

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Cookstown Council

Date of Council **09-Dec-08**

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Brackenvale Developments 15 Cloghoh Road, Cookstown	I/2006/0674/F	Approval	52 to 56 Urbal Road, Coagh	Retention of 2no dwellings (52-54 Urbal Road, Coagh), demolition of no 56 to provide new access road, open space, parking & new domestic units for residential development consisting of 2 no blocks of semi detached dwellings with 2 bedrooms. Total of 11 new buildings and 2 existing
2	Macmor Limited 57 Drum Road, Cookstown	I/2006/1076/F	Approval	Adjacent to No 15A Westland Road, Cookstown.	Access for proposed housing development (serving up to a maximum of 50 units)
3	Mr T Mooney 15 Fountain Road, Cookstown	I/2008/0016/F	Refusal	15 & 17 Fountain Road, Cookstown	Proposed demolition of existing dwellings and replacement with 8 No.Townhouses.

The proposed development is contrary to Planning Policy Statement 1 - "General Principles" and Policy QD1 of Planning Policy Statement 7 - "Quality Residential Environments" as it is an unsatisfactory form of development and would be out of keeping with the character of the surrounding area and will impinge on the amenity of existing residents of no. 7 Glenree, Cookstown.

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.

The proposed development would be contrary to Planning Policy Statement 1 - General Principles as there is no waste water treatment capacity available for the proposed development.

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4	Mr T Bursby 101 Rockdale Road, Rock, Cookstown	I/2008/0019/F	Approval	180m North of 101 Rockdale Road, Rock, Cookstown	Proposed change of house type to previously approved applicatin I/2003/0749/F.
5	Ms C Quinn C/o Agent	I/2008/0028/F	Approval	Adjacent to 51 Aneeter Road, Coagh, Cookstown	Proposed single storey dwelling and garage
6	Patrick Bradley Ltd Craigall Quarry, Kilrea	I/2008/0030/F	Approval	Lands immediatly North of No.79 Kilmascally Road, Ardboe	Change of internal layout & elevations to house type 3 at site no's 4,5,6,7,8,9,14,15(previously apporved under application ref I/2005/1513/F)
7	Mr & Mrs Mc 49 Castle Road, Cookstown	I/2008/0035/F	Approval	49 Castle Road, Cookstown	Proposed replacement dwelling and domestic garage
8	Mr H Sinnamon Main Street, Donaghmore	I/2008/0144/F	Refusal	Old Rectory Park, Derryloran, Cookstown	Provision of 2no.dwellings & alterations to Sandholes Road to form right-hand turning lane and new access to Old Rectory park and right-hand-turning facility for Derryloran Industrial estate
	<p>The applicant has failed to demonstrate a quality residential environment, as Per QD 1 of Planning Policy Statement 7 - Quality Residential Environments, for the proposed residents as one of the proposed dwellings is surrounding by a road on 3 sides thus impinging on the amenity of the proposed residents.</p>				
9	A Mcguckin 12 Eglsh Park, Drumenny Road, Coagh, BT80 0BW	I/2008/0148/F	Approval	40 metres West of no.25a Mullan Road, Coagh, Co. Tyrone	New dwelling and garage (amended 1:2500 site location plan)

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10	Mr R Planning 2 Killymoon Street, Cookstown, BT80 8JZ	I/2008/0169/F	Refusal	14 Union Street, Cookstown	Change of use from residential dwelling to office building (Class A2)
	<p>The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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 if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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> <p>The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would prejudice the safety and convenience of road users since the restricted width of the existing access renders it unsatisfactory for increased use.</p>				
11	Mr V Ferguson 51 Ballynargan Road, Stewartstown, Dungannon	I/2008/0209/F	Refusal	Adjacent to 56 Ballynargan Road, Stewartstown Co Tyrone	Proposed dwelling house
	<p>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 ancillary works do not integrate with their surroundings 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.</p>				
12	Brain Morris (Construction) 52 Drum Road, Cookstown	I/2008/0318/F	Refusal	To the rear of Nos 29 & 31 Fountain Road, Cookstown, Co Tyrone	4 No. two storey terrace townhouses
	<p>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 overdevelopment of a restricted site, where development would result in inadequate private amenity provision and it would result in unacceptable damage to the local character of the area and would lead to the removal of open space for development approved under I/2004/1139/F.</p>				

