

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

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



Date of Council Meeting 10 February 2009

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	M Mcelduff 45 Dunnamore Road, Cookstown	I/2006/0024/O	Refusal	80 Metres North East of 32 Beaghbeg Road, Dunnamore, Cookstown	Dwelling and garage
	<p>The proposal is contrary to Policies SP 6, SP 19, DES 5 and HOU 8 of the Department's 'A Planning Strategy for Rural Northern Ireland' in that a building on this site would not integrate into the countryside, as the site is unable to provide a suitable degree of enclosure due to the lack of sufficient boundaries or any other means of achieving satisfactory integration, and as a consequence would, if permitted, have an adverse impact on the landscape as it is unduly conspicuous.</p> <p>The proposal is contrary to Policies DES 6, SP 6 and HOU 8 of the Department's Planning Strategy for Rural Northern Ireland in that the development when considered in the context of existing development, would, if permitted, result in a detrimental change to the rural character of this area of the countryside by reason of build-up.</p>				
2	Mr G Gillis 2 Berkley Mews, Tullyhogue, Cookstown, BT80 8TP	I/2007/0702/F	Approval	2 Berkley Mews, Tullyhogue, Cookstown	Proposed shed to rear of dwelling

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3	G Mcdonald 41 Main Street, Pomeroy, DUNGANNON, BT70 2QH	I/2007/0718/O	Refusal	40M NE of 41 Main Street, Pomeroy, BT70 2QH	Proposed 5 No. Apartments
	<p>The proposal fails to demonstrate a quality residential environment contrary to Planning Policy Statement 7 (PPS7) Quality Residential Environments Policy QD1 and Policy SETT 1 of the Cookstown Area Plan 2010.□□□The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments", criteria (a) and (c) in that the proposal would constitute an unsatisfactory form of backland development, where development would result in inadequate private amenity provision.□</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since it proposes to use an existing access at which visibility cannot be provided to an adequate standard.</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and 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/premises).</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use.</p>				
4	Mr F Buick 30 Ballinderry Bridge Rd, Coagh, Cookstown, BT80 0BR	I/2007/0950/F	Refusal	32 Ballinderry Bridge Road, Coagh, Cookstown	Proposed replacement dwelling with attached garage and store for domestic purposes
	<p>The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling would have a visual impact significantly greater than the existing dwelling and the proposed design and proposed materials are inappropriate to its rural setting.</p>				
5	Mr & Mrs J&I Causey 19 Toberlane Road, Cookstown, Co.Tyrone, BT80 9QZ	I/2007/0953/F	Approval	15 Lough Fea Road, Unagh, Cookstown, BT80 9QQ	Proposed replacement farm-house and garage (domestic)
6	Mr A Brown 10 Union Street, Cookstown, BT80 8NN	I/2008/0053/RM	Approval	Land 320m west of junction of Knockaleery Road and Glenarney Road, Cookstown	Proposed dwelling and garage

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7	Md Corey 41 Blackrock Road, Cookstown	I/2008/0174/F	Approval	41 Blackrock Road, Cookstown	Proposed replacement dwelling and garage.
8	M&C O'Neill C/o Agent	I/2008/0237/F	Refusal	162 Ballyronan Road, Ballyronan, Magherafelt	Replacement 2 storey dwelling with single storey garage (amended plans)
	<p>The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling would have a visual impact significantly greater than the existing dwelling and the overall size of the new dwelling does not allow it to integrate into the surrounding landscape and its design is inappropriate to its rural setting and has no regard to local distinctiveness and vernacular styles. □</p>				
9	J Quinn 279 Pomeroy Road, Corrycroar, Pomeroy	I/2008/0336/RM	Approval	Approximately 160m north east of 279 Pomeroy Road, Corrycroar, Pomeroy	Dwelling house (5.5m ridge) and detached domestic garage
10	Mr Moran 5 Northland Drive, Moneymore, BT45 7QT	I/2008/0346/F	Approval	1 Northland Drive, Moneymore	Proposed first floor rear extension comprising of 1No bedroom & proposed new garage
11	Mr P Quinn 79 Kilmascally Road, Ardboe, Dungannon, BT71 5BJ	I/2008/0357/O	Refusal	20 metres North East of 79 Kilmascally, Ardboe BT71 5BJ	Single detached domestic dwelling
	<p>The proposal is contrary to QD1 of PPS 7 (Quality Residential Development) in that it would, if permitted result in the unsatisfactory over development of a restricted site, (which is the side garden of No 79 Kilmascally Rd) and will have an adverse impact on the the existing and proposed residents, by reason of inadequate amenity space, overlooking and loss of light. □ □</p> <p>The proposal is contrary to QD2 of PPS 7 (Quality Residential Development) in that the design concept submitted has failed to demonstrate a satisfactory layout and detailed design proposals that would meet acceptable quality standards.</p> <p>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 Kilmascally Road.</p>				

