

Weekly delegated list 25th February 2016

These applications are recommended decisions which require a pro forma with a valid planning reason to appear before briefing panel.

Planning Reference: P/2014/1049/O

Applicant Name: Tracy McKenzie

Proposal Address: Adjacent and N of No.9A Corcreechy Road Newry BT34 1LR

Proposal: Site for dwelling and garage (infill)

Recommendation: Refusal

Refusal Reasons:

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) 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.

The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) 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 Corcreechy Road.

The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS) Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; and would, if permitted, not respect the traditional pattern of settlement exhibited in that area; and would, if permitted, add to a ribbon of development; and would therefore result in a detrimental change to further erode the rural character of the countryside.

Planning Reference: P/2014/0834/O

Applicant Name: Mr Michael McEvoy

Proposal: Proposed dwelling on a farm

Site Location: Adjacent to and north west of 6 Clontigora Road, Kilean, Newry

Recommendation: Approval

Planning Reference: P/2014/0884/F

Applicant: Seamus Grant

Proposal: Erection of farm dwelling (change of house type to that previously approved under File Ref. P/2009/1405/F)

Location: Land 70m north east of 111 Rostrevor Road, Hilltown

Recommendation: Approval

Planning Reference: R/2015/0048/A

Applicant Name: Newgrove Fleet Ltd

Proposal: Free standing non internally illuminated sign.

Site Location: North side of junction leading to 114 Saintfield Road, Crossgar

Recommendation: Consent

Planning Reference: LA07/2015/0036/F

Applicant: ADJ Construction

Proposal: Erection of 2 dwellings Change of house type on Site 80 and 81 of housing development previously approved under P/2006/0290/F

Location: Chapel View, Newry Road, Crossmaglen.(Housing development under construction)

Recommendation: Approval

Planning Reference: LA07/2015/0075/F

Applicant Name: Mr and Mrs Carolan

Proposal Address: 30 Bar Hill, Jerretspass Newry, BT34 1SY

Proposal: New front entrance porch, alterations to front facade and internal alterations and detached garage

Recommendation: Approval

Planning Reference: LA07/2015/0120/F

Applicant Name: Mr Conor Lavery

Site Location: Lands 349m NE of 38A Drumkeeragh Road, Ballynahinch

Proposal: Amendment to planning approval R/2013/0017, Erection of wind turbine 40m to hub height with blades tip height 52m

Recommendation: Approval

Planning Reference: LA07/2015/0158/F

Applicant Name: TJ McKibben

Proposal: Conversion of existing building to dwelling

Site Location: 40c Drumcro Road, Kilkeel, Co. Down, BT34 4HA

Recommendation: Refusal

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 would have an adverse effect on the character and appearance of the locality as the proposed building holds no merit and is not a suitable building for conversion; and the conversion would unduly affect the amenities of nearby residents and adversely affect the continued agricultural use of adjoining land or buildings.

Planning Reference: LA07/2015/0171/F

Applicant Name: Mr B Sloan and Mr J Spratt

Site Location: Lands to the rear of 49 The White Horse Inn and 55 Eating Options, Main Street, Saintfield

Proposal: 3 Apartments with parking (renewal of permission R/2008/0400/F)

Recommendation: Approval

Planning Reference: LA07/2015/0188/F

Applicant Name: Castlewellan Community Playgroup

Site Location: Castlewellan Community Centre, 32 Circular Road, Castlewellan

Proposal: Retrospective change of use from picnic area to play area with fixed apparatus and landscaping.

