

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.

Application Reference: P/2013/0737/O

Applicant Name: Eamon Harrison

Proposal: Proposed erection of one private dwelling with alternative access to existing shed at Cullion Road, Mayobridge

Site Location: 30m North East of No.8 Cullion Road Mayobridge

Recommendation: Refusal

The proposal is contrary to Policy CTY 1 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 Policy CTY 8 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 the Cullion Road and does not represent an infill opportunity.

The proposal is contrary to Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwellings would be a prominent feature in the landscape; the proposed site lacks long established natural boundaries/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 ancillary works do not integrate with their surroundings; and therefore would not visually integrate into the surrounding landscape.

The proposal is contrary to Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that: the dwellings would, if permitted, be unduly prominent in the landscape; the dwellings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; the dwellings would, if permitted not respect the traditional pattern of settlement exhibited in that area; the dwellings would, if permitted create or add to a ribbon of development; the impact of ancillary works would damage rural character; and would therefore result in a detrimental change to (further erode) the rural character of the countryside.

Application Ref: P/2013/0888/F

Applicant Name: Paul Gollogly

Site Location: 60 metres south east of 85a Maphoner Road, Mullaghbawn

Proposal: Erection of dwelling and detached garage

Recommendation: Approval

Application Reference: P/2014/0320/F

Applicant Name: Mr Paul Grant

Proposal: Erection of dwelling (Change of house type and site position from previously approved application ref no P/2007/0720/RM) and new detached garage.

Site Location: 70 Metres South of 9 Longfield Road, Lislea, Newry.

Recommendation: Refusal

1. Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that amendments to the design of the proposed dwelling and garage, the proposed site layout as well as additional information for Transport NI are required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.
2. The proposal is contrary to the Strategic Planning Policy Statement (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.
3. The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed dwelling and garage is inappropriate for the site and its locality and therefore would not visually integrate into the surrounding landscape.
4. The proposal is contrary to the SPPS and Policy NH6 of Planning Policy Statement 2 - Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and the development would, if permitted, be detrimental to the environmental quality of the area by reason of its design which does not respect the distinctive character and landscape quality of the locality.

Application Ref: P/2014/0328/F

Applicant Name: Ciaran McEntee

Site Location: To the rear of 47 Ballsmill Road, Crossmaglen

Proposal: Retention of a building for the purposes of Agriculture

Recommendation: Refusal

Refusal Reasons:

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.
2. The proposal is contrary to the Strategic Planning Policy Statement Policy (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that:
 - it has not been demonstrated the agricultural holding is currently active and has been established for at least 6 years,
 - it has not been demonstrated that it is necessary for the efficient use of the agricultural holding,
 - it has not been demonstrated that there are no existing buildings on the holding or enterprise that can be used,
 - the proposal is not sited beside existing farm buildings and
 - it has not been demonstrated that the proposal is essential for the efficient functioning of the business or that there are demonstrable health and safety reasons.
3. The proposal is contrary to the Strategic Planning Policy Statement Policy (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the ancillary works do not integrate with their surroundings.

Application Ref: P/2014/0594/O

Applicant Name: David Alderdice

Site Location: Land between 10 and 14 Derrywilligan Road, Bessbrook, Newry

Proposal: Site for two infill dwellings with detached garages

Recommendation: Approval

Application Reference: P/2014/0844/F

Applicant Name: Mr Donal Rodgers

Site Location: Between 10 and 14 Wrack Road, Ballymartin, Kilkeel

Proposal: Infill dwelling

Recommendation: Approval

Application Reference: P/2014/0877/F

Applicant Name: Mrs Therese Hughes

Proposal: Change of use from first floor offices into a 2 bedroom apartment

Site Location: 51-53 Monaghan Street, Newry

Recommendation: Refusal

- 1 Having notified the applicant/agent under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that additional information in relation to adequate refuse storage space within the applicant's control is required to allow the Council to determine the application, and having not received sufficient information, the Council refuses this application as it is the opinion of the Council that this information is material to the determination of this application.

- 2 The proposal is contrary to the SPPS and Policy HS 1 of the Department's Planning Policy Statement 12 Housing in Settlements in that it has not been demonstrated that adequate refuse storage space within the applicant's control has been provided as part of the application.

