

**All recommendations for refusal on Planning Applications will be presented to the next available meeting of the Planning Committee for consideration and decision; Councillors are not required therefore to make representations in respect of applications recommended for refusal.**

**These are interim arrangements pending agreement of a new Planning Scheme of Delegation.**

**Reference No:** R/2014/0660/A

**Applicant Name:** Mr M Judge

**Proposal:** Shop Sign (retrospective)

**Site Location:** 43 High Street, Ballynahinch

**Recommendation:** Refusal

1. The proposal is unacceptable in that the retrospective shop sign relates to an unauthorised use for which Planning Permission is required and has not been granted.

**Reference No:** R/2013/0441/O

**Applicant Name:** Mr C Laverty and Miss R O'Higgins

**Proposal:** Proposed new dwelling on a farm under policy CTY10 of PPS21.

**Site Location:** 50m North East of No 19 and 60m North of No 17 Ballymoney Road Kilcoo Newry

**Recommendation:** Refusal

1. The proposal is contrary to the SPPS 2015 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years.

**Reference No:** R/2013/0442/O

**Applicant Name:** John Breen

**Proposal:** Proposed dwelling on a farm

**Site Location:** Rear of 25 Killybawn Road Crossgar

**Recommendation:** Refusal

1. The proposal is contrary to the SPPS 2015 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the equestrian business is currently active and has been established for at least six years and is visually linked or sited to cluster with an established group of buildings on the holding.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on a farm.
3. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 2.0metres x 60 metres from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
4. The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the (width) of the existing access renders it unacceptable for intensification of use and is not in accordance with the standards contained in the Department's Development Control Advice Note 15.

**Reference No:** LA07/2015/0079/F

**Applicant Name:** Anne-Marie O'Higgins

**Proposal:** Change of use of ground floor units from retail to café/restaurant (retrospective)

**Site Location:** Ground floor, unit 8, Central Promenade, Newcastle

**Recommendation:** Refusal

1. The application is unacceptable as insufficient information has been submitted to enable the Authority to make an informed decision on the proposal.

**Ref No:** LA07/2015/0161/F

**Applicant:** Mr E Lennon

**Site Address:** 35 Central Promenade, Newcastle

**Proposal:** Apartment Building with 14 Units, 3.5 storey with retail spaces and car parking.

**Recommendation:** Approval

**Reference No:** LA07/2015/0273/F

**Applicant Name:** Mr Drew Henry

**Proposal:** Conversion of existing outbuilding with alterations and extension to provide ancillary habitable accommodation (retrospective) linked to an existing dwelling by means of extension approved under LA07/2015/0387/F

**Site Location:** 51 Ardigon Road, Killyleagh, Downpatrick.

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and the new extensions are not sympathetic to the scale, massing, architectural style and finishes of the existing building.
2. The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland in that the building presented for conversion is not locally important and the works carried out do not represent minimal intervention
3. The proposal is contrary to Addendum to PPS 7 Residential Extensions and Alterations EXT 1 as the scale, massing and design is not sympathetic with the built form and appearance of the existing property and the ancillary accommodation provided is not subordinate to the main dwelling and not supplementary to the use of the existing residence.

**Reference No:** LA07/2015/0368/O

**Applicant Name:** Mr Stephen Annett

**Proposal:** Erection of a dwelling and garage under planning policy CTY 2a

**Site Location:** Lands NE of and adjacent to 8 Kilmegan Road, Dundrum, Newcastle

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY 2A of Planning Policy Statement 21 Sustainable Development in the Countryside in that:
  - The proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least 3 are dwellings.
  - The site is not associated with a cluster at a focal point or located at a cross roads
  - The proposed site is not bounded on at least 2 sides with other development in the cluster and does not provide a suitable degree of enclosure.
  - The dwelling would if permitted visually intrude into the open countryside

