

Weekly delegated list 7th April 2016

These applications below are delegated and if a councillor feels that there is valid planning concerns in relation to one of them please fill in the attached pro forma.

Ref No: R/2014/143/F

Applicant: Mr Shane Brennan and Lindsay Agnew

Site Address: 50 metres SW of 37 Magheralone Road Ballynahinch

Proposal: Dwelling garage and associated siteworks

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 farm business is currently active and has been established for at least six years.

Ref No: Q/2014/0087/F

Applicant: Rev Peter C McNeill

Site Address: Approx 30m NE of 149 Rathfriland Road, Finnis, Dromara

Proposal: Extension to graveyard

Recommendation: Refusal

1. The proposed development is unacceptable in that insufficient information has been submitted to enable the Authority to make an informed decision on the proposal.

Ref No: LA07/2015/0546/F

Applicant: Jane Magee

Site Address: Approx 70m South East 71 Ardglass Road, Ballyhornan

Proposal: Retention of building with alterations to be used as farm shed and animal handling facility in substitution for agricultural building granted permission under R/2007/1021/F.

Recommendation: Refusal

1. The proposal is contrary to CTY 1 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there is an extant approval under R/2007/1021/F to substitute.

2. The proposal is contrary to the Strategic Planning Policy Statement 2015 and Policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that holding is active and established and that it is
 - necessary for the efficient use of the agricultural holding or forestry enterprise;
 - that its character and scale it is appropriate to its location;
 - that it visually integrates into the local landscape and additional landscaping is provided as necessary;
 - that it will not result in a detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.
 - there are no suitable existing buildings on the holding or enterprise that can be used;
 - the proposal is sited beside existing farm or forestry buildings.
 - it is essential for the efficient functioning of the business; or
 - there are demonstrable health and safety reasons.
3. The proposal is contrary to policy CTY13 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the building will be a prominent feature in the landscape and 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.
4. The proposal is contrary to policy CTY14 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the development would if permitted result in a detrimental change to the rural character of this area due to its prominent roadside location.

Ref No: LA07/2015/0621/RM

Applicant: Mr and Mrs P Phillips

Site Address: South west of 145 Tullybrannigan Road, Newcastle.

Proposal: Proposed new dwelling and garage (amended plans)

Recommendation: Approval

Ref No: LA07/2015/0842/O

Applicant: Mr G Reavey

Site Address: 66 Drin Road, Drin, Dromara

Proposal: Site for replacement dwelling, garage and associated site works and retention of

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, as the dwelling which it is proposed to replace makes an important contribution to the heritage, appearance and character of this area and is capable of being made structurally sound and improved.

Ref No: LA07/2015/0943/O

Applicant: Mr K Casement

Site Address: Between 108 and 110 Annacloy Road, Ballynahinch

Proposal: Infill site for dwelling

Recommendation: Approval

Ref No: LA07/2015/0961/F

Applicant: Mr and Mrs Savage

Site Address: 6 New Line, Crossgar

Proposal: Replacement dwelling

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 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
 - the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.

2. The proposal is contrary to CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

Ref No: LA07/2015/1006/F

Applicant: Ms D McKibbin

Site Address: 30 Ballybannon Road (80m NW of 40 Ballybannon Road), Castlewellan.

Proposal: Proposed replacement dwelling (renewal of existing planning approval R/2010/0241/F)

Recommendation: Approval

Ref No: LA07/2015/1016/F

Applicant: Parish of Saul & Ballee

Site Address: Adjacent to 10 St Patrick's Road, Saul

Proposal: Proposed new pastoral hall

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 2015 and policy BH11 of Planning Policy Statement 6: Planning, Archaeology and The Built Heritage, in that the proposal does not respect the listed building in terms of scale, height, massing and alignment; the massing of the proposed building is incongruous with the historic setting, particularly the shallow pitched roof coupled with building depth, which would be 'skylined' in the critical views from the church to the west past the parochial house.