Reference: P/2014/0978/F

Applicant Name: David Downey

Proposal: Retention of dwelling foundation and substructure and completion of erection of replacement dwelling to be used as guest accommodation associated with 29a Drumantine Hill

Site Location: To the rear of 29a Drumantine Hill, Newry, BT34 1TN

Recommendation: Approval

Reference: LA07/2015/0064/F

Applicant Name: J Patterson and Sons

Proposal: Infilling of land to improve drainage

Site Location: 135m South West of No. 27 Ballynahatten Road, Kilkeel

Recommendation: Approval

Application Ref: P/2015/0155/O

Applicant Name: Mr & Mrs Gerry O'Hagan

Proposal: Site for an infill dwelling and domestic garage

Site Location: Between Nos. 96 and 98 Newry Road, Dunnaman, Kilkeel, Down, BT34 4ES

Recommendation: Approval

Application Ref: P/2015/0192/F

Applicant Name: Mr & Mrs D Byrne

Proposal: Erection of replacement dwelling

Site Location: 120 metres north east of 45 Carrogs Road, Burren, Warrenpoint, BT34 3PY

Recommendation: Approval

Reference: LA07//2015/0029/F

Applicant Name: Mr K Kimmons

Site Location: 23 Derrymore Meadows, Bessbrook Newry

Proposal: Proposed single storey extension to the rear of the existing dwelling to form a sitting room with associated site works

Recommendation: Approval

Application Ref: LA07/2015/0246/F

Applicant Name: May Development NI Ltd

Proposal: Erection of dwelling with attached domestic garage

Site Location: 40m SE of No 120 Shore Road, Killowen, Rostrevor

Recommendation: Approval

Application Ref: LA07/2015/0271/F

Applicant Name: Mr Danny Byrne

Proposal: Erection of dwelling on a farm

Site Location: 45 metres north of 41 Corrags Road, Burren, Warrenpoint

Recommendation: Approval

Application Ref: LA07/2015/0382/NMC

Applicant Name: John Quinn

Site Location: Site between 47 & 49 Keggall Road, Camlough

Proposal: Change of House Type from P/2011/0269/f at Site 2(Northern Site)

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the culmination of the works proposed do not constitute a non-material consideration.

Applicant Reference: LA07/2015/0397/F

Applicant Name: Southern Regional College

Proposal: Demolition of unstable boundary wall to be replaced with Donegal slate gabion wall and 1.22m Estate Fence to mark the boundary line between the properties.

Site Location: Southern Regional College, Model Campus, Catherine Street, Newry, BT34 6JG

Recommendation: Approval

Applicant Reference: LA07/2015/0446/LBC

Applicant Name: Southern Regional College

Proposal: Demolition of failed boundary wall to be replaced with gabion wall.

Site Location: Southern Regional College, Model Campus, Catherine Street, Newry, BT34 6JG

Recommendation: Approval

Application Reference: LA07/2015/0463/O

Applicant Name: Mr P Woods

Site Location: Adjacent to and west of 31 Yellow Road, Hilltown, Newry

Proposal: Infill dwelling and detached domestic garage

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 the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 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 Yellow Road.
4. 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, and the proposed building has no suitable backdrop of landform or other natural features, and therefore would not visually integrate into the surrounding landscape.
5. 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 add to a ribbon of development on Yellow Road, and would therefore result in a detrimental change to the rural character of the countryside.
6. The proposal is contrary to Policy NH6 of the Department's Planning Policy Statement 2, Natural Heritage, in that the site lies in a designated Area of Outstanding Natural Beauty and

the development would harm the special character of the area by reason of its siting which would extend a ribbon of development along Yellow Road.

Application Ref: LA07/2015/0511/O

Applicant Name: Peter McEvoy

Proposal: 2 No. sites for dwellings

Site Location: Adjacent to and immediately north of 147 Rathfriland Road, Newry, Co Down,

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Policies CTY1 and CTY2a (New Dwellings in Existing Clusters) of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is not bounded on at least two sides with other development in the cluster and the development does not represent rounding off or consolidation of the cluster, but would visually intrude into the open countryside.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the development would result in a suburban style build-up of development when viewed with existing buildings and would create a ribbon of development, and would therefore further erode the rural character of the area.
3. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it would result in the creation of ribbon development along Turnavall Road.

Reference: LA07/2015/0519/O

Applicant Name: Mr Gerard McEvoy

Proposal: Proposed infill sites to accommodate 2nr dwellings

Site Location: Adjacent and directly south of Nr 43 Newtown Road Cloughue.

Recommendation: Refusal

Refusal Reasons: 1. The proposal is contrary to the Strategic Planning Policy Statement 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 Newtown Road.