**Ref No:** LA07/2015/0472/RM

**Applicant:** Lyndon Fleming

**Site Address:** 70M North West of 53 Claragh Road Castlewellan

**Proposal:** Dwelling and Detached Garage

**Recommendation:** Approval

**Reference No:** LA07/2015/0497/F

**Applicant Name:** Mr Russell Getty

**Proposal:** 2 no proposed condenser units to roof

**Site Location:** ASDA Downpatrick, Ballyduggan Retail Park, Ballyduggan Road, Downpatrick

**Recommendation:** Approval

**Ref No:** LA07/2015/0968/F

**Applicant:** Mr David Murdock

**Site Address:** Adjacent to 11 Killybawn Road, Saintfield

**Proposal:** Change of house type to supersede planning approval R/2014/0150/RM including ancillary accommodation

**Recommendation:** Approval

**Ref No:** LA07/2015/1037/F

**Applicant:** David and Orla Craughwell and Sloan

**Site Address:** 9 Lurganreagh Road, Cranfield, Kilkeel

**Proposal:** Replacement dwelling and detached garage (amended location)

**Recommendation:** Approval

**Ref No:** LA07/2015/1230/F

**Applicant:** Mr Ciaran O'Hare

**Site Address:** At rear of 125 Ballylough Road, Ballywillwill

**Proposal:** Dwelling

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

**Ref No:** LA07/2015/1265/F

**Applicant:** Mr Mark McNally

**Site Address:** 32 Scaddy Road, Downpatrick

**Proposal:** Storey and a half rear extension, single storey side extension for wood store and plant room and stand alone double garage (amended description).

**Recommendation:** Approval

**Ref No:** LA07/2015/1281/F

**Applicant:** Mr and Mrs Liam McVeigh

**Site Address:** 16 Dunnaval Road, Kilkeel

**Proposal:** Proposed Replacement Dwelling and Domestic Garage (in place of P/2014/0928/RM)

**Recommendation:** Approval

**Ref No:** LA07/2015/1307/F

**Applicant:** Mr & Mrs L McBride

**Site Address:** 40m South 35 Ballynahinch Road, Castlewellan

**Proposal:** Proposed conversion and reuse of existing building & extension to that as single dwelling

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that the building proposed for conversion is not a locally important building.
2. The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that building is not a suitable building for conversion.

**Reference No:** LA07/2015/1315/O

**Applicant Name:** Clare Ferris

**Proposal:** Proposed Dwelling on in-fill site under Policy CTY 8 Ribbon Development

**Site Location:** Lands between 16 and 20 Lough Road, Crossgar

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Lough Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.

**Reference No:** LA07/2015/1355/O

**Applicant Name:** Dr K Walshe

**Proposal:** Demolition of existing garage and construction of 2 no dwellings accessed via existing driveway

**Site Location:** Lands to rear of 8 Castlevue, Dundrum

**Recommendation:** Approval

**Ref No:** LA07/2015/1376/F

**Applicant:** Mr & Mrs P Smyth

**Site Address:** Land to the north east of 52, Ballydrumman Road, Leitrim, Castlewellan

**Proposal:** Change of use of agricultural field of tourist development entailing conversion of stone barn to shower/toilet block erection of 4 holiday units with associated amenity area and parking

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to PPS2 Natural Heritage Policy NH6 in that it has not been demonstrated that the proposal is of an appropriate design, size, and scale and is sympathetic to the special character of the Mourne and Slieve Croob Area of Outstanding Natural Beauty.
3. The proposal is contrary to PPS 16 Tourism Policy TSM 6 in that it has not been demonstrated that
  - (a) the site is within an area that has capacity to absorb the proposed holiday park without adverse impact on the visual amenity and rural character of the area; and
  - (c) the design of the development is appropriate for the site and locality.
4. The proposal is contrary to PPS 16 Tourism Policy TSM 7 in that it has not been demonstrated that;
  - (b) the site layout and associated infrastructure and landscaping arrangements are of high quality; and
  - (g) in that the use and built form would not detract from the landscape quality and character of the surrounding area;
5. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that it has not been demonstrated that the proposal is sustainable and the nature, design and scale of the proposal is appropriate to the site to ensure a high quality form of development.