Ref No: LA07/2015/1252/O

Applicant: Brendan McDowell

Site Address: 40m East of 48 Trassey Road, Newcastle

Proposal: Domestic dwelling and garage

Recommendation: Approval

Ref No: LA07/2015/1292/F

Applicant: The Passionists

Site Address: Lands within the site of Tobar Mhuire House, Crossgar

Proposal: New single storey building connected to existing listed building by a covered pathway

Recommendation: Approval

Ref No: LA07/2015/1293/LBC

Applicant: The Passionists

Site Address: Lands within the site of Tobar Mhuire House, Crossgar

Proposal: New single storey building connected to existing listed building by a covered pathway

Recommendation: Consent

Ref No: LA07/2015/1310/RM

Applicant: Mr B Lennon

Site Address: 108m west of 24 Point Road, Downpatrick

Proposal: Replacement dwelling and garage

Recommendation: Approval

Ref No: LA07/2016/0108/F

Applicant: MRC Builders Ltd

Site Address: Old Railway Close, Leitrim.

Proposal: Change of house type for 6 dwellings (sites 26-31) and two additional dwellings (sites 28A and 31A)

Recommendation: Approval

Ref No: LA07/2016/0172/F

Applicant: Lissara Presbyterian Church

Site Address: 16 The Square, Crossgar

Proposal: Single storey extension to church hall store

Recommendation: Approval

Ref No: LA07/2016/0216/F

Applicant: Mr David McMullan

Site Address: 31 Crossgar Road, Saintfield

Proposal: Single storey extension to rear and renovation of dwelling

Recommendation: Approval

Ref No: LA07/2016/0222/F

Applicant: Mr Stephen Connolly (SEELB)

Site Address: Down High School playing fields, Mount Crescent, Downpatrick

Proposal: Replacement of existing boundary fence with new 1.8m high fence.

Recommendation: Approval

Ref No: LA07/2016/0255/F

Applicant: Mr & Mrs Paul Smiton

Site Address: 20 Tareesh Lane, Loughinisland

Proposal: Single storey rear extension to dwelling

Recommendation: Approval

Ref No: LA07/2016/0267/F

Applicant: Mr Gordon Andrews

Site Address: 50 Lisburn Road, Saintfield

Proposal: Single storey extension to side and rear of dwelling

Recommendation: Approval

Ref No: LA07/2016/0281/F

Applicant: Mr Brendan Carvill

Site Address: 6 Phennick Way, Downpatrick Road, Ardglass

Proposal: Two storey side extension

Recommendation: Approval

Ref No: LA07/2016/0305/F

Applicant: Mr & Mrs James Sweeney

Site Address: 5 Barnamaghery Villas, Darragh Cross

Proposal: Single storey extension to rear of dwelling

Recommendation: Approval

Ref No: LA07/2016/0322/F

Applicant: Mr & Mrs Kelly

Site Address: 43 Mourne View Road, Newcastle

Proposal: Demolition of garage and new single storey extension to rear of dwelling

Recommendation: Approval

Ref No: LA07/2016/0323/F

Applicant: Northern Ireland Electricity

Site Address: 500m SE of 22 Hilltown Road, Fofannyreagh, Hilltown

Proposal: 11 Kv Overhead Powerline

Recommendation: Approval

Ref No: LA07/2015/0042/F

Applicant: Chamber Homes Ltd

Site Address: Land 40 metres east to the rear of postal No.s 1-25 Todds Hill Park Saintfield

Proposal: Erection of 11 No. dwellings (proposed change of house type to previous approval R/2004/2237/F, including 2 additional dwellings) with new access to Todds Hill Park, landscaping and all other associated site works (amended description)

Reference: LA07/2015/0092/O

Applicant Name: Mr B Duffy

Site Location: Land to the rear of 34 Castle Place, Killough

Proposal: Renewal of outline permission for site for 3 no 1.5 storey dwellings

Recommendation: Approval

Reference: LA07/2015/0172/F

Applicant Name: Mr & Mrs Kevin Phillips

Site Location: 57 Bishops Brae Avenue, Downpatrick

Proposal: Retention of existing decking to form level accessed decking (Amended Description)

Recommendation: Approval

Reference: LA07/2015/0926/F

Applicant Name: Paul Bardon

Site Location: 149 King Street, Newcastle

Proposal: Retrospective Planning Application for dormer to rear of dwelling

Recommendation: Approval

Reference: LA07/2015/1278/F

Applicant Name: Mr & Mrs William Morrow

Site Location: Infill between 33a and 37 Killybawn Road, Saintfield, Ballynahinch

Proposal: Proposed Infill Dwelling in substitution approval R/2013/0057/O

Recommendation: Approval

Reference: LA07/2015/1390/F

Applicant Name: Helen Heaney

Site Location: 73 Carlingford Park, Newry

Proposal: Single storey rear extension to existing dwelling to provide ground floor bedroom.

