage to the environmental quality and character of the existing locality.</p> <p>The applicant has failed to provide adequate access arrangements.</p> <p>The applicant has failed to provide an acceptable parking layout that complies with the guidelines given in the Department's Creating Places Design Guide.</p>	
24	Mr S Johnston 3 Glendun Crescent, Coleraine, BT52 1UJ	C/2008/0224/O	<b>Approval</b>	7 Dundooan Road, Coleraine.	Site for replacement two-storey dwelling.

Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>25</b> Bttn Payphones Ltd Lisburn Telephone Exchange, Railway Street, Lisburn, BT28 1XP	C/2008/0298/A	<b>Approval</b>	Main Street o / s No. 35 Portrush.	1 no. freestanding poster panel, 1.8m x 1.2m.
<b>26</b> Mr D Mc Mullan 86 Moneysharvin Road, Maghera	C/2008/0324/RM	<b>Approval</b>	100m North East of 10 Liscall Road Garvagh	Proposed 2 storey dwelling at 100m North East of 10 Liscall Road Garvagh
<b>27</b> Ms W&A Hayes C/o Shaw Design, 34 Grange Road, Dungannon, BT71 TEQ	C/2008/0353/F	<b>Refusal</b>	10,12,14, and 16 Upper Heathmount, Portstewart.	6 No. townhouses together with associated car parking.
<p>The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of buildings listed under Article 42 of the Planning (NI) Order 1991 by reason of its design which is out of keeping with the listed building in terms of scale, form, massing, proportions, height and by the use of inappropriate materials.</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>				
<b>28</b> Owen Roe Gac C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0377/F	<b>Approval</b>	250m South-East of 199 Coleraine Road, Portstewart.	Proposed modification to previously approved planning permission (ref;C/2003/0190) to provide equipment store, pitch maintenance store and toilet facilities.
<b>29</b> Miss L Hutchinson C/o Fleming McKernan, 1 Upper Abbey Street, Coleraine, BT52 1BF	C/2008/0397/F	<b>Approval</b>	Approximately 100m south of 112 Dunboe Road, Coleraine.	Two storey dwelling and integral garage.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>30</b>	Mr E Mc Garry 29 Beechcroft, Ballymoney	C/2008/0399/F	<b>Approval</b>	Opposite 159 Lisnamuck Park, Aghadowey, Coleraine.	Variation of conditions No. 4 & 6 of C/2004/1035/O from single storey dwelling to one and a half storey dwelling and ridge height increase from 6.0m to 7.0m above F.F.L
<b>31</b>	Mrs K Quinn 66 Boleran Road, Garvagh, BT51 5EQ	C/2008/0408/F	<b>Approval</b>	66 Boleran Road, Garvagh	Proposed new vehicular access to main road at no.66 Boleran Road, Garvagh (to serve existing dwelling)
<b>32</b>	Mr T Caves C/o G.M. Design Associates, 22 Lodge Road, Coleraine, BT52 1NB	C/2008/0413/O	<b>Refusal</b>	56 Kerr Street, Portrush.	Demolition of existing dwelling and erection of replacement dwelling(two storey) and two storey apartment building containing 2 one bed apartments.
				<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 will result in the overdevelopment of the site, will have a detrimental impact on adjacent residential amenity and fails to provide a quality residential environment.</p> <p>The proposed development is unacceptable in that it has not been demonstrated that satisfactory access and parking arrangements can be provided.</p>	
<b>33</b>	Clear Channel Ni Ltd Unit 2, Ashbank, Channel Commercial Park, Queens Road, Belfast, BT3 9DT	C/2008/0425/F	<b>Approval</b>	Cloyfin Road 8m North East of Drumadragh Coleraine	Proposed bus shelter
<b>34</b>	Specsavers Opticians 11 Kingsgate Street, Coleraine, BT52 7LB	C/2008/0426/LB	<b>Approval</b>	Specsavers Opticians 11 Kingsgate Street Coleraine	Replacement of signage (fascia and projecting sign)

