

Weekly delegated list 26th Nov 2015

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

Application Reference: R/2014/0056/F

Applicant: Mr and Mrs Hasson

Proposal: Front Porch, rear porch and kitchen extension in conjunction with internal re-arrangement and fenestration changes.

Location: 225 Dundrum Road, Newcastle

Recommendation: Approval

Application Reference: R/2014/0284/LBC

Applicant: Strangford Lough Lecale Partnership

Proposal: Erection of heritage panel, polished Brass 600 x 400mm, on stone pedestal

Location: Christ Church 2 Drumroe Road Ballyculter

Recommendation: Consent

Application Reference: P/2014/0296/O

Applicant Name: Mr Eamon Clerkin

Site Location: 285 metres East of No. 127 Kilbroney Road Rostrevor BT34 3BW

Proposal: Erection of a Dwelling on a Farm

Recommendation: Refusal

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 farm business has been established for at least six years, it has not been demonstrated that a development opportunity has been sold off from the farm and it has not been sited beside an established group of buildings on the farm.

Application Reference: P/2014/0303/O

Applicant Name: Michael Horner

Site Location: Adjacent to and North of 36 Belmont Road Kilkeel Newry

Proposal: Erection of Infill Dwelling and Detached Garage

Recommendation: Refusal

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.

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 Belmont Road, Kilkeel.

The proposal is contrary to 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 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 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.

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; the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; the building would, if permitted not respect the traditional pattern of settlement exhibited in that area; the building would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

The proposal is contrary to Policy NH 6 Areas of Outstanding Natural Beauty (AONB) of the Department's Planning Policy Statement 2 Natural Heritage in that the site lies within the Mourne (AONB) and the development would, if permitted, not be sympathetic to the special character of the AONB and this particular locality by reason of its siting .

Application Reference: R/2014/0629/RM
Applicant: Mr C Conway
Proposal: Proposed dwelling on a farm
Location: Adj to 24 Blackcauseway Road, Strangford
Recommendation: Approval

Application Reference: P/2014/0875/O
Applicant Name: Mr James McParland
Proposal: 2-storey Replacement Dwelling and Garage
Site Location: 17 Aghincurk Road, Newtownhamilton, BT35 0AZ
Recommendation: Approval

Application Reference: P/2015/0157/F
Applicant Name: Mr Cathal McGovern
Proposal: Retention of free standing covered canopy/shed
Site Location: Road Stud Installations Ltd, 6 Moor Hill Road, Ballynacraig, Newry, Down, BT34 2QJ
Recommendation: Approval

Application Reference: P/2015/0159/F
Applicant Name: Feithlinn McCullagh
Proposal: Retention of infilling of agricultural land
Site Location: 80 metres south west of no 22 Donaghaguy Road, Donaghaguy, Warrenpoint, Down, BT34 3RZ
Recommendation: Approval

Application Reference: P/2015/0160/F
Applicant Name: Kieran McGivern
Proposal: Retention of conversion of garage to habitable accommodation. Retention of fences. Proposed extension to create additional first floor accommodation and ground floor porch.
Site Location: 67 Lagan Court, Burren, Warrenpoint
Recommendation: Approval

Application Reference: LA07/2015/0224/F

Applicant: Tesco Stores Ltd

Proposal: Erection of food retail store.

Location: New Testament Church, Main Street, Ballynahinch

Recommendation: **Refusal**

- The proposal is contrary to the Strategic Planning Policy Statement 2015, in that a sequentially more preferable site is available within the Primary Retail Core as identified in the Ards and Down Area Plan 2015, and it has not been demonstrated why this site can not be utilised for the proposed development.
- The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 4.5 metres x 60 metres from the proposed access cannot be provided and maintained due to on-street parking and the existence of a Bus Stop in accordance with the standards contained in the Department's Development Control Advice Note 15.
- The proposal is contrary to Policy AMP2 'Access to Public Roads' of Planning Policy Statement 3, access, movement and parking, in that it would, if permitted, prejudice the safety and convenience of road users since the road infrastructure to sustain this type of development cannot be provided to a suitable standard within the scope of this application. This relates to the full standard right turn lane that would be required to facilitate this development.
- The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles that would be attracted to the site.

Application Reference: LA07/2015/0227/F

Applicant Name: Kenway Developments Ltd

Site Location: 170 metres south east of 45 Carrogs Road, Burren, Warrenpoint

Proposal: Erection of replacement dwelling with improvements to existing access in substitution to approval granted under P/2010/0075/F

Recommendation: Approval

Application Reference: LA07/2015/0242/RM

Applicant Name: William Marks

Site Location: 65 Brackenagh East Road, Ballymartin, Killeel

Proposal: Erect replacement dwelling with existing to public road via existing un-altered access. existing dwelling to be retained and re-used as a domestic store

Recommendation: Approval

Application Reference: LA07/2015/0321/RM

Applicant: Mr WM Connolly

Proposal: Proposed dwelling

Location: 17 Peartree Road, Ballynahinch, Saintfield, BT24 8YB.

Recommendation: Approval

Application Reference: LA07/2015/0553/F
Applicant: Andrew Kennedy
Proposal: Dwelling on a farm
Location: Approx 230m south-east of 41 Green Road, Ardglass
Recommendation: Approval

Application Reference: LA07/2015/0584/F
Applicant Name: Mr Colm Gribben t/a Viltra Ltd.
Proposal: A building for the storage and sale of building materials together with the rotational moulding of septic tanks and treatment units.
Site Location: 56 Damolly Road, Newry
Recommendation: Approval

Application Reference: LA07/2015/0883/LDE
Applicant: Mr A Ward
Proposal: Internal alterations to dwelling garage to form sitting room including new window to existing external wall opening
Location: 92 Spa Road, Ballynahinch
Recommendation: Approval

Application Reference: LA07/2015/1057/F
Applicant: Mr and Mrs E Lowe
Proposal: Proposed ground floor and first floor extension to rear and new balcony to side of dwelling
Location: 73 Creevyargon Road, Ballynahinch
Recommendation: Consent