**Ref No:** LA07/2016/0034/LDE

**Applicant:** Clive Camlin

**Site Address:** 5 Fruitvalley Road, Ballyward, Castlewellan

**Proposal:** Hobby workshop for the repair and maintenance of fire arms and general gun smithing

**Recommendation:** Approval

**Ref No:** LA07/2016/0090/F

**Applicant:** Colin Boden

**Site Address:** 2 Burrenreagh Park, Castlewellan

**Proposal:** Proposed replacement of existing semi-detached dwelling with detached dwelling

**Recommendation:** Approval

**Ref No:** LA07/2016/0101/O

**Applicant:** W J Jamison

**Site Address:** 36 Killyleagh Road Crossgar

**Proposal:** Single Dwelling

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

**Ref No:** LA07/2016/0176/F

**Applicant:** Mr Ted Cupples

**Site Address:** Molloy's Fish & Chips, 61 St Patricks Avenue, Downpatrick

**Proposal:** Change of use from retail outlet to hot food outlet. The new premise has seated area, food producing and serving areas and toilet/washing facilities for public and staff

**Recommendation:** Approval



**Ref No:** LA07/2016/0197/O

**Applicant:** Mr David Chambers

**Site Address:** Adjacent to 1 Holly Lane, Ballyhossett Road, Downpatrick

**Proposal:** Dwelling and garage

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy for Northern Ireland and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to the Strategic Planning Policy for Northern Ireland and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development and would visually intrude into the open countryside.
3. The proposal is contrary to Policy CTY14 PPS21 Sustainable Development in the Countryside in that the proposal adds to ribbon development and would therefore result in a detrimental change to the rural character of the countryside.
4. The proposal is contrary to Policy CTY8 PPS21 Sustainable Development in the Countryside in that the proposal would add to a ribbon of development.

**Ref No:** LA07/2016/0218/F

**Applicant:** Mr F Boyd

**Site Address:** Butney Lane 260m South West of 23A Teconnaught Road, Downpatrick

**Proposal:** Replacement dwelling

**Recommendation:** Approval

**Ref No:** LA07/2016/0362/F

**Applicant:** Drumlin Food Company

**Site Address:** 1 Dromore Street, Ballynahinch

**Proposal:** Internal and external alterations to existing listed building

**Recommendation:** Approval

**Ref No:** LA07/2016/0377/F

**Applicant:** Charlie & Ann Hall

**Site Address:** 2 Larchfield Park, Newcastle

**Proposal:** Single storey extension to the side of dwelling, conversion of existing integral garage to living accommodation and new vehicular access

**Recommendation:** Approval

**Ref No:** LA07/2016/0443/F

**Applicant:** Marie Quinn

**Site Address:** 30 Cargagh Road, Annacloy, Downpatrick

**Proposal:** Utility room extension to side of dwelling

**Recommendation:** Approval

**Ref No:** LA07/2016/0453/LBC

**Applicant:** Drumlin Food Company

**Site Address:** 1 Dromore Street, Ballynahinch

**Proposal:** Internal and external alterations to existing listed building

**Recommendation:** Consent

**Ref No:** LA07/2016/0455/F

**Applicant:** Mr Stephen Sharp

**Site Address:** 15 Hilltop, Ballynahinch

**Proposal:** Single storey extension to rear

**Recommendation:** Approval

**Ref No:** LA07/2016/0040/F

**Applicant:** Mr Phillip Gill

**Site Address:** Opposite 70 Strangford Road, Ardglass

**Proposal:** Proposed dwelling and garage

**Recommendation:** Approval

**Ref No:** LA07/2016/0071/RM

**Applicant:** Mr and Mrs Stephen

**Site Address:** 75m south of no11 Dromara Road, Ballyward, Castlewellan

**Proposal:** Proposed farm dwelling and domestic garage

**Recommendation:** Approval

**Ref No:** LA07/2015/1058/F  
**Applicant:** Siobhan McKibben  
**Site Address:** Ballybannon Road, 200m NE of 44 Wateresk Road, Castlewellan  
**Proposal:** Proposed Farm Dwelling  
**Recommendation:** Approval

**Ref No:** LA07/2016/0368/F  
**Applicant:** Mr Frank Boyd  
**Site Address:** 450m NW of 74 Church Road, Rademon, Crossgar  
**Proposal:** Replacement Dwelling  
**Recommendation:** Approval

**Ref No:** LA07/2015/1187/O  
**Applicant:** Seamus O'Rourke  
**Site Address:** Land 15m north and rear of 98 Drumlee Road, Kilcoo  
**Proposal:** Replacement Dwelling and garage  
**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the existing structure has been substantially rebuilt and all external structural walls are not substantially intact.