Recommendation: Approval

Planning Reference: LA07/2015/0220/F

Applicant Name: Mr J Arnold

Site Location: 50 Spa Road Ballynahinch

Proposal: Replacement dwelling and garage

Recommendation: Approval

Planning Reference: LA07/2015/0297F
Applicant Name: Mr Aaron Mason
Site Location: 15 Cloughley Road, Loughinisland
Proposal: Replacement dwelling and garage
Recommendation: Approval

Planning Reference: LA07/2015/0348/F
Applicant Name: Brian Stevenson
Site Location: 7 9 Clanmaghery Road, Ballyward
Proposal: Erection of a detached garage with attic storage area. Extension of existing curtilage to include adjacent owned lands (amended descripton).
Recommendation: Approval

Planning Reference: LA07/2015/0387/F
Applicant Name: Mr Drew Henry
Site Location: 51 Ardigon Road, Killyleagh
Proposal: 2 storey side extension to rear of dwelling with conservatory side extension linking barn
Recommendation: Approval

Planning Reference: LA07/2015/0456/F
Applicant Name: Richard Nummy
Site Location: 35m south of 93 Belfast Road, Newry
Proposal: Relocation of access to that approved under planning approval P/2010/1452
Recommendation: Refusal

The proposal is contrary to Policy AMP 3 of Planning Policy Statement 3 - Access Movement and Parking in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

Planning Reference: LA07/2015/0459/F
Applicant Name: Mr Niall Kelly
Site Location: Site adjacent to number 80 Killough Road, Downpatrick
Proposal: Change of house type and access arrangement from application R/2013/0039/RM
Recommendation: Approval

Planning Reference: LA07/2015/0489/F

Applicant Name: Mrs Heidi Dugdale

Site Location: 1 Marguerite Avenue, Newcastle

Proposal: Single storey bedroom and shower room extension to rear of dwelling

Recommendation: Approval

Planning Reference: LA07/2015/0508/F

Applicant Name: Mrs Catherine Gray

Site Location: 12 Benraw Road, Ballyward, Castlewellan

Proposal: Replacement dwelling

Recommendation: Approval

Planning Reference: LA07/2015/0514/F

Applicant: ADJ Construction (Joe McCreesh)

Proposal: Change of house type to that previously approved under planning ref:

P/2006/0920/F on Site 19, Site 20, Site 21, Site 27, Site 77, Site 78, Site 79

Location: Site 19 20 21 27 77 78 79 Chapel View, Newry Road, Crossmaglen

Recommendation: Approval

Representation: 1

Planning Reference: LA07/2015/0533/F

Applicant Name: Mr and Mrs Jim Graham

Proposal: Proposed change of house type and domestic garage (previous approval P/2010/0273/F)

Site Location: 140m north of No. 115 Ballinran Road, Killeel

Recommendation: Approval

Planning Reference: LA07/2015/0543/F

Applicant Name: Mr and Ms D Irvine

Proposal: Erection of replacement dwelling

Site Location: 33 Keadymore Road, Mountnorris BT60 2UH

Recommendation: Approval

Planning Reference: LA07/2015/0564/F

Applicant Name: Mr & Mrs McAnuff

Proposal: Change of House Type

Site Location: 200m West of 18 Ardkeeragh Road, Newry

Recommendation: Approval

Planning Reference: LA07/2015/0614/F

Applicant Name: Mr Higgins

Site Location: 18 Vianstown Park, Downpatrick

Proposal: Single storey bedroom extension to rear with adjoining shower room, new single storey bedroom to the front and new front entrance porch formed on gable

Recommendation: Approval

Planning Reference: LA07/2015/0665/NMC

Applicant Name: Eden Contractors Ltd

Proposal: Plots 7, 8 and 10. Omission of second floor accommodation and omission of associated dormer window from front elevation. Omission of single storey glazed projection from rear elevation with patio doors repositioned into opening on rear wall of dwellings.

Site Location: 50 Kilbroney Road, Rostrevor, BT34 3BL

Recommendation: Approval

Planning Reference: LA07/2015/0666/O

Applicant Name: Keelan McCourt

Proposal: Domestic dwelling and garage

Site Location: 75m west of 30 Drumbanagher Wall Road, Poyntzpass, Newry
BT35 6SE

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) 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.