Application Reference: LA07/2015/0522/F

Applicant Name: Eden Wood Structures

Site Location: 81 Ashgrove Road, Newry, BT34 1QJ

Proposal: Extension to Engineering Works

Recommendation: Approval

Application Reference: LA07/2015/0589/F

Applicant Name: John McCaffrey

Site Location: Immediately south and east of 28 Derryleckagh Road, Newry

Proposal: Erection of dwelling and garage on infill site

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 the Strategic Planning Policy Statement for Northern Ireland and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to represent a small gap within an otherwise substantially and continuously built up frontage.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 therefore result in a detrimental change to and further erode the rural character of the countryside.

Reference: LA07/2015/0695/F

Applicant Name: Mrs R Morris

Proposal: proposed new dwelling and garage with associate site works

Site Location: 140m South of No. 36 Belmont Road, Kilkeel

Recommendation: Approval

Reference: LA07/2015/0834/F

Applicant Name: Mr Brian Doyle

Proposal: Erection of 5No. dwellings (4No semi-detached and 1 detached) alteration to previously approved house type and minor amendments to previously approved layout.

Site Location: Adjacent and North of No. 24 Rostrevor Road, Hilltown

Recommendation: Approval

Applicant Reference: LA07/2015/0839/F

Applicant Name: Aveen Mackin Kevin Dunne

Proposal: Erect Dwelling and Garage

Site Location: 18 Highfields Drive Dublin Road Newry

Recommendation: Approval

Application Reference: LA07/2015/0925/F

Applicant: Mrs Beverly Wilson

Proposal: First floor extension to store

Location: 18 Mullartown Heights, Annalong, Co Down, BT34 4UA

Recommendation: Refusal

Refusal Reasons: **The proposal is contrary to the Addendum to PPS 7 - Residential Extensions and Alterations, in that the extension would, if permitted, adversely impact the character and appearance of the surrounding area through prominence and would also affect the privacy of neighbours.**

Application Reference: LA07/2015/1018/F

Applicant: Sadie Lively

Proposal: Single storey side extension to dwelling extending to the rear to provide a "Granny Flat" accommodation.

Location: 68 Crossan Road, Croan, Mayobridge, BT34 2HY

Recommendation: Approval

Applicant Reference: LA07/2015/1055/O

Applicant Name: Mr J Convery

Proposal: Proposed site for infill dwelling and domestic garage

Site Location: Site at 20M Northeast of No 15 Chancellors Road, Newry, Correnshego

Recommendation: Refusal

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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.

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent a gap site in an otherwise substantial and built up frontage that respects the existing development pattern, and would, if permitted, result in the creation of ribbon development along Chancellors Road.

The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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 and would therefore result in a detrimental change to the rural character of the countryside.

Application Reference: LA07/2015/1094/F

Applicant: Colm Morgan

Proposal: Erection of two storey side extension and sunroom to rear

Location: 20 Jemesons Court, Warrenpoint

Recommendation: Approval

Application Reference: LA07/2015/1168/F

Applicant: Mr Patrick Small

Proposal: Proposed replacement dwelling and garage 58 meters SE of 43 Upper Burren Road, Warrenpoint

Location: Proposed replacement dwelling and garage 58 meters SE of 43 Upper Burren Road, Warrenpoint

Recommendation: Refusal

Refusal Reasons:

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/2002/1686/F.

Reference: LA07/2015/1175/RM

Applicant Name: Mr & Mrs C O'Rourke

Site Location: Site Adjacent and 60m North 4 Adavoyle Road, Jonesborough

Proposal: Erection of dwelling and garage

Recommendation: Approval

Applicant Reference: LA07/2015/1210/O

Applicant Name: Mr Paul Slane

Proposal: Proposed site for two storey replacement dwelling

Site Location: 150m South East of No. 15 Armagh Road, Newtownhamilton

Recommendation: Approval

Application Reference: LA07/2016/0076/F

Applicant: Mr and Mrs D McGrath

Proposal: Alterations and 2 storey gable extension to ground and first floor of existing dwelling to include for bedrooms and living spaces with provision of basement storey for ancillary purposes facilitating adjacent farmyard.

Location: 25 Fort Hill Road, Newry, BT34 2LP

Recommendation: Approval

Reference: LA07//2016/0082/RM

Applicant Name: Mr Gervaise Mullan

Site Location: Site directly south and adjacent to no 17 Carnagat Road, Corrinshago, Newry

Proposal: Farm dwelling and garage

Recommendation: Approval

Application Reference: LA07/2016/0134/F

Applicant: Mr James Brennan

Proposal: Extensions and alterations to dwelling

Location: 34 Kilfeighan Road, Rostrevor, BT34 3AW

Recommendation: Approval

Reference: LA07/2016/0155/NMC

Applicant Name: ERES Ltd

Proposal: Erection of 4 No Industrial Units (Use Class B4) with access and parking provisions

Site Location: 193m North-East of No 14 Carnagat Road, Newry.

Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to Section 67 of the Planning Act (Northern Ireland) 2011 in that the proposal does not constitute a non-material change.

Reference: LA07//2016/0170/RM

Applicant Name: Eddie Mullen

Site Location: Adj. to no. 34 Derrycraw Road, Newry BT34 1RG

Proposal: Proposed infill dwelling and garage

Recommendation: Approval

Reference: LA07/2016/0204/LDP

Applicant Name: Mr Eugene McQuillan

Proposal: Proposal seeks confirmation that completion of works approved under planning permission P/2006/1444/F for alterations and extension to dwelling will be lawful because construction work commenced within the 5 year period permitted under condition 1.

Site Location: Lands at No. 44 Bettyshill Road, Newry (formerly addressed as No. 186 Bettyshill Road)

Recommendation: Not lawful

The Council, having considered the information provided, is not satisfied that sufficient evidence has been submitted to show that the land specified above and shown on the attached drawing Nos 01 and 02 which were received on 12th February 2016, constitute the implementation of planning approval P/2006/1444/F.

Applicant Reference: LA07/2016/0221/O

Applicant Name: Paul O'Brien

Proposal: Proposed 2 storey replacement dwelling and garage

Site Location: Site on Glack Road (140m N.W. of junction of Barr Road with Glack Road) Belleeks, Newry)

Recommendation: Approval

Application Reference: LA07/2016/0236/F

Applicant: Mr and Mrs Brian Rogers

Proposal: Extension to rear to provide bedroom and wet room with door widening throughout ground floor to provide wheelchair access. Conversion of front window to bow with stone cladding beneath, to match existing.

Location: 6 Grove Hill, Newry Road, Kilkeel, BT34 4XT

Recommendation: Approval

Applicant Reference: LA07/2016/0250/F

Applicant Name: Sean Hughes

Proposal: Proposed alterations and rear extension to existing dwelling.

Site Location: 8 Aghadavoyle Road, Jonesborough, Newry BT35 8JJ

Recommendation: Approval

Applicant Reference: LA07/2016/0334/O

Applicant Name: Mr Kevin Allen

Proposal: Replacement of the existing vacant dwelling

Site Location: 42 metres south of 94 Maphoner Road, Mullaghbawn, Newry

Recommendation: Approval

Applicant Reference: LA07/2016/0345/O

Applicant Name: Mr C Toner

Proposal: Proposed replacement dwelling and detached garage

Site Location: Land 195m South West of 7 Ballintemple Road, Whitecross, Newry, Co Armagh

Recommendation: Approval

Applicant Reference: LA07/2016/0379/F

Applicant Name: Geraldine O'Hare

Proposal: Single storey front extension to existing lounge

Site Location: No. 10 James Connolly Park, Patrick Street, Newry BT35 8DX

Recommendation: Approval

Ref No: R/2014/0440/F

Applicant: Mr Russell

Site Address: 69 Drumcullen Road, Downpatrick

Proposal: 1 Replacement dwelling to replace 2 existing dwellings

Recommendation: Approval

Ref No: R/2014/0567/F

Applicant: CES Quarry Products Ltd

Site Address: Lands at 124 Crossgar Road, Saintfield and immediately adjacent to 2 School Road.

Proposal: Proposed research and development unit

Recommendation: Approval

Ref No: Q/2015/0080/F
Applicant: Mrs Smith
Site Address: 34 Moneynabane Road, Dromore, Dromara
Proposal: Storey and a half dwelling
Recommendation: Approval

Ref No: R/2015/0093/F
Applicant: Kennedys Direct Catch Ltd
Site Address: 21 Enterprise Avenue, Down Business Park, Belfast Road, Downpatrick.
Proposal: Proposed fitness facility and associated parking.
Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 2015 and the Department's Planning Policy Statement 4, Industrial Development, PED 7 in that the proposal results in the loss of zoned lands.
2. The proposal is contrary to the Strategic Planning Policy Statement 2015 and the Department's Planning Policy Statement 4, Industrial Development, PED 8 and PED 9(a) in that the development would, if permitted, be incompatible with the existing land use identified as existing industry.
3. The proposal is contrary to the Ards and Down Area Plan 2015 in that the site is located on land zoned for industrial use which should be retained to meet further demand.