**Reference:** P/2014/1002/F  
**Applicant Name:** David Fleming  
**Proposal:** Erection of single wind turbine, associated access and 2no electricity cabinets  
**Site Location:** Approx 293m north west of 23 Latt Road, Cloghinny, Newry, Co Armagh  
**Recommendation:** Approval

**Applicant Reference:** P/2014/1066/F  
**Applicant Name:** Mr Mark Dobbin  
**Proposal:** Change of house type from that previously approved under ref P/2010/0866/F  
**Site Location:** 160m North east of No1 Orchard Villas, Rathfriland Road, Savalmore, Newry  
**Recommendation:** Approval

**Application Ref:** P/2015/0025/F

**Applicant Name:** Francis Vallely

**Proposal:** Demolition of 3 No. three storey vacant dwellings, subject to future redevelopment

**Site Location:** Nos. 48, 48a and 50 Kilmorey Street, Newry

**Recommendation:** Approval

**Application Reference:** P/2015/0077/F

**Applicant Name:** Pat Quinn

**Site Location:** 30A Water Street, Rostrevor, BT34 3BE

**Proposal:** Proposed rear and side extensions and alterations

**Recommendation:** Refusal

1. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy BH8 of Planning Policy Statement 6 – Planning, Archaeology and the Built Environment by reason of the loss of the essential character of this Listed Building by reason of scale, massing and alignment.
2. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy BH11 of Planning Policy Statement 6 – Planning, Archaeology and the Built Environment as the proposal would adversely impact on the setting of the listed building due to the proposed scale, massing and alignment.
3. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy EXT 1 of the Addendum to Planning Policy Statement 7 - Alterations and Extensions in that the scale, massing and design of the proposal are not sympathetic with the built form and appearance of the existing property and will therefore detract from the appearance and character of the surrounding area.
4. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy BH12 of Planning Policy Statement 6 – Planning, Archaeology and the Built Environment as the development is not in sympathy with the characteristic built form of the Conservation Area and the scale and form do not respect the characteristics of adjoining buildings.

**Application Reference:** P/2015/0078/LBC

**Applicant Name:** Pat Quinn

**Site Location:** 30A Water Street, Rostrevor, BT34 3BE

**Proposal:** Proposed extension and alterations

**Recommendation:** Refusal

1. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy BH8 of Planning Policy Statement 6 – Planning, Archaeology and the Built Environment by reason of the loss of the essential character of this Listed Building by reason of scale, massing and alignment.
2. The proposal is contrary to the Regional Development Strategy 2035; the Strategic Planning Policy Statement for Northern Ireland; and Policy BH11 of Planning Policy Statement 6 – Planning, Archaeology and the Built Environment as the proposal would adversely impact on the setting of the listed building due to the proposed scale, massing and alignment.

**Applicant Reference:** LA07/2015/0002/F

**Applicant Name:** Catherine Fearon

**Proposal:** Installation of freestanding photovoltaic panels dimensions 2.63m (H) X 8.2m (W) X 3.0m (D) (1.2m above ground)

**Site Location:** Opposite 47 Tamnaghbane Road Killeavy Newry BT35 8LE

**Recommendation:** Approval

**Reference:** LA07/2015/0155/F

**Applicant Name:** Mr Conor Toal

**Proposal:** Mixed use development consisting of 1 retail unit and 1 hot food unit with alterations to existing access to public road. Application submitted in substitution to approval granted under P/2011/0105/F

**Site Location:** Adjacent to and immediately south of No 11a Old Warrenpoint Road, Newry

**Recommendation:** Approval

**Application Ref:** LA07/2015/0433/F

**Applicant Name:** Declan Tolan

**Proposal:** Replacement dwelling and detached garage

**Site Location:** 18 Lower Corraghs Road, Newry, BT34 2NQ

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS), in that the overall size of the proposed replacement dwelling would not integrate into the surrounding landscape and would have a visual impact significantly greater than the existing building, and the design of the replacement dwelling is not of a high quality appropriate to its rural setting.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the landscape, 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, the proposed building relies primarily on the use of new landscaping for integration, the design of the proposed building is inappropriate for the site and its locality and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.