Recommendation: Approval

Reference: LA07/2015/1400/RM

Applicant Name: Anthony McGivern

Site Location: 11 Aghnamoira Road, Newry

Proposal: Proposed replacement dwelling with attached Carport & Garage

Recommendation: Approval

Reference: LA07/2016/0061/F

Applicant Name : John Higgins

Site Location: 18 Vianstown Park, Downpatrick

Proposal: Extension to front, side and rear of dwelling

Recommendation: Refusal

1. This proposal is contrary to the Planning Policy Statement 7 Addendum (Residential Extensions and Alterations) in that it will have an adverse impact upon the amenity of the occupants of No 19 Vianstown Park through dominance and overbearing and is also not in keeping with the character of Vianstown Park through its projection beyond an established building line.

Reference: LA07/2016/0097/RM

Applicant Name: John & Lisa Bradley

Site Location: Approximately 50m North West of 58 Tullyframe Road, Kilkeel

Proposal: Proposed dwelling on a farm and domestic garage

Recommendation: Approval

Reference: LA07/2016/0115/F

Applicant Name: Andrew Riley

Site Location: 26 Spelga Park, Hilltown, Newry

Proposal: Single storey rear extension and alterations to dwelling to allow a kitchen dining and utility on the ground floor with a bedroom and en-suite within the roof space

Recommendation: Approval

Reference: LA07/2016/0235/F

Applicant Name: Niall King

Site Location: 18 Drumee Road, Castlewellan

Proposal: Proposed 2 storey extension to side to provide ground floor kitchen and first floor master bedroom/ensuite

Recommendation: Approval

Reference: LA07/2016/0319/F

Applicant Name: Mrs Heidi Dugdale

Site Location: 1 Marguerite Avenue, Newcastle

Proposal: Single storey extension to rear of dwelling. Level access to rear of dwelling

Recommendation: Approval

Reference: LA07/2016/0384/NMC

Applicant Name: Miss A Crothers & Mr D McGrillen

Site Location: Adjoining 2 Montalto Court, Dromore Road, Ballynahinch

Proposal: Change to previously approved dwelling (R/2010/0716/F) to omit 2no windows and replacing with doors on gable, house turned to allow access for bins, maintenance etc. Additional velux rooflights in roof.

Recommendation: Approval

Reference: P/2015/0193/O

Applicant Name: Mr Brian Convery

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

Site Location: 15m south of No. 23 Father Cullen Park Bessbrook

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 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.

Application Ref: LA07/2015/0060/O

Applicant Name: Mr Francis McGeown

Proposal: Erection of dwelling and garage on infill basis

Site Location: 75 metres north of 1 Savalmore Cottages, Coalpit Road, Newry, BT34 2RH

Recommendation: Refusal

1. The proposal is contrary to Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the extension of ribbon development along Coalpit Road.
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 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, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

Application Ref: LA07/2015/0063/O

Applicant Name: Mr Francis McGeown

Proposal: Erection of dwelling and garage on infill basis

Site Location: Adjacent and immediately north of 1 Savalmore Cottages, Coalpit Road, Newry, BT34 2RH

Recommendation: Refusal

1. The proposal is contrary to Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not a small gap in a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the extension of ribbon development along Coalpit Road.
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 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, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.

Applicant Reference: LA07/2015/0147/F

Applicant Name: Mr Gerard McGarvey

Proposal: Proposed replacement dwelling

Site Location: No 37 Carrive Road, Silverbridge.