Ref No: LA07/2015/0251/F
Applicant: Mr and Mrs Mulhall
Site Address: 21 Tullykin Road, Killyleagh.
Proposal: Replacement dwelling and garage
Recommendation: Refusal

1. The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building,
 - the design of the proposed replacement dwelling is not of high quality appropriate to its rural setting and does not have regard to local distinctiveness,

- 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 landscape, heritage, access or amenity benefits, while no justification has been provided to increase the size of this curtilage, whereby the existing could reasonably accommodate a modest sized dwelling.

Ref No: LA07/2015/0278/O

Applicant: Thomas and Fidelma Megoran

Site Address: Land 30m east and opposite 14 Market Road, Moneyscalp, Kilcoo

Proposal: Proposed dwelling and garage on a farm

Recommendation: Refusal

1. The proposal is contrary to the SPPS 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.

Ref No: LA07/2015/0639/F

Applicant: Mr and Mrs P McMillan

Site Address: Site 45metres East of 55 Rossglass Road Killough

Proposal: Replacement Dwelling and conversion of former mill to ancillary accommodation

Recommendation: Refusal

1. The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside,
 - in that all external structural walls are not substantially intact.
 - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building,
 - the design of the proposed replacement dwelling is not of high quality appropriate to its rural setting

2. The proposal is contrary to the SPPS and Policies CTY1 and CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be converted is not considered to be a locally important building.
3. The proposal is contrary to the SPPS and Policies CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal
 - (a) it is a prominent feature in the landscape; or
 - (b) the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; or
 - (c) it relies primarily on the use of new landscaping for integration; or
 - (d) ancillary works do not integrate with their surroundings;
 - (e) the design of the building is inappropriate for the site and its locality;
 - (f) it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
4. The proposal is contrary to the SPPS and Policies CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal is
 - (a) unduly prominent in the landscape;
 - (b) results in a suburban style build-up of development when viewed with existing and approved buildings; and
 - (e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.
5. The proposal is contrary to the SPPS and Planning Policy Statement 2 Natural Heritage NH6 Areas of Outstanding Natural Beauty in that the proposal is inappropriate in terms of design; size and scale for the locality and is not sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

Ref No: LA07/2015/0714/F
Applicant: Mr & Mrs Byrne
Site Address: 180m northwest of existing farm buildings adjoining 28 Ballyclander Road, Downpatrick
Proposal: Proposed dwelling and garage
Recommendation: Refusal

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

Ref No: LA07/2015/0856/F
Applicant: Janet McIlvenna
Site Address: 85m south east of 5a Lawnfield, Donard Park, Newcastle
Proposal: Dwelling with associated parking and amenity
Recommendation: Approval

Ref No: LA07/2015/0868/O
Applicant: Mr & Mrs Ward
Site Address: Lands between 20 & 20B Station Road, Killough
Proposal: Single dwelling and garage
Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement and Policies CTY1 and CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, add to a ribbon of development along this private laneway at Station Road and there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.

Ref No: LA07/2015/0922/F
Applicant: Eric Thompson
Site Address: Between 158 and 160 Derryboye Road, Crossgar
Proposal: Amended vehicular access.
Recommendation: Approval

Ref No: LA07/2015/0958/F
Applicant: Mr R McGreevy
Site Address: Lands 50m NE of no.101a Manse Road, Raffrey
Proposal: Dwelling
Recommendation: Refusal

1. The proposal is contrary to the 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.
2. The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that:
 - the cluster does not appear as a visual entity in the local landscape);
 - the cluster is not associated with a focal point and is not located at a cross-roads.
3. The proposal is contrary to Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

4. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no appropriate gap site to develop within an otherwise substantially and continuously built up frontage, along a road frontage and without accompanying development to the rear.