**Reference:** LA07/2015/0453/O

**Applicant Name:** Thomas Smith

**Location:** 30m se of 18 Shean Road, Forkhill, Newry

**Proposal:** Dwelling on the farm

**Recommendation:** Approval

**Reference:** LA07/2015/0545/F

**Applicant Name:** Mr P Smith

**Proposal:** Erection of dwelling and detached garage on a farm

**Site Location:** 40 metres south west of 23a Castlewellan Road, Hilltown

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works (access arrangement) do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.
2. The proposal is contrary to Planning Policy Statement 3, Policy AMP 3 Access to Protected Routes in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

**Application Ref:** LA07/2015/0548/O

**Applicant Name:** Martin Fitzpatrick

**Proposal:** New dwelling and garage on a farm

**Site Location:** Immediately south and south west of 18 & 20 Pats Road, Ballymartin, Kilkeel

**Recommendation:** Refusal

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that it has not been demonstrated that the farm business is currently active, and that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would, if permitted, result in the extension of ribbon development along Pat's Road.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building would be a prominent feature in the

landscape the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration, the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop, and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm, and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would not respect the traditional pattern of settlement exhibited in the area, would add to a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.
5. The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and its siting and scale is out of keeping with the special character of the Mourne AONB and it fails to conserve features of importance to the character, appearance and heritage of the landscape.
6. The proposal is contrary to paragraphs 6.37, 6.38 and 6.42 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the development does not require a coastal location, it is not of national or regional importance and there are alternative sites available, and this area of the coast is known to be at risk from coastal erosion.



**Application Reference:** LA07/2015/0627/F

**Applicant Name:** Joey Chambers

**Site Location:** 43 Kilkeel Road, Annalong

**Proposal:** Retention of development in non-compliance with condition 02 of planning approval P/2014/0124/F - Applicant seeks permission to cater for dining outside the premises

**Recommendation:** Approval

**Reference:** LA07/2015/0732/F

**Applicant Name:** Mr & Mrs Hourican

**Proposal:** Replacement Dwelling & garage

**Site Location:** Opposite No 7 Brae Road, Lisnaree, Newry

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable benefits, the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building; and, the design of the replacement dwelling is not of a high quality appropriate to its rural setting and does not have regard to local distinctiveness.

**Reference:** LA07/2015/0734/F

**Applicant Name:** Richardson Holdings

**Proposal:** Erection of a dormer holiday cottage

**Site Location:** Adjacent to and south east of 12 & 13 Coral Cottages, Cranfield Road, Kilkeel

**Recommendation:** Approval

**Reference:** LA07/2015/0764/F

**Applicant Name:** Feargal Rafferty

**Proposal:** Retention of domestic garage

**Site Location:** 16 Ummeracam Road, Silverbridge, Newry

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
3. The proposal is contrary to Policy EXT 1 of the Addendum to Planning Policy Statement 7, Residential Alterations and Extensions in that the proposal is not sited within the curtilage of an established dwelling.