Recommendation: Approval

Application reference: LA07/2015/0190/F

Applicant: Mr Noel Irwin

Site Address: 170m south-east of 14 Knockduff Road, Newry

Proposal: Proposed erection of replacement dwelling and garage (renewal)

Recommendation: Approval

Applicant Reference: LA07/2015/0259/F

Applicant Name: Anthony McCann

Proposal: Dwelling and detached garage on a farm

Site Location: Immediately South of 48 Aghincurk Road, Newtownhamilton, BT35 0AT

Recommendation: Approval

Application Ref: LA07/2015/0286/O

Applicant Name: Ms Edel Rooney

Proposal: Site for dwelling with detached garage (gap site)

Site Location: Site approximately 20 metres south west of 10 Head Road, Moyad, Annalong

Recommendation: Refusal

1. The proposal is contrary to Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is not part of a substantial and continuously built up frontage and the gap would accommodate more than 2 houses based on the current development pattern. The proposal is therefore not a valid infill opportunity and would instead result in the creation of ribbon development along Head Road.
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 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, 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 be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would create a ribbon of development, and would therefore result in a detrimental change to the rural character of the countryside.
4. 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 and increase the impression of suburban-style build up.

Reference: LA07/2015/0288/F

Applicant Name: Northern Ireland Housing Executive

Proposal: Provision of 12no. Car parking spaces

Site Location: South of 18 & 24 Carrickbawn Park and north of 60 Carrickbawn Park, Rostrevor, BT34 3AP

Recommendation: Approval

Reference: LA07/2015/0343/O

Applicant Name: Brian Garvey

Proposal: Site for 2 infill dwellings and detached garages

Site Location: Between 64 and 72 New Road, Silverbridge, Newry

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.
2. 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 New Road

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.

Applicant Reference: LA07/2015/0480/F

Applicant Name: Patrick Kennedy

Proposal: Single storey rear extension to rear of dwelling and replacement front porch. Also extension of existing curtilage to accommodate rear extension.

Site Location: 6 Ballymacdermot Road, Aghayallogh, Newry BT35 8AZ

Recommendation: Approval

Application Reference: LA07/2015/0504/O

Applicant Name: Fiona McGivern

Site Location: Lands between 18 & 20 Derryleckagh Road, Newry, BT34 2NL

Proposal: Proposed infill dwelling

Recommendation: Refusal

1. 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.
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 would, if permitted, result in the addition of ribbon development along Derryleckagh Road.
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 further erode the rural character of the countryside.

Application Reference: LA07/2015/0565/O

Applicant Name: Stanley Weir

Site Location: Lands 20m south east of 15 Pinewood Hill, Warrenpoint

Proposal: Site for dwelling

Recommendation: Approval

Reference: LA07/2015/0579/F

Applicant Name: Mr Laurence McGuinness

Proposal: Proposed retention of existing buildings for the retail selling of household fuel and vehicle fuel and fuel pump.

Site Location: 43 Forkhill Road, Cloghogue, Newry, BT35 8LZ

Recommendation: Refusal

1. The proposal is contrary to Paragraph 6.279 of the Strategic Planning Policy Statement in that the proposal seeks to carry out the retail sale of fuels in a countryside location and it is not one of the types of retailing considered appropriate in a rural area.
2. The proposal is contrary to the Strategic Planning Policy Statement and Policy PED 3 of the Department of the Environment's Planning Policy Statement 4, Planning and Economic Development, in that the development does not involve the utilisation of existing, authorised buildings on the site.

Application Reference: LA07/2015/0612/RM

Applicant Name: James McGovern

Site Location: Between No 35 & 37 Upper Burren Road, Burren, Warrenpoint, BT34 3PT

Proposal: Site for dwelling

Recommendation: Approval

Reference: LA07/2015/0676/O

Applicant Name: Sean Finnegan

Proposal: dwelling and garage on a farm

Site Location: 74 Crossan Road

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 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 creation of ribbon development along Crossan Road.
3. 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 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 create a ribbon of development and would therefore further erode the rural character of the countryside.