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
35	Mr W Henry 88 Killyvalley Road, Garvagh, BT51 5LY	C/2008/0430/F	<b>Refusal</b>	400m North West of 91 Killyvalley Road, Garvagh.	Proposed variation of conditions 3,4 and 5 of outline planning permission C/2006/0033/O to increase ridge height to 7m and reduce the frontage to provide a 1½ storey dwelling.
				The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that: the height increase of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.	
36	Corbo Ltd C/O Agent	C/2008/0431/F	<b>Refusal</b>	31 Main Street, Castlerock, Coleraine	Demolition of existing apartments & construction of 2no apartment blocks, 1 block comprising 13 apartments & the other comprising 23 apartments with total of 52 on site car parking spaces.
				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 will result in the overdevelopment of the site and fails to provide a quality residential environment.	
				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.	
				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.	
37	Coleraine Borough Council C/o R Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney, Co Antim, BT53 6BG	C/2008/0434/F	<b>Approval</b>	The Crescent, Portstewart	Upgrading Recreational and Leisure Facilities with a replacement Cafe and Bandstand, new Children's Play Equipments, a Light and music Jet Fountain, replacement lamp posts and CCTV.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>38</b>	Prolusk Ltd C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0459/F	<b>Refusal</b>	17 & 19 Ballycairn Road, Coleraine.	Proposed redevelopment to include demolition of existing dwellings & garages and provision of 2 No. replacement dwellings & 1 No. additional dwelling ( 3 No. total proposed all detached) to include incurtilage driveways, private amenity and landscaping.
				<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> <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 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> <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, residential amenity and established character of the surrounding area.</p>	
<b>39</b>	Mr I Mc Cullogh C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0461/F	<b>Refusal</b>	No's 13 & 15 Larkhill Road, Portstewart.	Demolition of existing 2 No. 2½ storey detached dwellings with construction of 3No. 2½ storey dwellings (2No. replacement and 1 No. proposed) with associated car parking and extensive private amenity.
				<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> <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.</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>	

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
40	Ladbrokes Otter House, Naas Road, Dublin, 22	C/2008/0463/LB	Refusal	20 Waterside, Coleraine.	Replace face panels to facia sign and projecting sign.
<p>The existing advertisements is contrary to policy AD1 PPS 17 (Control of outdoor Advertisements) in that it does not respect the context of its locality.</p> <p>The proposal is contrary to Policy BH9 of the Departments 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 signs would, if permitted, detract from its appearance, character, setting and result in a loss of its architectural and historic integrity by reason of□1. Their inappropriate location which would obscure and overlap the architectural detailing of the building.□□2. Their detailed design which is out of keeping with the archtiectural form and design of the building in terms of size, scale, form proprtions, materials and details.□□3. The use of an inappropriate means of illumination.</p>					
41	Mr & Mrs Simpson 55 Newbridge Road, Coleraine, BT52 1TR	C/2008/0466/F	Refusal	55 Newbridge Road, Coleraine.	renovation, barn conversion and single storey extension of existing dwelling.
<p>The proposal is contrary to the addendum to Planning Policy Statement 7 (Residential Extensions and Alterations) in that the proposal if allowed could easily be converted to an independent dwelling unit.</p> <p>The proposal is contrary to Planning Policy Statement 3, Development Control Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.</p> <p>The proposal is contrary to Policies CTY1 of Draft PPS 14, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that the proposal constitutes the creation of an additional dwelling unit and does not justify a relaxation of the strict planning controls in the countryside. □</p>					

Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>42</b> O' Kane & Devine Ltd C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0468/F	<b>Refusal</b>	83,85,87&89 Strand Road, Coleraine.	Proposed residential development comprising 12 No. apartments, 8 No. townhouses with associated car parking and communal private and public open space.
<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> <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 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 area.</p>				
<b>43</b> Mr S Mc Veigh 116 Causeway Street, Portrush, BT56 8JE	C/2008/0476/O	<b>Refusal</b>	To the rear of 116 Causeway Street Portrush	Site to the rear of existing 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 Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</p> <p>The proposal is contrary to PPS 3 in that it would prejudice Road Safety and the convenience of Road Users as it can not provide incurtilage parking for the existing and proposed dwelling.</p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
44	Mrs M.J. Snowdon 110 Ballinteer Road, Coleraine	C/2008/0484/O	<b>Refusal</b>	Adjacent and to the rear of 33-35 St Paul's Road, Articlave, Coleraine	Proposed residential development of 5no apartments and associated carparking
	<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> <p>The proposal is contrary to Planning Policy Statement 7 - Quality Residential Environments in that the building, if permitted, would result in overdevelopment of the site.</p> <p>The proposal is contrary to Policy QD2 of Planning Policy Statement 7, Quality Residential Environments in that the proposed development would, if permitted result in Inappropriate Piecemeal Development.</p>				
45	Mr D Tosh 336 Masteragwee Terrace, Coleraine	C/2008/0486/F	<b>Refusal</b>	336 Masteragwee Terrace Coleraine	Retrospective retention of home working taxi business
	<p>The proposal is contrary to the Department's Planning Policy Statement 4, Industrial Development and Draft PPS4, Industry, Business and Distribution in that the development would, if permitted, be detrimental to residential amenity.□□</p>				
46	Alderman B Mc Neill 3 Warke Place, Castlerock, BT51 4TF	C/2008/0496/F	<b>Approval</b>	3 Warke Place Castlerock	Side and rear extension with attic room over the existing dwelling
47	Mr G O'Kane C/o Ward Design, The Gravel, 10 Main Street, Castledawson, BT45 8AB	C/2008/0508/F	<b>Approval</b>	117 Carhill Road, Garvagh.	Replacement dwelling and double garage.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
48	Mr K Hamilton 2 Knockarna Manor, Coleraine, BT52 1HY	C/2008/0514/O	<b>Refusal</b>	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 Advise 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>	
49	Salmon Leap Developments C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ	C/2008/0523/O	<b>Refusal</b>	Nos: 61, 63, 65 and 67 Castleroe Road, Coleraine	Proposed site for public house with guest bedrooms.
				<p>The proposal is contrary to the Department's Planning Policy Statement 1, General Principles and Development Control Advise Note 7 (Public Houses) in that the development would, if permitted, harm the amenity of the adjacent residential properties due to noise, odour, nuisance and general disturbance from the proposed development.</p>	
50	Mrs J Morris C/o Mr Billy Gibson, 10 Kingarriff Road, Stranocum, Ballymoney, BT53 8JF	C/2008/0528/F	<b>Approval</b>	80 Hopefield Avenue, Portrush	1st floor rear extension

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
51	C R F Developments Ltd C/o 55 Degrees North, 1 Causeway Street, Portrush, BT56 8AB	C/2008/0529/F	<b>Refusal</b>	7 Lansdowne Crescent Portrush	Demolition of existing guest house and construction of 4 apartments
				<p>The proposal is contrary to Policy ATC 1 of the Department's Addendum to Planning Policy Statement 6 (PPS 6): Areas of Townscape Character in that the development would, if permitted, result in the unacceptable demolition of a building that makes an important contribution to the Area of Townscape Character.</p> <p>The proposal is contrary to Policy ATC 2 of the Department's Addendum to Planning Policy Statement 6 (PPS 6): Areas of Townscape Character in that the development would, if permitted, adversely affect the character and built form of the area.</p>	
52	Mr A Crowe 212 Ballynure Road, Ballyclare, BT39 9AJ	C/2008/0548/RM	<b>Approval</b>	Adjacent to 28 Letterloan Road Coleraine	Proposed development of 2 detached dwellings and detached garages
53	Mr E Gibson C/o Bell Architects Ltd	C/2008/0557/F	<b>Approval</b>	17 Movenis Hill, Garvagh	Temporary mobile home in adjacent garden of 17 Movenis Hill until completion of works under C/2008/0437/F. (C/2006/0183/CA refers)
54	T O' Kane C/o Agent	C/2008/0560/F	<b>Approval</b>	32 Brook Street, Coleraine	Proposed change of house type to a recent planning approval C/2005/0953/F to allow demolition of existing dwelling to provide 2 No townhouses for residential purposes
55	Mr J Mc Williams Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0569/RM	<b>Approval</b>	Lands at Brone Park, Ballylagan Road, Garvagh	Detached two storey dwelling and landscaping