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13	Early Years Day Care Nursery C/O Agent	I/2008/0342/F	Refusal	27 Sweep Road, Cookstown & car park opposite	Proposed play areas and car parking facilities for existing approved day care nursery
	<p>The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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>				
14	Mr Mulgrew 96 Lisclare Road, Stewartstown	I/2008/0351/F	Refusal	Adjacent to 38, The Square, Stewartstown	Proposed shop, 4 No apartments and carparking
	<p>The proposed development is contrary to Policy QD1 of Planning Policy Statement 7 "Quality Residential Environments", criteria (a) where the design, form, height scale and massing of the proposed development is not in keeping with the locality and would result in unacceptable damage to the local character.</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 increased use of this existing access in close proximity to a road junction would add to existing traffic hazards.</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.</p>				
15	Mr T Farrelly 89 Feegarren Road, Lissan, Cookstown	I/2008/0358/F	Approval	No 89 Feegarren Road Lissan - Cookstown	Proposed single storey side extension to dwelling
16	Mr Patterson 6 Bellagherty Road, Ballyronan, Magherafelt, BT45 6JJ	I/2008/0364/F	Approval	6 Bellagherty Road, Ballyronan, Magherafelt, BT45 6JJ	Proposed domestic dog kennels & enclosed covered yard to the rear of curtilage of existing dwelling

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17	Mr A Patterson 5 Brookmount Road, Ballinderry Bridge, Coagh, Cookstown, BT80 0BB	I/2008/0384/F	Approval	Approximately 180m west of 7 Ballynargan Road, Coagh, Cookstown	Proposed agricultural building (Amended Design)
18	Mr W Hopper 284 Drum Road, Cookstown, Tyrone, BT80 9JJ	I/2008/0417/RM	Approval	278 Drum Road, Cookstown, Tyrone. BT80 9JJ	Proposed retirement farm dwelling & double garage (domestic)
19	Mr D Neeson 16 Ballynagilly Road, Crieve, Cookstown, BT8 9SX	I/2008/0428/O	Approval	16 Ballynagilly Road Crieve, Cookstown BT8 9SX	Proposed replacement dwelling house
20	Mr A Brown 35 Lower Grange Road, Cookstown, BT80 8RZ	I/2008/0455/F	Approval	35 Lower Grange Road, Cookstown. BT80 8RZ	Proposed replacement dwelling and new carport/detached domestic garage
21	Mr K&C Donnelly & Trainor 80 Kiltyclogher Road, Sandholes, Cookstown, BT80	I/2008/0465/F	Approval	Land approx 120m west of 83 Tullyodonnell Road, Rock, Cookstown	Proposed new entrance to previously approved dwelling under I/2005/0453/O and I/2007/0062/RM

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22	Mr & Mrs D Scott 55 Killygarvan Road, Cookstown	I/2008/0478/F	Refusal	Land approx 150m south south west of 47 Killygarvan Road, Cookstown	Proposed cattle handling facilities including dividing yard, cattle crush, 2no roofed pens and feeding area

The proposed development would if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would prejudice the safety and convenience of road users since visibility from the proposed access cannot be provided to an adequate standard.

The proposed development is contrary to CTY 1, CTY 8 and CTY 10 of Draft Planning Policy Statement 14 - Sustainable Development in the Countryside and the accompanying Ministerial Statement in that the proposed development is not necessary for the efficient use of the agricultural holding and it does not integrate into the local landscape.

23	F O'Neill 17 Killycanavan Road, Ardboe, Mullanahoe, Tyrone, BT71 5BP	I/2008/0481/F	Refusal	17b Killycanavan Road, Ardboe, Mullanahoe	Retention of existing dwelling
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The proposed development would be contrary to Planning Policy Statement 1 - General Principles and Policy BH 15 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage as the proposed development will result in demonstrable harm to the amenity of the existing residents of no. 17 Killycanavan Road due to overlooking.

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 located within a settlement.

The proposed development if retained would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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.

The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would prejudice the safety and convenience of road users since adequate forward sight distance is not available on the public road at the proposed access.

The proposed development if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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.