Reference: LA07/2015/0693/F

Applicant Name: Gary McGeown and Siofra Magennis

Proposal: Replacement dwelling

Site Location: 330m west of No. 2 Carnacally Road, Newry

Recommendation: Approval

Application Reference: LA07/2015/0743/F

Applicant Name: Colm Fitzpatrick

Site Location: 265m North East of 8 Billy's Road, Newry

Proposal: Change of house type

Recommendation: Approval

Application Reference: LA07/2015/0767/O

Applicant Name: Emma Sands and Eamon Savage

Proposal: Erection of bungalow and detached domestic garage (infill)

Site Location: Adjacent to and north of 87 Crossan Road, Mayobridge, Newry, Co.Down

Recommendation: Refusal

1. 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.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not represent an infill opportunity as there is no established built up frontage and would, if permitted, result in the creation of ribbon development along the Crossan Road.
3. The proposal is contrary to Strategic Planning Policy Statement (SPPS) and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that: (a) the

proposed dwelling would be a prominent feature in the landscape; (b) the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the dwelling to integrate into the landscape; (c) the proposed dwelling would rely primarily on the use of new landscaping for integration; and therefore would not visually integrate into the surrounding landscape.

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

Application reference: LA07/2015/0880/F

Applicant: Peter Grant

Proposal: Replacement dwelling and garage

Site Address: Opposite and 175 metres NW of 15 Carrive Road, Silverbridge, Newry

Recommendation: Refusal

1. The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - the proposed building is 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.
2. The proposal is contrary to the SPPS and 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;
 - 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.

Reference: LA07/2015/0906/F

Applicant Name: Chris McFerran

Proposal: Dwelling

Site Location: Adjacent and 12m north west of No.68 Carrogs Road, Burren

Recommendation: Approval

Applicant Reference: LA07/2015/0915/O

Applicant Name: Mrs Mairead Traynor

Proposal: Erection of an infill dwelling and garage

Site Location: Lands located approximately 40m south of 9 Drummill Road Silverbridge Newry

Recommendation: Approval

Application Reference: LA07/2015/0921/O

Applicant: Noel McLoughlin

Proposal: Dwelling and domestic garage on gap site

Location: Adjacent and immediately south of No 5 Greenan Lough Road and fronting Mullavat Road, Newry.

Recommendation: Refusal

1. The proposal is contrary to Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would, if permitted, result in the creation of a ribbon of development along Greenan Lough Road and the site is not considered to be a gap site.
2. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the dwelling and garage would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

Application Reference: LA07/2015/0924/F

Applicant: Mr and Mrs Andrew Maybin

Proposal: Single storey front extension to dwelling

Location: 34a Ballyveaghmore Road, Annalong, Co Down

Recommendation: Approval

Application Reference: LA07/2015/0935/F

Applicant: Declan McStay

Proposal: Stable Block, covered Midden and Hardcore Yard to facilitate Foaling Mares

Location: 70 metres south west of no 90 Clonallon Road Warrenpoint.

Recommendation: Approval

Application Reference: LA07/2015/0987/O

Applicant: Liam McGivern

Proposal: Detached infill dwelling

Location: Lands south of and adjacent to No 113A Rostrevor Road, Hilltown, BT34 5TZ

Recommendation: Approval

Applicant Reference: LA07/2015/0995/F

Applicant Name: Marie Hearty

Proposal: Two storey farm dwelling with detached garage and associated site works

Site Location: Lands 91M NW of No.3 Glenmore Road Mullaghbane Newry

Recommendation: Refusal

1. The proposal is contrary to the Strategic Planning Policy Statement 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 Statement for Northern Ireland 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.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and therefore would not visually integrate into the surrounding landscape.
4. 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 further erode the rural character of the countryside.
5. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of Planning Policy Statement 2, Natural Heritage in that the siting of the dwelling would, if permitted, be unsympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality.

Applicant Reference: LA07/2015/1062/F

Applicant Name: Maudeen McCaughey

Proposal: Proposed replacement dwelling and domestic garage

Site Location: 4 Concession Road, Crossmaglen, Newry BT35 9AR

Recommendation: Approval

Applicant Reference: LA07/2015/1150/F

Applicant Name: Mr. A. McGarvey

Proposal: Proposed alterations to include a partially covered veranda to the LHS.

Site Location: 45 Carrive Road, Silverbridge, Newry

Recommendation: Approval

Applicant Reference: LA07/2015/1152/O

Applicant Name: David Alderdice

Proposal: Site for replacement dwelling and replacement garage using existing access.

