

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

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



Date of Council Meeting 13 January 2009

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Smyth Architecture C/o Agent	I/2007/0363/F	Approval	Adjacent to 47 North Street, Pomeroy	Proposed Dwelling
2	Mr M Wylie Corkill House, 14 Corkill Road, Cookstown, BT80 9RZ	I/2007/0790/O	Approval	17 Corkill Road, Cookstown.	Proposed site for replacement Two Storey Dwelling and provision of domestic Garage.
3	J Rooney C/O Agent	I/2007/0972/F	Refusal	Adjacent to and west of 29 Donaghendry Road, Stewartstown.	Site for dwelling and garage (under article 28 of the Planning (NI) order 1991) without compliance with conditions no 4 and 5 of previous approval ref I/2005/1091/0 to permit ridge height of 6.5metres and internal floor space of 180 square metres.

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 a dwelling with a ridge height of 6.5m and a floor area of 180 square metres would not integrate on the application site. □□ □□

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4	Cookstown District Council Council Offices, Burn Road, Cookstown, BT80 8DT	I/2008/0067/O	Refusal	Approx 30m West of Killymoon Crescent, Off Castle Road, Cookstown	Proposed residential development of apartments
				<p>The applicant has failed to demonstrate that a safe means of access can be achieved as required under the provisions Planning Policy Statement 3 – Access, Movement and Parking and the detailed provisions of Development Control Advice Note 15 [2nd Edition] - Vehicular Access Standards.□□</p> <p>The proposed development is contrary to Planning Policy Statement 1 - "General Principles" and Policy QD1 of Planning Policy Statement 7 - "Quality Residential Environments" as the applicant has failed to demonstrate a quality residential environment and the proposal will result in overlooking into private amenity space of existing residents.</p> <p>The proposed development is contrary to OS1 - Protection of Open Space of Planning Policy Statement 8 - Open Space, Sport and Outdoor Recreation as the application site is greater than 10% of the area zoned existing recreation and the developer has failed to demonstrate that the retention and enhancement of the facility can only be achieved by the development of this part of the site.</p>	
5	Ms D Nugent 26A Westland Road, Cookstown, BT80 9UR	I/2008/0136/F	Refusal	8 Fairhill Road, Cookstown	Proposed change of use of existing first floor fitness centre to 2 no.1 bedroom apartments
				<p>The proposed development is contrary to Policy HS 1 - Living Over the Shop of PPS 12, in that a suitable living environment and adequate refuse storage space (large enough to allow for separation of recyclable waste) has not been demonstrated which would be detrimental for the residential amenity of existing and future residents of the site and adjacent properties.□</p>	
6	Mr B Mc Aleece 33 Ballymoyle Road, Coagh, Cookstown	I/2008/0222/RM	Approval	120M North West of junction of Ballymoyle Ardagh Roads, Coagh, Cookstown	Proposed new dwelling
7	Mr Mc Crystal Drapersfield Nursing Home, 19 Drapersfield Road, Cookstown, BT80 8RS	I/2008/0264/F	Refusal	50 Loy street, Cookstown	Change of use of ground & basement floors of existing dwelling to office space & associated ancillary uses
				<p>The proposal is contrary top IC 15 & IC 16 of A Planning Strategy for Rural Northern Ireland and IBD2 of PPS 4 - Industry, Business and Distribution (draft) in that the development lies outside the designated town centre boundary and it has not been demonstrated that there is no feasible site within the town centre boundary to accommodate this proposal.</p> <p>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 premises.</p>	

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8	Mr D Kempton 28 Ardagh Road, Coagh, Cookstown, BT80 0AU	I/2008/0399/F	Refusal	28 Ardagh Road, Coagh, Cookstown BT80 0AU	Side extension to create new living room side extension to create dressing/wardrobe & ensuite rear extension to create utility room
	The proposal is contrary to EXT 1 (a) of Addendum to PPS 7 (Residential Extensions and Alterations) in that scale and design of the proposal does not reflect the character of the existing dwelling and would result in an incongruous scheme.				
9	Mr T Mc Donald 4 Kilycolp Close, Cookstown, BT80 9BB	I/2008/0459/F	Approval	4 Kilycolp Close, Cookstown, BT80 9BB	First floor side extension to dwelling to allow for family room (amended description)
10	Mcgurk Chartered Architects Unit 4 Kilcronagh Business Park, Sandholes Road, Cookstown, BT80 9HG	I/2008/0485/F	Refusal	46 Cashel lane, Keenaghan Road, Cookstown, BT80 9ER	Alteration and single storey extension to rear of existing dwelling to allow for additional living space
	The proposal is contrary to EXT 1 (a) of Addendum to PPS 7 (Residential Extensions and Alterations) in that the scale and design of the proposal is not sympathetic with the built form and appearance of the existing property.				