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
56	Heatons Ltd Heaton House, IDA Business Park, Whitestown Tallagh, Dublin 24	C/2008/0571/A	<b>Approval</b>	Heatons Unit 1, The Diamond Centre, Bridge Street, Coleraine, Co Derry	Projecting banner and shop front signage
57	Mr D Hutchinson C/o The Harbour Studio, 36B The Promenade, Portstewart, BT55 7AE	C/2008/0579/F	<b>Approval</b>	Land south west of 71 Sconce Road, Articlave	Proposed erection of new wind turbine
58	Mr R Brown 50 Ballyrogan Road, Garvagh, BT51 5EZ	C/2008/0582/RM	<b>Approval</b>	Approx. 102m S.E of No. 48 Ballyrogan Road, Garvagh	Proposed bungalow
59	Mr R Clyde C/o Brendan Mc Mullan, 93 Iniscarn Road, Desertmartin, BT45 5NJ	C/2008/0583/RM	<b>Approval</b>	170m south of 22 Brone park, Ballyagan Road, Garvagh	Proposed dwelling & garage
60	Mr S Mc Nicholl 69 Temple Road, Garvagh, BT51 5BN	C/2008/0584/RM	<b>Approval</b>	Adjacent to No. 69 Temple Road, Garvagh	Erection of a single storey dwelling & detached garage
61	North Eastern Education & Library Board County Hall, 182 Galgorm Road, Ballymena, BT42 1HN	C/2008/0586/F	<b>Approval</b>	1 Ballywoolen Road, Castlerock, Coleraine	Site D.D.A works consisting of replacement of entrance steps at front entrance of school with new entrance ramp and complimentary step.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>62</b>	Mr T Reid 101 Carrowreagh Road, Garvagh	C/2008/0592/RM	<b>Approval</b>	Adjacent to 68 Moneydig Road, Moneydig, Coleraine	New dwelling and garage
<b>63</b>	Ms A Bradley C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB	C/2008/0593/F	<b>Approval</b>	15 Blackrock Park, Kilrea	Proposed detached single domestic garage
<b>64</b>	Mr B Hartin 19 Millbrook Park, Portstewart	C/2008/0599/F	<b>Approval</b>	19 Millbrook Park Portstewart	New en-suite and retention of existing conservatory
<b>65</b>	Mr R Clyde 49 Brone Road, Garvagh	C/2008/0601/RM	<b>Approval</b>	Ballyagan Road (260m South of junction with Brone Road)	One private dwelling and garage
<b>66</b>	Mr & Mrs Donaghy 21 West Avenue, Portstewart, BT55 7NB	C/2008/0609/F	<b>Approval</b>	21 West Avenue, Portstewart	Alterations/Extension: single storey kitchen/family space and first floor dormer
<b>67</b>	Mr C Mc Intyre 88 Somerset Park, Coleraine, Co.Londonderry, BT51	C/2008/0610/F	<b>Approval</b>	88 Somerset Park, Coleraine	2 storey extension to house & replacement of conservatory to rear with sun lounge

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
68	Mr & Mrs R Campbell 8 Glendun Crescent, Coleraine, BT52 1UJ	C/2008/0611/F	<b>Approval</b>	8 Glendun Crescent, Coleraine	Side extension to existing semi-detached chalet bungalow
69	Avx (Mervyn Richmond) Hillmans Way, Ballycastle Road, Coleraine, BT52 2DA	C/2008/0613/F	<b>Approval</b>	Hillmans Way, Ballycastle Road, Coleraine	V.O.C Abatement plant located within factory with new stainless steel extract flue
70	Ms Bacon 17 Lever Park, Portstewart, BT55	C/2008/0622/F	<b>Approval</b>	17 Lever Park, Portstewart	Rear Extension: Retrospective Amendments to Previous Approval C/2008/0255/F
71	Mr J Christie C/o Whitw Young Green Planning, 142 High Street, Holywood, BT18 9HS	C/2008/0624/F	<b>Refusal</b>	Lands to the front of No. 40 Ballinteer Road, Macosquin	Retrospective planning application for road side lay-by approximately 40m wide and 5m in depth off the Ballinteer Road

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 impact of ancillary works would damage rural character; and would therefore result in a detrimental change to the rural character of the countryside. □□□□

