

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.

Ref No: Q/2014/0381/F

Applicant: Bluebox Broadband

Site Address: Lands 1 Km West Of 117 Drumnquoile Road, Dooglen, Ballynahinch

Proposal: 15m telecommunications monopole and cabin to replace existing mast and cabin to provide broadband in surrounding areas

Recommendation: Approval

Ref No: LA07/2015/0265/O

Applicant: Mr D Russell

Site Address: Lands 55m NW of 21 Lessans Road, Saintfield

Proposal: Infill dwelling

Recommendation: Approval

Ref No: LA07/2015/0864/O

Applicant: Mr T McCreery

Site Address: Lands between 33 and 39 Templeburn road, Crossgar

Proposal: Infill site for 2 dwellings

Recommendation: Approval

Ref No: LA07/2015/1190/F

Applicant: Mr K Byrne

Site Address: To the rear of No 94 Warrenpoint Road, Newry, BT34 2PS

Proposal: Removal of condition 2 from previous approval P/2006/0146/RM

Recommendation: Refusal

1. The proposal is contrary to Policies CTY 1 and CTY 7 of Planning Policy Statement 21 (Sustainable Development in the Countryside) in that no overriding need has been established to justify a relaxation of the policy requirement to restrict occupation of the dwelling for the use of an associated business.

Ref No: LA07/2015/1282/F

Applicant: Mr Brian Barr

Site Address: 5 Jacksons Crescent, Saintfield

Proposal: Single storey rear extension and new vehicle access.

Recommendation: Approval

Ref No: LA07/2016/0008/F

Applicant: Mr Josephs Clerkin

Site Address: Lands 50M East of No 52 Clontafleece Road, Warrenpoint, BT34 3QP

Proposal: Change of house type and re-location of dwelling and garage in substitution for previous approval P/2014/0576/F

Recommendation: Approval

Ref No: LA07/2016/0036/F

Applicant: Mrs Bronagh Smith

Site Address: 17 Demesne Crescent, Downpatrick

Proposal: Proposed disabled extension to rear of dwelling

Recommendation: Refusal

1. The proposal is contrary to Policy EXT 1 of Addendum to Planning Policy Statement 7 (Residential Extensions and Alterations) in that it will result in an unacceptable level of overlooking over the adjoining property (No.19), and consequent loss of privacy.

Ref No: LA07/2016/0202/F

Applicant: Mr Lloyd Douglas

Site Address: Site 1 (house type A) 21-27 Bryansford Village, Newcastle.

Proposal: Change of house type at one plot to previously approved residential development.

Recommendation: Approval

Ref No: LA07/2016/0289/F

Applicant: Mr & Mrs Bobby Reid

Site Address: 30 Mountview Road, Ballynahinch

Proposal: Single storey extension to side of dwelling to provide ancillary accommodation

Recommendation: Approval

Ref No: LA07/2016/0387/F

Applicant: Mrs Sarah Lowery

Site Address: 61 Hillfoot Crescent, Ballynahinch

Proposal: Single storey disabled extension to the side of dwelling

Recommendation: Approval

Ref No: LA07/2016/0395/F

Applicant: Mrs Margaret McEvoy

Site Address: The Oaks Bar and Function Lounges, 5 Darragh Cross Road, Saintfield

Proposal: Retrospective permission for flat roof kitchen and roofed smoking area

Recommendation: Approval

Ref No: LA07/2016/0412/F

Applicant: Mr Donal Fitzpatrick

Site Address: 26 Cumber Grange, Drumaness

Proposal: Single storey disabled extension to the side of dwelling

Recommendation: Approval

Ref No: LA07/2015/1232/O
Applicant: Mr J Dornan
Site Address: 64a Tannaghmore Road, Loughlinisland
Proposal: Replacement Dwelling
Recommendation: Approval

Ref No: LA07/2015/0729/O
Applicant: Executors of the late Mr J.A Jess
Site Address: 61 Ballylone Road, Ballynahinch
Proposal: Replacement Dwelling and Garage
Recommendation: Approval

Reference: P/2014/0859/F
Applicant Name: Brendan Carr
Proposal: Retention of building for agricultural use.
Site Location: 65 Metres South of 43 Newry Road, Drumilly, Belleek
Recommendation: Refusal

1. The proposal is contrary to Policy CTY11 of Planning Policy Statement 21, Sustainable Development in the Countryside in that (the existing agricultural holding has not been established for at least 6 years.

Application Reference: LA07/2015/0196/F
Applicant Name: Mr A McParland
Site Location: Adjacent to 22 Erskine Street, Newry
Proposal: Demolition of existing garage and provision of new town house
Recommendation: Refusal

1. The proposed development is contrary to Policy QD 1 of Planning Policy Statement 7: Quality Residential Environments in that the development would, if permitted, result in overdevelopment of the site, which is too restricted to permit the erection of a residential unit of reasonable design and dimensions.
2. The proposed development is contrary to Policy LC1 of the Addendum to PPS 7: Safeguarding the Character of Established Residential Areas in that the development does not meet the minimum space standards set out in Annex A.
3. The proposed development is contrary to Paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland and Planning Control Principle 1 of Planning Policy Statement 12: Housing in Settlements in that the development would erode local character, environmental quality and residential amenity by trying to fit a two-storey dwelling house into a plot that is not big enough to accommodate such a development, and would result in town-cramming.