Ref No: LA07/2015/0980/F
Applicant: Mr McGrady
Site Address: Lands adjacent to 90 Ballydugan Road, Downpatrick
Proposal: Change of house type, garage and access to previously approved dwelling R/14/0285/F
Recommendation: Approval

Ref No: LA07/2015/1115/RM
Applicant: Mr and Mrs A Donnan
Site Address: 50 METRES SOUTH WEST OF 20 GOWARD ROAD, HILLTOWN, NEWRY
Proposal: PROPOSED DWELLING AND GARAGE
Recommendation: Approval

Ref No: LA07/2015/1139/O
Applicant: Mr R Calvert
Site Address: Adjacent to 29 Woodgrange Road, Downpatrick
Proposal: Proposed 2no infill dwellings
Recommendation: Approval

Ref No: LA07/2015/1162/F
Applicant: Mr S Murray
Site Address: Adjacent To And North 50 Drumcullan Road, Ballydonety,
Downpatrick, BT30 8HZ (Access From Ballydonety Road)
Proposal: Erection dwelling on a farm (previously granted under R/2012/0470/O)
(Amended Address)
Recommendation: Approval

Ref No: LA07/2015/1179/F
Applicant: Mr John Edgar
Site Address: Field adjacent to No16 Erenagh Road, Erenagh, Downpatrick
Proposal: Proposed dwelling on a farm
Recommendation: Approval

Ref No: LA07/2015/1234/O
Applicant: Mr D Doran
Site Address: 64 Loughlinisland Road, Loughlinisland
Proposal: Replacement Dwelling
Recommendation: Approval

Ref No: LA07/2015/1296/F
Applicant: Mr P Bonnargent
Site Address: 11 Shore Road, Killough
Proposal: Dwelling on oyster farm
Recommendation: Approval

Ref No: LA07/2015/1357/F
Applicant: Andrew John
Site Address: 12 Killyleagh Road, Saintfield
Proposal: Erection of a two storey replacement dwelling, with retention and conversion of the existing dwelling and shed to stables and a tack room and associated works (renewal of R/2010/0259/F)
Recommendation: Approval

Ref No: LA07/2015/1366/F
Applicant: EE LTD AND HUTCHISON 3GUK
Site Address: Existing telecoms street works pole on footpath of A2 220m North West of 62 Newry Road, Warrenpoint, Newry
Proposal: Replacement of existing 11.8m high telecoms street pole with new 11.8m high telecoms street pole plus the installation of 1No equipment cabinet measuring 1230×400×1032mm (high)
Recommendation: Approval

Ref No: LA07/2015/1393/F
Applicant: Mr & Mrs O'Connor
Site Address: 22 Cherryhill Road, Ballynahinch
Proposal: Change of use to dwelling (renewal)
Recommendation: Approval

Ref No: LA07/2015/1398/F
Applicant: Mr C Clerkin
Site Address: 10 Drumreagh Park, Rostrevor
Proposal: Proposed side extension
Recommendation: Approval

Ref No: LA07/2015/1408/F
Applicant: Paul Burke
Site Address: 12 Marshallstown, Downpatrick
Proposal: Retention of existing domestic store as built to rear of dwelling (Retrospective)

Recommendation: Refusal

1. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal has an adverse impact upon the amenity of the occupants of No 93 Ballynoe Road by reason of overbearing and dominance.
2. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal does not respect the character of the existing dwelling by reason of incompatible materials and through the breaking of the established building line along the Ballynoe Road.
3. This proposal is considered contrary to policy EXT 1 of the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that the proposal if permitted would result in a substandard level of amenity space remaining for the property at No 12 Marshallstown.

Ref No: LA07/2016/0004/F
Applicant: Mr & Mrs Andrew Toase
Site Address: 150 Meters East of No 119 Newry Road, Mayobridge
Proposal: Erection of farm dwelling and detached garage - change of house type from that approved under P/2014/0330/F
Recommendation: Approval

Ref No: LA07/2016/0015/O
Applicant: Jarlath & Aisling McConville
Site Address: Site approx. 140m South of dwelling to be replaced 70m North of No. 56 Clontafleece Road, Warrenpoint
Proposal: Erection of new replacement dwelling off site approximately 140m south of dwelling to be replaced due to adjacent surrounding farm buildings and retention of existing dwelling as a farm store.
Recommendation: Approval

Ref No: LA07/2016/0025/F
Applicant: Ms Jennifer Lane
Site Address: No. 19 Cherrywood Grove, Newry
Proposal: Proposed side extension and alterations to the sun lounge at the back of the dwelling.
Recommendation: Approval

Ref No: LA07/2016/0106/F
Applicant: Christopher and Anne-Marie Higgins
Site Address: 12 Greendale Crescent, Rostrevor, Newry
Proposal: Proposed demolition of existing single storey lounge and erection of two-storey and single storey extension to rear.
Recommendation: Approval

Ref No: LA07/2016/0148/F
Applicant: L W Developments
Site Address: Adjacent to 15 Mill Hill, Castlewellan
Proposal: 2 storey detached dwelling
Recommendation: Approval