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24	Mr S Mc Glone 136 Lough Fea Road, Cookstown	I/2008/0498/O	Refusal	To the rear of 3 Kildress Terrace, Kildress, Cookstown	Proposed 3 No Townhouses
	<p>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 located within a settlement.</p> <p>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 proposed site will lack long established natural boundaries as 30m of the roadside boundary will have to be removed for the required visibility splays and will therefore be unable to provide a suitable degree of enclosure for the building to integrate into the landscape.</p> <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 dwellings 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 the countryside.</p> <p>The proposed development would if permitted would be contrary to Planning Policy Statement 3 - Access, Movement and Parking as it would 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.</p>				
25	Milburn Developments 10 Glencree, Cookstown, BT80 8XN	I/2008/0501/F	Refusal	Rear of 14 Oldtown Street, Cookstown	Proposed 3 no ground floor shops with offices over
	<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 the restricted width of the existing access renders it unsatisfactory for increased use.</p>				

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26	Mr S Timoney 44 Joy Street, Belfast, BT2 8LF	I/2008/0514/RM	Refusal	Approx 190m south west of 9 Ballynagilly Road, Cookstown	1.5 storey residential dwelling and 1.5 storey detached double garage
	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 design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.				
27	Deni C/O St Patricks P.S, The Loup, 119 Ruskey Road, Moneymore, Magherafelt, BT45 7TS	I/2008/0520/F	Refusal	119 Ruskey Road, Moneymore, Magherafelt BT45 7TS	Construction of vehicle lay-by and access road/footpath to the school provision of 31 carparking spaces 1 disabled carparking space + 4 occasional car parking spaces
	The proposal is contrary to OS of PPS 8, in that it would result in the loss of existing open space, where it has not been demonstrated that the loss of open space would have no significant detrimental impact on amenity, character or biodiversity of an area, where there is a presumption against the loss of existing open space.				
28	Mr J Acheson C.o.a	I/2008/0527/F	Approval	Lands at Tirnaskea House, Kiltyclogher Road, Cookstown	Change of use from agricultural to equine management business, construction 2 stable blocks inc 20 stables, 7 pens, storage area, tack room and office. Construction of horse walker, lunging area & outdoor arena(Amended Description)
29	Mrs K Quinn 139 Drumenny Road, Ardboe, Dungannon, BT71 5BD	I/2008/0533/F	Refusal	220.0m north west of No 139 Drumenny Road, Ardboe, Dungannon. BT71 5BD	Erection of a telescopic & collapsible-adjustable height wind turbine with wind-orientating propellers up to 100kw, maximum height 36.81m
	The proposed development is contrary to Policy PSU 12 - Renewable Energy of A Planning Strategy For Rural Northern Ireland and Draft Planning Policy Statement 18 - renewable Energy as the proposed wind turbine 36.81m in height will not integrate onto the site.				

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30	Mr M Fox 15 Westbury Drive, Cookstown, BT80 8WD	I/2008/0546/F	Refusal	Adjacent to 15 Tullywigan Cottages	Proposed 2 bedroom townhouse
	<p>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 located within a settlement.</p> <p>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 proposed site 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.</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 it is an unsatisfactory form of development causing inadequate private amenity space for the proposed residence and the application is considered overdevelopment of a restricted site.</p>				
31	Mr C Loughran 56 Turnaface Road, Moneymore	I/2008/0549/RM	Approval	Site adj to 29 Tullynure Road, Lissan, Cookstown	Proposed dwelling and domestic garage
32	Mr J Wilson C/O Agent	I/2008/0552/F	Refusal	70m south west of No. 11 Woodvale Road, Moneymore	Proposed dwelling & garage for residential purposes in compliance with approvals I/2005/0307/f & I/2008/0123/f
	<p>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 design and proposed finishes of the proposed dwelling are not considered simple and is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</p>				
33	Mr S Bradley 60 Blackrock Road, Beaghmore, Cookstown, BT80 9PA	I/2008/0553/F	Approval	60 Blackrock Road, Beaghmore, Cookstown. BT80 9PA	Proposed replacement dwelling & garage, 50m east of the existing dwelling house. New dwelling is to be 1&3/4 storeys, existing dwelling to be converted and incorporated into existing farm yard as a