**Applicant Reference:** LA07/2015/0796/F

**Applicant Name:** Caroline Dodds

**Proposal:** Proposed farm dwelling and detached garage

**Site Location:** Land 15m southeast of 15 Latt Road, Jerrettspass, Newry, Co Down

**Recommendation:** Approval

**Applicant Reference:** LA07/2015/0818/F

**Applicant Name:** Michelle Shields

**Proposal:** Proposed change of house type to existing dwelling under construction.

**Site Location:** 150m North West of No 41 Kilmonaghan Road, Jerrettspass Newry BT35 6QD

**Recommendation:** Approval

**Reference:** LA07/2015/0880/F

**Applicant Name:** Peter Grant

**Location:** Opposite & 175m NW of 15 Carrive Road, Silverbridge Newry

**Proposal:** Replacement dwelling and garage

**Recommendation:** Approval

**Application Reference:** LA07/2015/0938/O

**Applicant:** Mr & Mrs Paul Greenan

**Proposal:** Site for dwelling with improvements to existing access

**Location:** 65 metres north west of no 56 Kilkeel Road, Hilltown with access from Bryansford Road

**Recommendation:** Approval

**Application Reference:** LA07/2015/0955/F

**Applicant:** Shane Magill

**Proposal:** Erection of dwelling (Change of house type from that previously approved under P/2014/0443/RM)

**Location:** Immediately south of No.5 Ballydesland Road, Warrenpoint, BT34 3QD

**Recommendation:** Approval

**Application Ref:**LA07/2015/0966/F

**Applicant Name:** Francis Valley

**Proposal:** Demolition of 3 No. vacant buildings and construction of new storage building

**Site Location:** Nos. 48, 48a and 50 Kilmorey Street, Newry, BT34 2DE

**Recommendation:** Approval

**Application Reference:** LA07/2015/0969/O

**Applicant:** Liam McDonnell

**Proposal:** Dwelling and Garage on infill site

**Location:** Approx 50m South East of No 41a Aughnagon Road, Derryleckagh, Newry, Co. Down

**Recommendation:** Refusal

1. The proposal is contrary to Policy CTY 1 and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Aughnagon Road.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted: result in a suburban style build-up of development when viewed with existing and approved buildings; add to a ribbon of development; and would therefore further erode the rural character of the countryside.

**Application Reference:** LA07/2015/1025/F

**Applicant:** Mr & Mrs J. R. MacMahon

**Proposal:** Erection of replacement dwelling

**Location:** No. 60 Greenpark Road, Rostrevor, Co Down

**Recommendation:** Refusal

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the dwelling to be replaced was previously replaced under P/2010/0632/F.
2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality.
3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling would, if permitted, add to a ribbon of development.
4. The proposal is contrary to Policy NH 6 of Planning Policy Statement 2, Natural Heritage, in that the dwelling has an inappropriate design and scale for the locality.

**Reference:** LA07/2015/1040/O

**Applicant Name:** Mr Patrick Devlin

**Proposal:** Site for infill dwelling and garage

**Site Location:** Immediately south of 43 Ballyvally Road, Mayobridge

**Recommendation:** Refusal

1. The proposal is contrary to the SPPS (Strategic Planning Policy Statement) paragraphs 4.11 and 4.12 in that, if permitted, would adversely affect the amenities of the neighbouring dwelling no. 43 Ballyvally Road by reason of its loss of physical amenity space and general nuisance.

**Applicant Reference:** LA07/2015/1209/O

**Applicant Name:** Ciaran Hughes

**Proposal:** Proposed Family Dwelling on a farm with associated garage and garden.

**Site Location:** Lands at Blackrock Road, Crossmaglen immediately North East of farm buildings at the junction of Blackrock Road and Corliss Road, Crossmaglen and approximately 250m North East of No.14 Corliss Road, Crossmaglen.

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed farm dwelling and garage are visually linked (or sited to cluster) with an established group of buildings on the farm.
2. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that:
  - the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the dwelling and garage to integrate into the landscape;
  - the proposed dwelling and garage is not visually linked or sited to cluster with an established group of buildings on a farm and therefore would not visually integrate into the surrounding landscape.

**Applicant Reference:** LA07/2015/1246/O

**Applicant Name:** Terence J O'Hare

**Proposal:** Replacement dwelling and garage on farm land

**Site Location:** 60m North West of No 25 Church Rock Road, Carrickbracken, Camlough, Newry

**Recommendation:** Refusal

1. The proposal is contrary to Policies CTY1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure does not exhibit the essential characteristics of a dwelling and the external structural walls are not substantially intact.