Reference: LA07/2015/0402/F
Applicant Name: Mr Glyn Mitchell
Proposal: Proposed erection of dwelling
Site Location: Opp and 25m E of No 16 Chancellors Hall, Chancellors Road, Newry, Co Down

Recommendation: Refusal

1. The proposal is contrary to Policy QD1 of the Department of the Environment's Planning Policy Statement 7, Quality Residential Environments, criterion (a), in that the applicant has failed to demonstrate that the proposal would create a quality residential environment.
2. The proposal is contrary to Policy LC1 of the Addendum to Planning Policy Statement 7 on Safeguarding the Character of Residential Areas, criterion (b), in that the proposal does not respect the existing settlement pattern in the area.

Application Ref: LA07/2015/0411/O

Applicant Name: Mr Seamus Sands

Proposal: Site for 2 No. infill dwellings and garages

Site Location: Between 22a and 24 Turnavall Road, Newry, Co Down

Recommendation: Approval

Application Ref: LA07/2015/0435/F

Applicant Name: Mr & Mrs Paul Cole

Proposal: Two storey rear extension to dwelling

Site Location: No. 20 The Square, Rostrevor, Newry

Recommendation: Approval

Application Ref: LA07/2015/0458/DCA

Applicant Name: Mr & Mrs Paul Cole

Proposal: Partial demolition of existing dwelling and stores to rear, removal of debris off site to allow rear extension to dwelling

Site Location: No. 20 The Square, Rostrevor, Newry

Recommendation: Consent

Application Reference: LA07/2015/0737/F

Applicant Name: Jenna Stevenson

Site Location: 25 Mission Road, Ballymartin, Kilkeel, BT34 4PR

Proposal: Replacement dwelling and garage

Recommendation: Approval

Reference: LA07/2015/1256/F

Applicant Name: Mr & Mrs Gary Scott

Location: 9 Randall Heights Kilkeel

Proposal: Proposed extension to dwelling (single storey extension to rear) and domestic garage and store

Recommendation: Approval

Reference: LA07/2015/1342/F

Applicant Name: T2 Newry Ltd

Proposal: Change of use from retail unit to restaurant

Site Location: Unit 53, Buttercrane Shopping Centre, Buttercrane Quay, Newry

Recommendation: Approval

Applicant Reference: LA07/2015/1377/F

Applicant Name: Mulkerns Eurospar Ltd

Proposal: Alterations to shop entrance/new shop front enclosing porch area and internal relocation of post office and toilets to provide off sales area.

Site Location: Eurospar 51A Forkhill Road Newry

Recommendation: Approval

Applicant Reference: LA07/2015/1394/A

Applicant Name: Mulkerns Eurospar Ltd

Proposal: Shop sign (similar to existing mounted on shop front)

Site Location: Eurospar 51A Forkhill Road, Newry

Recommendation: Consent

Reference: LA07/2016/0151/RM

Applicant Name: Philip Black

Location: Kidds Road, Newry (50m West of 141 Armagh Road)

Proposal: Dwelling and garage

Recommendation: Approval

Applicant Reference: LA07/2016/0240/F

Applicant Name: Wayne Morton

Proposal: Replacement single storey 3 bed dwelling with single storey 4 bed dwelling.

Site Location: 30m North of 28 Tunnel Road, Jerretspass, Newry.

Recommendation: Refusal

1. The proposal is contrary Policies CTY1 and CTY3 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the building is of a temporary construction and is not eligible for replacement.

Reference: LA07/2016/0332/A

Applicant Name: Debenhams Retail PLC

Proposal: Entrance goalpost internally illuminated sign

Site Location: Debenhams, The Quays Shopping Centre, Newry, BT35 8QS

Recommendation: Consent

Reference: LA07/2016/0333/F

Applicant Name: Debenhams Retail Ltd

Proposal: New entrance to store within the existing glazed elevation

Site Location: Debenhams, The Quays Shopping Centre, Newry

Recommendation: Approval

Application Reference: LA07/2016/0346/O

Applicant Name: Mr McKnight

Site Location: Lands approx. 20m north east of 40 Ballycoshane Road, Hilltown, BT34 5XD

Proposal: Proposed erection of detached farm dwelling.

Recommendation: Refusal

1. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, 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.

2. 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.

Application Reference: LA07/2016/0337/F

Applicant Name: Mr and Mrs Ryan Hurson

Site Location: 33 Lagan Court, Burren

Proposal: Ground Floor rear extension to kitchen / dining area and utility room together with first floor rear extension to bedroom 5.

Recommendation: Approval

Application Reference: LA07/2016/0372/O

Applicant Name: Ms Jacqueline Magee

Site Location: Lands adjacent and north of no. 15 Commons Hall Road, Newry

Proposal: Proposed dwelling on a farm

Recommendation: Refusal

1. The proposal is contrary to 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 new building is sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.

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 addition of ribbon development along Commons Hall Road.