The proposed development would, if permitted, prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Ballinteer Road.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>72</b>	J Christie C/o White Young Green Planning, 142 High Street, Holywood, BT18 9HS	C/2008/0625/F	<b>Refusal</b>	Lands to the south of No. 56 Ballinteer Road, Macosquin	Retrospective planning application for road side lay-by approximately 35m in width and 10m in depth and weightbridge off Ballinteer Road
	<p>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 impact of ancillary works would damage rural character; and would therefore result in a detrimental change to the rural character of the countryside. □□</p> <p>The proposed development would, if permitted, prejudice the safety and convenience of road users since it would lead to use of Ballinteer Road which is subject to a 7.5 tonne weight limit. The Order came into operation on 2nd July 2001.</p>				
<b>73</b>	St. Pauls College 11 Bann Road, Kilrea, Coleraine, BT51 5RU	C/2008/0631/F	<b>Approval</b>	St Pauls College, 11 Bann Road, Kilrea, Coleraine	Retrospective classroom accommodation - steel framed modular building
<b>74</b>	Mr & Mrs D Cooper C/o W.J. Dickson Architects, 73 Catherine Street, Limavady, BT49 9DA	C/2008/0632/RM	<b>Approval</b>	180 metres south of 22 Revallagh Road, Bushmills	Proposed traditional storey and a half dwelling and detached double garage
<b>75</b>	Mr & Mrs P Nash 3 Primrose Crescent, Portrush, BT56 8TA	C/2008/0637/F	<b>Approval</b>	3 Primrose Crescent, Portrush	Proposed side extension to dwelling to provide extra living & bedroom space

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>76</b>	Mr & Mrs D Melville C/o Montgomery Irwin Architects Ltd, 7 - 9 Stone Row, Coleraine, BT52 1EP	C/2008/0639/F	<b>Refusal</b>	Lands 191m south-east of 44 Macilvennon Road, Portush☐trush	Retention of existing vernacular dwelling and incorporation into new development scheme for a private dwelling.
	<p>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.</p> <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, in that the extension works do not integrate with their surroundings and the design of the proposed dwelling is inappropriate for the site, locality and the existing building and therefore would not integrate into this area of the countryside. ☐</p> <p>The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building to be converted to residential use is not an important element in the landscape and of local architectural or historic interest.</p> <p>The proposal is contrary to Policy BH15 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that conversion to residential use involves more than minimal alteration which does not safeguard the form, character or setting of the building to be converted.☐</p>				
<b>77</b>	Mr D Mc Intyre 31 Warren Crescent, Portstewart, BT55 7HN	C/2008/0642/F	<b>Approval</b>	51 Central Avenue, Portstewart	Detached garage to the rear
<b>78</b>	Mr & Mrs Farrell C/o Fleming Mc Kernan, 1 Upper Abbey Street, Coleraine, BT52 1BF	C/2008/0644/F	<b>Approval</b>	26 Portstewart Road, Coleraine	Two storey side extension to dwelling to provide granny flat on ground floor master bedroom & en-suite on first floor

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>79</b>	G Race C/o Fleming Mc Kernan, 1 Upper Abbey Street, Coleraine, BT52 1BF	C/2008/0645/F	<b>Approval</b>	94 Drumard Drive, Coleraine	Proposed ground floor extension to provide disabled facilities
<b>80</b>	Mr Padraig 26 Woodvale Road, Portstewart	C/2008/0649/F	<b>Approval</b>	26 Woodvale Road, Portstewart	Extension and alterations to existing dwelling
<b>81</b>	Mr & Mrs Jamieson 13 Movilla Road, Portstewart, BT55 7DW	C/2008/0680/F	<b>Approval</b>	13 Movilla Road, Portstewart	Single storey bedroom/family room at rear & first floor bedroom extension
<b>82</b>	Dr & Mrs S Brown 31 Curragh Road, Coleraine, BT51 3RY	C/2008/0681/F	<b>Approval</b>	31 Curragh Road, Coleraine	New conservatory to side & small single storey rear extension
<b>83</b>	Mr & Mrs A Johnston 25 Whetfield Gardens, Coleraine	C/2008/0682/F	<b>Approval</b>	25 Wheatfield Gardens, Coleraine	Proposed detached domestic garage