**Reference:** LA07/2016/0063/F

**Applicant Name:** Kilbroney Timber Frame Limited

**Proposal:** Proposed dwelling

**Site Location:** To front of No.12 and between 10 and 14 Upper Dromore Road Warrenpoint

**Recommendation:** Approval

**Application Reference:** LA07/2016/0135/LDE

**Applicant:** Ms P Mackintosh

**Proposal:** Existing detached single storey sun room constructed to side of dwelling in materials to match dwelling

**Location:** 61 Aughnahoor Road, Kilkeel, BT34 4HF

**Recommendation:** Refusal

1. The Council, having considered the information provided, is not satisfied that the proposed operations constitute Permitted Development by virtue of Part 1, Class D of the Schedule to the Planning (General Permitted Development) Order (Northern Ireland) 2015 as the building (which is located within the curtilage of a dwelling house within an Area of Outstanding Natural Beauty) sits between the side elevation of the dwelling house and the boundary of the curtilage of the dwelling house.

**Reference:** LA07/2016/0133/F

**Applicant Name:** Kilmore Care Ltd

**Proposal:** Extension to existing nursing home to provide 10 bedroom dementia wing

**Site Location:** Avila Nursing Home 32 Convent Hill Bessbrook

**Recommendation:** Approval

**Reference:** LA07/2016/0163/F

**Applicant Name:** Mr Michael Quinn

**Proposal:** Proposed replacement dwelling (Change of House Type)

**Site Location:** 40m NE of No7c Aughrim Road Kilkeel, Co Down, BT34 4HR

**Recommendation:** Approval

**Reference:** LA07/2016/0254/F

**Applicant Name:** Mr Adrian Charleton

**Proposal:** Change of house type for dwelling and garage as approved under P/2007/0576/F

**Site Location:** Site adjacent to 6 Main Road, Ballymartin, Kilkeel BT34 4NU

**Recommendation:** Approval

**Applicant Reference:** LA07/2016/0264/O

**Applicant Name:** Carncastle Properties Ltd

**Proposal:** Replacement dwelling

**Site Location:** 100 m north east of 14 Carrivekeeney Road, Newry, Armagh, BT35 7LU

**Recommendation:** Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling.

**Application Reference:** LA07/2016/0265/NMC

**Applicant:** Peter Fitzpatrick

**Proposal:** New dwelling on a farm and domestic garage

**Location:** To rear and South of 166 Newcastle Road, Kilkeel, Co. Down, BT34 4NN

**Recommendation:** Approval

**Application Reference:** LA07/2016/0369/F

**Applicant:** Agnes Mackin

**Proposal:** Proposed rear extension, ramp and alterations to existing dwelling

**Location:** 77 O'Neill Avenue, Newry

**Recommendation:** Approval

**Reference:** LA07/2016/0271/F

**Applicant Name:** P Murphy & Sons

**Location:** Legmoylin Road, Silverbridge, Newry (adjacent & East of Moylinn Close)

**Proposal:** Change of house type from that previously approved under Planning Ref: P/2007/0960/F on site 6 and site 7.

**Recommendation:** Approval

**Application Reference:** LA07/2016/0275/RM

**Applicant:** Mr Ciaran McCrink

**Proposal:** Proposed new dwelling and detached garage on a gap site

**Location:** Adjacent to and South and West of No. 61 Betty's Hill Road, Ballyholland, Newry, Co. Down, BT34 2ND

**Recommendation:** Approval

**Applicant Reference:** LA07/2016/0400/F

**Applicant Name:** Aoife and Michael Lynch

**Proposal:** Single storey living room extension to gable of existing house.

**Site Location:** 19 St Malachy's Park, Camlough BT35 7LG

**Recommendation:** Approval

**Application Reference:** LA07/2016/0425/F

**Applicant:** Lillian and Michael Patterson

**Proposal:** Single side extension to dwelling

**Location:** 25 Burren Road, Warrenpoint, Co. Down

**Recommendation:** Approval

**Applicant Reference:** LA07/2016/0364/F

**Applicant Name:** NIHE

**Proposal:** Single storey extension to the gable elevation

**Site Location:** 18 Altanaveigh Park, Newry BT35 8XB

**Recommendation:** Approval