Planning Reference: LA07/2015/0673/NMC

Applicant Name: Eden Contractors Ltd

Proposal: Plots 9 and 11. Omission of second floor accommodation and omission of associated dormer window from front elevation. Omission of single storey glazed projection from rear elevation with patio doors repositioned into opening on rear wall of dwellings.

Site Location: 50 Kilbroney Road, Rostrevor, Co Down, BT34 3BL

Recommendation: Approval

Planning Reference: LA07/2015/0682/O

Applicant Name: Brian O'Hare

Proposal: Site for replacement dwelling

Site Location: Opposite No. 5 Glen View, Moneymore Road, Newry

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the structure to be replaced does not exhibit the essential characteristics of a dwelling and its external structural walls are not substantially intact.
2. The proposal is contrary to Policy CTY15 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would mar the distinction between the defined settlement limit of Glen and the surrounding countryside.
3. The proposal is contrary to Policy CVN 3 in the Banbridge, Newry and Mourne Area Plan 2015 in that the site is located in a Local Landscape Policy Area and would, if permitted, adversely affect its intrinsic environmental value and character through the loss of vegetation along the river corridor.

Planning Reference: LA07/2015/0727/F

Applicant Name: Mr & Mrs Brendan Garvey

Proposal: Erection of replacement dwelling using unaltered access onto public road

Site Location: 200 metres west of no 46 Carnally Road, Silverbridge, Newry BT359Ry

Recommendation: Approval

Planning Reference: LA07/2015/0765/F

Applicant Name: Mr & Mrs Cahal Bradley

Proposal: Two storey side extension and alterations to dwelling

Site Location: 38 Carrickrovaddy Road, Belleeks, Newry, Co Down

Recommendation: Approval

Planning Reference: LA07/2015/0798/A

Applicant Name: Mr P French

Proposal: Proposed signage to front of building

Site Location: Frenchs Bistro, 2A Castlewellan Road, Clough

Recommendation: Consent

Planning Reference: LA07/2015/0817/O

Applicant Name: Mr T McComish

Proposal: Farm dwelling

Site Location: Adjacent to 10 Loughinisland Road, Downpatrick

Recommendation: Approval

Planning Reference: LA07/2015/0840/F

Applicant Name: Angela McClean

Proposal: Replacement dwelling

Site Location: 46 Drumlough Road, Drumgreenagh, Rathfriland, BT34 5AT

Recommendation: Approval

Planning Reference: LA07/2015/0857/F

Applicant Name: Mr Patrick O'Rourke

Site Location: 98 Drumlee Road, Kilcoo

Proposal: Proposed application for variation of condition 3 on planning application R/2014/0607/O

Recommendation: Approval

Planning Reference: LA07/2015/0861/F

Applicant Name: Mr and Mrs F & C Marquess

Site Location: Adjacent to 70 Churchtown Road, Downpatrick

Proposal: Change of Housetype on approval R/2011/0663/F.

Recommendation: Approval

Planning Reference: LA07/2015/0887/F

Applicant Name: Mr P French

Proposal: Retrospective change of use from supermarket to restaurant at ground floor level with an entrance porch extension

Site Location: Frenchs Bistro, 2A Castlewellan Road, Clough

Recommendation: Approval

Planning Reference: LA07/2015/0957/F

Applicant Name: Mr D Carstairs

Proposal: Extension to side of existing dwelling orangery

Site Location: 22 Ashgrove Road, Newry

Recommendation: Approval

Planning Reference: P/2014/0974/F

Applicant Name: Peter Cowan

Proposal: Extension and alterations to the rear and side of No.3 Brannock Heights with erection of new garage and associated site works.