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12	D Howard 54 Littlebridge Road, Moneymore, BT45 7WT	I/2008/0406/F	Approval	Rear of 90 Church Street, Cookstown	Retention of change of use from store to gym
13	Carsm Llp Cookstown Business Park, Sandholes Road, Cookstown	I/2008/0432/F	Approval	Cookstown Business Park, Sandholes Road, Cookstown	Extension to existing manufacturing workshop
14	Mcgurk Chartered Architects Unit 4 Kilcronagh Business Park, Sandholes Road, Cookstown, BT80 9HG	I/2008/0485/F	Approval	46 Cashel lane, Keenaghan Road, Cookstown, BT80 9ER	Alteration and single storey extension to rear of existing dwelling to allow for additional living space
15	A Reid 41 Knockinroe Road, Cookstown Road	I/2008/0494/F	Approval	41 Knockinroe Road, Cookstown	Proposed two storey extension to side of dwelling incorporating carport at ground floor level

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16	Mr & Mrs G Gibson 15a Hanover Square, Coagh, Cookstown, BT80 0EF	I/2008/0510/F	Refusal	15a Hanover Square, Coagh, Cookstown. BT80 0EF	The proposal is for the erection of a single 2 storey building (timber frame/masonry external skin) to replace existing single storey mobile home
			<p><input type="checkbox"/> The proposed development is contrary to Cookstown Area Plan 2010 and Policy QD 1 of Planning Policy Statement 7 "Quality Residential Environments", criteria (a) in that the proposal would constitute an unsatisfactory form of backland development, where development would result in unacceptable damage to local character of the area and would prejudice the future comprehensive development of adjoining lands.<input type="checkbox"/></p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since it proposes to use an existing access at which visibility cannot be provided to an adequate standard.</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since it would lead to an unacceptable level of conflict by reason of the increased number of vehicles entering and leaving the site.</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use.</p>		
17	Mr B Mcalynn C/O Agent	I/2008/0589/F	Approval	8a Rogully Road, Loup, Magherafelt BT45 5DA	granny flat extension to garage gable end
18	Mr M Mc Gurk 68 Dunamore Road, Cookstown	I/2008/0727/F	Refusal	340m west of No 111 Dunamore Road Cookstown	Proposed change of condition (under article 28) siting condition of approved reserved matters - I/2006/0637/RM approved 20th June 07
			<p>The proposal is contrary to CTY 13 - Integration and Design of Buildings in the Countryside of Draft Planning Policy Statement 21 - Sustainable Development in Countryside in that a dwelling sited on any other part of the application site other than the area conditioned under I/2002/0064/O and I/2006/0637/RM would not integrate into the landscape and will result in undue prominence.</p>		
19	Mr & Mrs J Cunningham 29 Drum Road, Cookstown, Co Tyrone, BT80 8JG	I/2008/0742/F	Approval	29 Drum Road Cookstown Co Tyrone, BT80 8JG	Demolition of no 31 and partial demolition of no 29 to allow for two storey side extension to dwelling to replace kitchen/utility room on ground floor and provide new sunroom and replace 1 no bedroom on first floor and provide additional bedroom, also erection of new double garage