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34	Mr R Turkington Tullylagan Manor, 40 Tullylagan Road, Cookstown,	I/2008/0570/LB	Refusal	Tullylagan Manor, 40 Tullylagan Road, Cookstown	Extension to include single storey extension to the eastern gable to provide morning room; two-storey extension to the western side to provide swimming pool at ground floor and bedroom and dressing room at first floor; new sunroom to the southern
	<p>The proposed development is contrary to Policy BH 8 - Extension or Alteration of a Listed Building of Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage as Tullylagan Manor is a building listed under Article 42 of The Planning (NI) Order 1991 and the proposal, if permitted, would detract from the character of the Listed Building by virtue of their detail design, which is out of keeping with the listed building in terms of massing, alignment and the use of unsympathetic building techniques.</p>				
35	Mr R Turkington Tullylagan Manor, 40 Tullylagan Road, Cookstown,	I/2008/0571/F	Refusal	Tullylagan Manor, 40 Tullylagan Road, Cookstown	Extensions to Listed Building to include: single storey extension to the eastern gable to provide morning room; two-storey extension to the western side to provide swimming pool at ground floor and bedroom and dressing room at first floor; new sunroom to the southern side.
	<p>The proposal is contrary to Policy BH8- Extension or Alteration of a Listed Building of 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 extension would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural integrity.</p> <p>The Department has insufficient information, as requested under Article 7(4) of the Planning (General Development) Order (NI) 1993, in that an amended plan in relation the appearance, character and setting of the Listed Building has not been provided.</p>				
36	Mr W Armstrong Prospect House, Coagh Road, Stewartstown	I/2008/0595/A	Approval	20 High Street, Moneymore	Timber hand painted shop front sign
37	Tesco C/O Agent	I/2008/0603/F	Approval	Tesco Stores Ltd, Bwn 43-49 Orritor Road, Cookstown	Modification of previous planning approval I/2005/1262/F to include a front store entrance lobby, elevational changes with addition and omission of windows, PFS extension, pump reconfiguration and addition of recycling facilities. Application to include minor revised site details, reducing parking numbers and associated

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38	Mr K Scott C/O 82 Windsor Crescent, Cookstown, BT80 8EZ	I/2008/0620/F	Approval	22 Windsor Crescent, Cookstown BT80 8EZ	2 storey extension to side and rear of ex dwelling
39	Vodafone Uk Ltd C/O Agent	I/2008/0622/F	Approval	Grass area, car park, Glenavon House Hotel, 52 Drum Road, Cookstown BT80 8JQ	Telecommunications development consisting of the installation of 1 No. 12m high Streetworks pole, 3 No. Tri-sector shrouded antenna (1.9m high), 1 No 0.3 diameter dish and 1 No 3107 equipment
40	Mr Booth 24 Kilcronagh Road, Cookstown	I/2008/0623/F	Refusal	15m South West of 26 Kilcronagh Road, Cookstown	Retention of replacement shed for agricultural/general purpose use
	<p>The proposal is contrary to Policy CTY 8 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement where it has not been demonstrated that the shed is essential for the efficient functioning of the holding or enterprise.</p>				
41	Mr A Bowden 21 Legmurn Road, Stewartstown	I/2008/0626/RM	Approval	Adjacent to No 6 Legmurn Road, Stewartstown	Proposed new dwelling and detached domestic garage including septic tank
42	Moy Investments Llp C/O Prestige Homes, 1 Lismore Road, Ballygawley, BT70 2ND	I/2008/0631/RM	Approval	210 S/W of 71 Kiltyclogher Road, Cookstown	Proposed dwelling and garage

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43	Cookstown Enterprise Centre Ltd Derryloran Industrial Estate, Sandholes Road, Cookstown, BT80 9LU	I/2008/0643/F	Refusal	Cookstown Enterprise Centre Ltd, Derryloran Industrial Estate, Sandholes Road, Cookstown BT80 9LU	Proposed office development, Cookstown Enterprise Centre, Cookstown
	<p>The proposal is contrary to IND 1 of Cookstown Area Plan 2010 and Draft PPS 4, Policy IBD 2 and IBD 5 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, and it would also be incompatible with adjacent land uses.</p> <p>The proposed development is contrary to AMP 2 of 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.</p>				
44	L Black 16 Corvanaghan Road, Cookstown	I/2008/0650/F	Approval	180m North West of 14 Corvanaghan Road, Cookstown	Proposed dwelling
45	Nihe Riverstown House, 7 Holmview Terrace, Omagh, BT79	I/2008/0667/F	Approval	64 Princess Avenue, Cookstown	GF single storey rear extension - double bedroom, shower room and extension to kitchen. New timber shed
46	Mrs V Mccrea 9 Templereagh Road, Stewartstown, Co Tyrone, BT71	I/2008/0670/F	Approval	9 Templereagh Road, Stewartstown, Co Tyrone BT71 5JJ	Proposed replacement farm house and domestic double garage (domestic)
47	Mr & Mrs V Cunningham 16 Downs Road, Tullyhogue, Cookstown, BT80 8UR	I/2008/0674/F	Approval	Approx 30m SW of 16 Downs Road, Tullyhogue, Cookstown BT80 8UR	6m high domestic dwelling and garage