Site Location: 3 Brannock Heights, Newry, BT35 8DH

Recommendation: Approval

Planning Reference: LA07/2015/0992/F

Applicant Name: Mr Michael Morrissey

Site Location: 28 St Patricks Avenue, Downpatrick

Proposal: Change of use from shop to accountancy office to include new shop front and signage

Recommendation: Approval

Planning Reference: LA07/2015/0999/F

Applicant Name: David Scott and Heather Bell

Proposal: Two storey rear extension and single storey side extension with associated internal alterations to existing dwelling

Site Location: 12 Drumlough School Road, Rathfriland, BT34 5EA

Recommendation: Approval

Planning Reference: LA07/2015/1010/F

Applicant Name: Robert and Aisling Glusek

Proposal: Proposed single storey rear extension consisting of new kitchen and proposed side extension consisting of utility room, ensuite and bedroom with internal ground floor alterations

Site Location: 12 Mourne View, Ballyholland, Newry

Recommendation: Approval

Planning Reference: LA07/2015/1012/O

Applicant Name: Danial O'Hare

Proposal Address: 30 M West of 27 Dublin Road, Newry, Co Down

Proposal: Erection of dwelling and detached garage

Recommendation: Refusal

The proposed development is contrary to Policy QD1 of the Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' in that it has not been demonstrated that the development meets the exceptions for new developments within primarily residential areas of the Area of Townscape Character; and would fail to maintain or enhance the distinctive character and appearance of the Area of Townscape Character.

The proposed development is contrary to Policy QD1 of the Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' in that proposed dwelling would result in unacceptable damage to the local character, environmental quality and residential amenity of the surrounding area.

The proposed development is contrary to Policy QD1 of the Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' part (a) and (h) in that proposed dwelling fails to respect the surrounding context and is inappropriate to the character and topography of the site; and would result in an unacceptable adverse effect on existing properties.

The proposed development is contrary to Policy ATC 2 of the Addendum to the Department's Planning Policy Statement 6 Areas of Townscape Character, as the proposed dwelling, would if permitted, have a detrimental impact on the character, appearance and integrity of the area.

The proposal is contrary to Policy LC1 of Planning Policy Statement 7 addendum: Safeguarding the Character of Established Residential Areas as the pattern of development is not in keeping with the overall character and environmental quality of the established residential area

The proposal is contrary to Policy AMP2 of Planning Policy Statement 3, in that it would, if permitted, prejudice the safety and convenience of road users since the width of the proposed access is unacceptable in accordance with standards contained in DCAN 15.

Planning Reference: LA07/2015/1015/F

Applicant Name: Mr Dennis Sherry

Proposal: Single storey extension to rear of dwelling for bedroom and shower room

Site Location: 11 Clermont Gardens, Warrenpoint, BT34 3LQ

Recommendation: Approval

Planning Reference: LA07/2015/1022/RM

Applicant Name: Mr & Mrs Quinn

Site Location: 140M South West of 17 Mission Road, Ballymartin, Kilkeel, BT34 4PR

Proposal: Proposed replacement dwelling and detached garage with associated external works complying with Outline Planning permission, Planning Ref P/2014/0263/O

Recommendation: Approval

Planning Reference: LA07/2015/1038/F

Applicant Name: Kenneth Skillen

Site Location: 18 Carragheen Drive, Annalong, BT34 4TG

Proposal: Erection of detached domestic garage

Recommendation: Approval

Planning Reference: LA07/2015/1042/F

Applicant: Mr S and Ms Z McCormick and Tompson

Site Address: 1 Loughview, Killyleagh. Co. Down

Proposal: Retrospective application for boundary fence/gates and single storey detached garage.

Recommendation: Refusal

Refusal Reasons:

- The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 – Proposal will detract from appearance and character of the surrounding area.
- The Proposal is contrary to Policy AMP 1 of PPS 3 – Development Access, Movement and Parking, in that it would, if permitted, prejudice the safety and convenience of road users since it will impede convenient movement along the shared surface carriageway.

