

Weekly delegated list 10th Dec 2015

Automatic Panel

Application Reference: P/2014/0970/F
Applicant Name: Norbrook Laboratories
Proposal: Proposed new vehicular access to the existing car park from the Armagh road.
Site Location: 105 Armagh Road, Newry
Recommendation: Refusal
Refusal Reason:

1. The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the creation of a new vehicular access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

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

Application Reference: R/2014/0371/LBC
Applicant: Michael Nixon
Proposal: Alterations and restoration of terraced house
Location: 28 English Street, Downpatrick
Recommendation: Consent

Application Ref: R/2014/0608/F
Applicant: Mrs J McGovern
Proposal: Demolition of existing house, erection of 10 new housing units, (Renewal of existing approved building site)
Location: 73 Killyleagh Rd, Darragh Cross
Recommendation: Approval

Application Reference: P/2014/0658/LDE
Applicant Name: Mr Canice McKeown
Proposal: Retail sale of building materials (sand, concrete blocks, aggregates, topsoil, wood bark, decorative paving, hardware) and sundry items; Storage and distribution of same and general haulage; Retention of existing general, purpose shed; and Retention of bays for storage of loose materials
Site Location: Chapel (70 metres west of No.1 Carrickcroppan Road) and Carrickcroppan Road (opposite No. 3) Camlough
Recommendation: Approval

Application Reference: P/2014/0998/F
Applicant Name: Mr Brian Gallagher
Proposal: Erection of farm dwelling and garage
Site Location: Lands 55m South-East of No.6 Molly Road Lower, Jonesborough
Recommendation: Refusal

Refusal Reasons:

1. The proposal is contrary to the Strategic Planning Policy 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 farm business is currently active and has been established for at least six years; other dwellings/development opportunities have not been sold off from the farm holding within 10 years of the date of the application and 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 for Northern Ireland (SPPS) and Policy CTY13 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 and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.
3. The proposal is contrary to the Strategic Planning Policy for Northern Ireland (SPPS) 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 the rural character of the countryside.

Application Reference: P/2014/1014/F

Applicant Name: Mr and Mrs B Churchill

Proposal: Erection of replacement dwelling

Site Location: 135m South east of 19A Ballintemple Road, Killeavy

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 building has been designed and used for agricultural purposes
 - the proposed replacement dwelling is not sited within the established curtilage of the existing building 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;
 - the design of the replacement dwelling is not appropriate to its rural setting and does not have regard to local distinctiveness;
 - that the structure has been altered in order to exhibit the essential characteristics of a dwelling.
2. The proposal is contrary to Strategic Planning Policy Statement for Northern Ireland (SPPS), Policies CTY1, CTY 13 and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape lacking long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and will rely primarily on the use of new landscaping for integration. The design and ancillary works do not integrate with their surroundings; inappropriate for the site and its locality resulting in suburban style built up development which does

not respect the traditional pattern of settlement exhibited in that area and therefore would not visually integrate into the surrounding landscape resulting in a detrimental change to the rural character of the countryside.

Application Reference: P/2015/0037/O
Applicant Name: Ciaran McCrink
Proposal: New dwelling and detached garage on a gap site
Site Location: Adjacent to and south and west of No. 61 Betty's Hill Road, Ballyholland, Newry
Recommendation: Approval

Application Ref: R/2015/0070/O
Applicant: Mr Philip McNeilly
Proposal: Proposed site for dwelling on a farm
Location: Adj and West of 177 Lackan Road Kilcoo Newry
Recommendation: Approval

Application Reference: P/2015/0107/F
Applicant Name: Brian Murphy
Proposal: Single storey rear extension.
Site Location: 18 Daly Park, Silverbridge
Recommendation: Approval

Application Reference: P/2015/0108/F
Applicant Name: John McAteer
Proposal: Extension and alterations of existing dwelling
Site Location: 2 Laurel Hill, Newry
Recommendation: Approval

Application Ref: LA07/2015/0062/F
Applicant: Telefonica UK Limited
Proposal: Proposed removal of existing mast, cabinet and palisade fence and replacement with a 15m monopole, completer with 3no antennae, 2No. radio dishes, 2No. cabinets and new paladin fenced enclosure with a concrete base.
Location: Saintfield High School Playing Fields, 190m North West of 24 Comber Road, Saintfield
Recommendation: Approval

Application Ref: LA07/2015/0176/F
Applicant: Mr and Mrs Carew
Proposal: Proposed rear extension to dwelling.
Location: 37 Tullyronan, Ballyhornan, Downpatrick
Recommendation: Approval

Application Reference: LA07/2015/0210/F
Applicant Name: Justin Peel
Proposal: 2 storey extension to existing dwelling
Site Location: 12 St Moninna Park, Meigh
Recommendation: Refusal
Refusal Reasons:

1. The proposal is contrary to Policy EXT1 of the Addendum to Planning Policy Statement 7, Residential Extensions and Alterations, in that the design of the proposed extension is not sympathetic with the built form and appearance of the existing property and will detract from the character and appearance of the surrounding area and would if permitted, unduly affect the amenity of the neighbouring resident at No. 11 St Moninna Park by reason of dominance, overshadowing and loss of light.

Application Reference: LA07/2015/0219/F
Applicant Name: Tara Kane and Paul Smyth
Proposal: Proposed one and half storey extension to rear of existing dwelling to provide enlarge kitchen/Dining Area on ground floor and provide additional bedroom/en-suite and bathroom at first floor level
Site Location: 48 Kilbroney Valley, Kilbroney Road, Rostrevor, BT34 3SR
Recommendation: Approval

Application Ref: LA07/2015/0285/F
Applicant: Martin Walsh
Proposal: Conversion of existing garage to snooker/games room and construction of new detached garage.
Location: 6 Hollybush Road, Dundrum
Recommendation: Approval

Application Ref: LA07/2015/0551/F
Applicant: Chris McCabe
Proposal: Proposed extension and alteration to provide additional bedroom accommodation at lower ground floor and sun room at upper ground floor
Location: 8 Robin Hill, Dundrum
Recommendation: Approval

Application Ref: LA07/2015/0643/F
Applicant: Parish of Kilmore
Proposal: New drama suite
Location: 1 Killyleagh Road, Crossgar (St Colmcilles High School)
Recommendation: Approval

Application Reference: LA07/2015/0667/F
Applicant Name: Larry Colgan BT Special Planning Dept
Proposal: Erection of new fibre Optic Street Cabinet for superfast Broadband. Cabinet dimensions 1300mm high x 800mm wide x 450mm deep
Site Location: Warrenpoint P5 near 53 Warrenpoint Road, Rostrevor, BT54 3EB
Recommendation: Approval

Application Ref: LA07/2015/1044/F
Applicant: Refurbishment and alterations to existing dwelling and proposed double garage.
Proposal: Proposed rear extension to dwelling.
Location: 49 Belfast Road, Saintfield
Recommendation: Approval

Application Ref: LA07/2015/1151/A
Applicant: Lynn Elliott
Proposal: Proposed mounted shop sign
Location: 24 Main Street, Saintfield
Recommendation: Consent