Site Location: 14 Derrywilligan Road, Bessbrook, Newry BT35 6JX

Recommendation: Approval

Application Reference: LA07/2015/1204/O

Applicant Name: Mr Martin Rooney

Site Location: 170 metres west of No 29 Brackenagh East Road, Ballymartin, BT34 4PT

Proposal: Renewal of planning approval P/2012/0867/O for dwelling on a farm

Recommendation: Approval

Application Reference: LA07/2015/1237/F

Applicant: Mr Joe McLoughlin

Proposal: Extension to dwelling and conversion of garage to provide a granny flat

Location: 79 Milltown Street, Burren, Warrenpoint, BT34 3PU

Recommendation: Approval

Applicant Reference: LA07/2016/0070/F

Applicant Name: Peter Sheridan

Proposal: Infill Dwelling House and Garage

Site Location: 50 metres south east of 37 Skerriff Road, Cullyhanna, Newry

Recommendation: Approval

Application Reference: LA07/2016/0207/F

Applicant: Mr and Mrs Martin Carr

Proposal: First floor bedroom side extension to dwelling

Location: 64 Hennessy Park, Ballynacraig, Newry, BT34 2EF

Recommendation: Approval

Applicant Reference: LA07/2016/0219/F

Applicant Name: Jonathon Robb

Proposal: Single storey rear extension to form new kitchen & dining area with internal alterations and retention of existing store (amended proposal)

Site Location: No 21 Camlough Park, Bessbrook, Newry

Recommendation: Approval

Applicant Reference: LA07/2016/0247/A

Applicant Name: Ms Natalie Dickinson

Proposal: ATM Facia green acrylic illuminate sign with white lettering and accepted card logos.

Site Location: Pork Butchers, 4 Armagh Street, Newtownhamilton, Newry

Recommendation: Approval

Applicant Reference: LA07/2016/0257/F

Applicant Name: Mrs Mary Burns

Proposal: Ground floor change of use from lounge and toilet to bedroom with disabled en-suite bathroom

Site Location: No 5 Pound Street, Newry

Recommendation: Approval

Applicant Reference: LA07/2016/0261/F

Applicant Name: Ms Natalie Dickinson

Proposal: Proposed installation of an ATM as a through glass installation

Site Location: Pork Butchers, 4 Armagh Street, Newtownhamilton, Newry

Recommendation: Approval

Application Reference: LA07/2016/0263/F

Applicant Name: Mr Martin Rooney

Site Location: Cavan Road, Rathfriland (gate lodge 290m S.W. of Drumnascamph House, Drumnascamph Road, Rathfriland, BT34 5EQ

Proposal: Demolition of existing gate lodge and erection of new replacement dwelling and detached garage (Change of house type).

Recommendation: Approval

Application Reference: LA07/2016/0280/F

Applicant: Mr Ronnie McKee

Proposal: Proposed split level garage / store

Location: 5c Moor Hill Road, Newry,

Recommendation: Approval

Applicant Reference: LA07/2016/0283/F

Applicant Name: Shane O'Neill

Proposal: Retention of single storey living room extension to side of dwelling, single storey with dormer over extension to rear of dwelling to allow kitchen extension on ground floor with en-suite bathroom and dressing room over and conversion of attic space at first floor level to provide two bedrooms, hot press and bathroom to include two dormer windows and four roof lights

Site Location: Rear of 210 Concession Road, Culloville, Crossmaglen BT35 9JD

Recommendation: Approval

Applicant Reference: LA07/2016/0293/F

Applicant Name: Coleen Finn

Proposal: Proposed side extension; ramp and alterations to existing dwelling

Site Location: 23 Carraigh Dua, Belleeks

Recommendation: Approval

Applicant Reference: LA07/2016/0367/NMC

Applicant Name: Ms Eileen Fegan

Proposal: Erection of temporary mobile home for personal and domestic circumstances, 27a Upper Knockbarragh Road, Rostrevor, Newry, Co Down

Site Location: 27a Upper Knockbarragh Road Rostrevor Co Down

Recommendation: Refusal

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