Planning Reference: LA07/2015/1053/LDP
Applicant: Josephine Magee
Site Address: 31 Struell Heights, Downpatrick
Proposal: Single storey extension to side of dwelling
Recommendation: Approval

Planning Reference: LA07/2015/1067/RM
Applicant Name: Karen Owens
Site Location: 90M SW of 51 Wateresk Road, Castlewellan
Proposal: Dwelling and garage
Recommendation: Approval

Planning Reference: LA07/2015/1068/RM
Applicant Name: Patrick, Mairead and Michael McCormick
Site Location: Site adjacent and east of 53 Magheratimpany Road Ballynahinch
Proposal: New dwelling and garage and associated site works
Recommendation: Approval

Planning Reference: LA07/2015/1097/RM
Applicant Name: Shane Fegan
Proposal: Erection of dwelling
Site Location: 35M SW of No. 1 Coyles Hill Road, Mayobridge
Recommendation: Approval

Planning Reference: LA07/2015/1106/F
Applicant: Fold HA
Proposal: Single storey extension to the rear of an existing bungalow.
Location: 50 Rathkeelan Park
Recommendation: Approval

Planning Reference: LA07/2015/1107/F
Applicant Name: BE Aerospace (UK) Ltd
Proposal: Relocation of 2No. existing bunded oil tanks (each 5000 litres) to existing factory complex
Site Location: BE Aerospace (UK) Ltd, 2 Moor Road, Kilkeel, BT43 4NG
Recommendation: Approval

Planning Reference: LA07/2015/1113/F

Applicant Name: Cathal O'Rourke

Proposal Address: 2C The Glen Newry BT35 8BS

Proposal: Rear extension

Recommendation: Approval

Planning Reference: LA07/2015/1138/LDP

Applicant Name: Mr and Mrs Hamilton

Site Location: 110m south west of 157 Crossgar Road, Saintfield

Proposal: Erection of agricultural buildings within 60m of the existing farm buildings

Recommendation: Approval

Planning Reference: LA07/2015/1142/F

Applicant Name: Brian Killen C/O Kevin Killen

Site Location: Site 30m South of 10 Crawfordstown Road, Loughinisland, Downpatrick

Proposal: Proposed new vehicular entrance for previously approved dwelling (application R/2011/0335)

Recommendation: Approval

Planning Reference: LA07/2015/1176/F

Applicant Name: Timothy and Teresa Grant

Proposal: Single storey rear extension to dwelling with lean to roof structure to provide new kitchen extension and internal alterations

Site Location: No 16 Raymond Kelly Park, Dorans Hill, Newry, BT35 8EH

Recommendation: Approval

Planning Reference: LA07/2015/1180/F

Applicant Name: The Fresh Food Centre

Proposal: Proposed single storey extension to side of building to incorporate wash-up facilities and general kitchen storage

Site Location: The Fresh Food Centre, 7 Dublin Road, Castlewellan

Recommendation: Approval

Planning Reference: LA07/2015/1183/F
Applicant Name: Mr and Mrs Flynn
Site Location: 6 Beechwood Villas Damolly Newry Co Down
Proposal: Proposed single storey sun lounge to rear
Recommendation: Approval

Planning Reference: LA07/2015/1197/F
Applicant Name: Mr and Mrs Miller
Proposal: Proposed First Floor Extension and Internal Alterations
Site Location: 43 Orior Road Newry
Recommendation: Approval

Planning Reference: LA07/2015/1214/F
Applicant: Michael Thomas Mullholland
Proposal: Single storey rear shower room extension for disabled person
Location: 24 Carrickrovaddy Road, Glenn
Recommendation: Approval

Planning Reference: LA07/2015/1218/LDP
Applicant Name: Richard and Susan Lewis
Proposal: Conservatory extension
Site Location: 4 St Bronagh's Cottages, Rostrevor
Recommendation: Approval

Planning Reference: LA07/2015/1228/F
Applicant Name: Shirley Morgan
Site Location: 1 Hilltown Road, Cabra, Newry
Proposal: Proposed change of house type approved under R/2011/0603/F
Recommendation: Approval