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48	Mr & Mrs Coyle C/O 54 North Street, Stewartstown, Dungannon, BT71	I/2008/0680/F	Approval	Approx 290m ENE of 64 Lisacclare Road, Stewartstown, Dungannon (Cookstown District Council Area BT71 5QH)	Proposed two storey domestic dwelling with twin domestic garages with first floor loft space
49	Mr B Sheehy No 4 Forthill Rise, Cookstown, County Tyrone	I/2008/0687/F	Approval	No 4 Forthill Rise, Cookstown	Proposed Single Storey Extension to side of dwelling and Sunroom Extension to Rear
50	Cookstown Panel Centre Derryloran Industrial Estate, Cookstown, BT80 9LU	I/2008/0688/F	Approval	Cookstown Panel Centre, Derryloran Industrial Estate, Cookstown (North and adjacent to Cookstown Enterprise Centre, Derryloran Industrial Estate, Cookstown)	Change of use from existing offices and sales area to storage and modifications to elevations
51	Mr Sloan 8 Annaghone Road, Stewartstown, BT71 5PQ	I/2008/0689/F	Approval	8 Annaghone Road, Stewartstown	Single storey extension to side of dwelling.
52	Mr Rafferty C/O Andrew Coulter Associates	I/2008/0691/RM	Approval	Lands 260m SE of 48 Cashel Lane, Keenaghan, Cookstown	Proposed single storey domestic dwelling
53	Mr Mc Keown 11 Drumconvis Road, Coagh, Cookstown, BT80 0HD	I/2008/0692/F	Approval	11 Drumconvis Road, Coagh, Cookstown, Co Tyrone, BT80 0HD	Single storey extension to gable of dwelling.

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54	Gilligan 3 Gortreagh Road, Tulnacross, Cookstown, BT80 9ET	I/2008/0694/F	Approval	3 Gortreagh Road, Tulnacross, Cookstown	Proposed single storey side and rear extension to existing dwelling and front porch and domestic garage.
55	Robinson 1 Omagh Road, Newtownstewart, BT78 4AR	I/2008/0695/F	Refusal	Site 35m North of 60 Newmills Road, Sherrigrim, Dungannon	Proposed dwelling having 6.0m ridge height.
	<p>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 located within a settlement.</p> <p>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 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.</p> <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 dwelling 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 the countryside.</p>				
56	Mrs Mc Kenna 39 Cavanoneill Road, Pomeroy, Dungannon	I/2008/0696/F	Approval	39 Cavanoneill Road, Pomeroy	Proposed car port (roofed area) & ramp facilities to accommodate person in wheelchair.
57	Mc Cann 5 Killycopy Road, Carnan, Cookstown, BT71 5AH	I/2008/0697/F	Approval	Adjacent 5 Killycopy Road, Carnan, Cookstown	Change of Dwelling from original approved under I/2008/0257/RM (to accommodate sunlounge, rear utility room & 6m ridge height).

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58	Mr Howard C/O Gibson Design & Build	I/2008/0698/RM	Approval	Approx 180m west of 20 Ballydawley Road Money more	Proposed new single storey dwelling
59	Mr Donnelly 52 Letteran Road, Money more, BT45 7UB	I/2008/0702/F	Approval	100M West of no 52 Letteran Road Money more	Proposed site for dwelling (ridge height 5.5m) and domestic garage
60	Northern Ireland Housing Executive Consultancy Department West, Riverton House, 7 Holmview Terrace, Omagh, BT79 OAH	I/2008/0706/F	Approval	53 Parkview, Pomeroy, Cookstown	Bathroom & double bedroom to first floor & associated site works
61	Rushe 54 Fountain Road, Cookstown, BT80 8QF	I/2008/0712/F	Approval	54 Fountain Road, Cookstown	Proposed extension to rear of existing dwelling
62	Mr Mc Guckin 75 Ballinderry Bridge Road, Coagh, Cookstown	I/2008/0713/F	Approval	75 Ballinderry Bridge Road, Coagh, Cookstown (townland of Lanaglug)	Replacement dwelling
63	Mr Mc Nally 24 Ballynagilly Lane, Cookstown	I/2008/0714/F	Approval	145m North of no 27 Ballynagilly Road Lissan Cookstown	Proposed dwelling & domestic garage

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64	N.I.E Carn Industrial Estate, Portadown, BT63 5QJ	I/2008/0719/F	Approval	200M East of 28 Rockdale Road Sandholes Cookstown	Overhead single phase line on wooden poles (06/21773)
65	Mr J Talbot 11 Station Road, Moneymore	I/2008/0728/F	Approval	11 Station Road Moneymore	Proposed extension to rear of dwelling