Planning Reference: LA07/2015/1239/F
Applicant Name: Claudine Rafferty
Proposal: Proposed single storey side extension to existing dwelling to allow 'Orangery'
Site Location: 3 Tyrone's Ditches Road, Cullentragh, Poyntzpass, Newry
Recommendation: Approval

Planning Reference: LA07/2015/1271/F

Applicant Name: Choice Housing Association

Site Location: 6 Ganna Mews Warrenpoint Co. Down BT34 4UF

Proposal: Proposed single storey bedroom and shower room extension

Recommendation: Approval

Planning Reference: LA07/2015/1305/F

Applicant Name: Will Scott

Site Location: 2 Lecale Park, Strangford Road, Downpatrick

Proposal: The addition of an extra room over the garage of No 2

Recommendation: Approval

Planning Reference: LA07/2015/1324/F

Applicant Name: Conor McCavitt

Site Location: 52 Tullybrannigan Road, Newcastle

Proposal: Proposed alterations to existing 2 storey dwelling to include the re-roofing of existing single storey rear extension, installation of new windows and roof lights, minor internal alterations and addition of external patio to rear of dwellings.

Recommendation: Approval

Planning Reference: LA07/2015/1336/F

Applicant Name: Larry Colgan BT Special Planning Dept

Site Location: Near 188A Carrigenagh Road, Kilkeel, BT34 4QA

Proposal: Fibre Optic Street Cabinet for Superfast Broadband. Cabinet dimensions 1300mm high X 1430mm wide X 450mm deep.

Recommendation: Approval

Planning Reference: LA07/2015/1338/F

Applicant Name: Larry Colgan BT Special Planning Dept

Site Location: Nr 265 Kilkeel Road, Moneydorrugh Beg, Annalong, Co Down, BT34 4TW

Proposal: Fibre Optic Street Cabinet for Superfast Broadband. Cabinet dimensions 1300mm high X 1430mm wide X 450mm deep.

Recommendation: Approval

Planning Reference: LA07/2015/1356/F

Applicant Name: Mrs J Daley

Site Location: Apartment 9, The Old Mill, Maghera, Castlewellan

Proposal: Proposed replacement of existing window with glazed door and side panel, and steps and handrail into garden area.

Recommendation: Approval

Planning Reference: LA07/2015/1371/F

Applicant Name: M and C Power and Rogan

Site Location: 10 Riverview Drive, Downpatrick

Proposal: Proposed side extension and remodelling of internal layout

Recommendation: Approval

Planning Reference: LA07/2016/0024/F

Applicant: Mr & Mrs D Ferris

Site Address: 14 Rockschapel Road, Crossgar

Proposal: Single storey garage with basement level storage

Recommendation: Approval

Planning Reference: LA07/2016/0038/F

Applicant: Marie Dorrian

Site Address: 120 Downpatrick Road, Ballynahinch

Proposal: Single storey rear extension

Recommendation: Approval

Planning Reference: LA07/2016/0050/F

Applicant: Mr & Mrs Oisin Hallisey

Site Address: 42 Trassey Road, Bryansford, Newcastle

Proposal: Extension to rear and side

Recommendation: Approval

Planning Reference: LA07/2016/0068/F

Applicant: Philip & Sandra McKibbin

Site Address: 15 Grove Crescent, Ballynahinch

Proposal: Single storey rear & side extension

Recommendation: Approval

Planning Reference: LA07/2016/0094/F

Applicant: Mr & Mrs Alastair Leslie

Site Address: 10 Middle Road, Saintfield

Proposal: Two storey rear extension & detached garage

Recommendation: Approval

Planning Reference: LA07/2016/0098/F

Applicant: Mr Robert Neill

Site Address: 168 Derryboye Road, Crossgar

Proposal: Single storey rear extension & conversion of attached outbuilding to bedroom

Recommendation: Approval