

Newry, Mourne and Down Council

Applications for Planning Permission

and

Applications deferred from previous meetings

10/26/16

**PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION**

Council Newry, Mourne and Down

Date 10/26/16

| | | | | |
|------------------------|--|--------------------|---|----------------------|
| ITEM NO | 1 | | | |
| APPLIC NO | LA07/2015/0656/A | Advertiseme | DATE VALID | 7/23/15 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Colm McEvoy Bridge Bar 53 North Street Newry BT34 1DD | AGENT | Milligan Reside Larkin LTD MRL House 56 Armagh Road Newry BT35 6DN 30253755 | |
| LOCATION | 53 North street Newry | | | |
| PROPOSAL | Shop Sign | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 Having notified the applicant under Article 3 (6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015 that details of the proposed signage – including the materials to be used; the proposed colour of the signage; the type of lettering to be used; & details of the proposed external illumination – are required in order to allow the Council to determine this application, and having not received that 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.

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 2 | | | |
| APPLIC NO | LA07/2015/1307/F | Full | DATE VALID | 12/7/15 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr & Mrs L McBride 35 Ballynahinch Road Castlewellan BT31 9PA | | AGENT | Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488 |
| LOCATION | 40m South 35 Ballynahinch Road Castlewellan BT31 9PA | | | |
| PROPOSAL | Proposed conversion and reuse of existing building & extension to that as single dwelling | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 1 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland in that it has not been demonstrated that the building proposed for conversion is a locally important building.
- 2 The proposal is contrary to Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that building proposed for conversion is not considered to be a suitable building.

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|------------------------|---|---------|-------------------|---|
| ITEM NO | 3 | | | |
| APPLIC NO | LA07/2015/1317/O | Outline | DATE VALID | 12/11/15 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Paul and Dianne Kelly 39 Conway Park Mullaghbawn Newry BT35 9TS | | AGENT | John Richardson 9a Shanecracken Road Markethill BT60 1TS 07752598165 |

LOCATION 25m South of 162 Tandragee Road
 Jerrettspass
 Newry

PROPOSAL 1 No. infill 1.5 storey dwelling and garage

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 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 policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and would, if permitted, result in the creation of ribbon development along the Tandragee Road.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and to policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and relies 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 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 the dwelling would, if permitted create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO 4
APPLIC NO LA07/2015/1346/F Full **DATE VALID** 12/16/15
COUNCIL OPINION REFUSAL
APPLICANT Brian McAlerney **AGENT** Barry Gray)Gray Design Ltd) 5 Edward Street Newry BT35 6AN

LOCATION Lands 235m south west of 117 Bann Road
 Castlewellan
 BT31 9AE

PROPOSAL Proposed replacement dwelling

| REPRESENTATIONS | OBJ Letters | | SUP Letters | | OBJ Petitions | | SUP Petitions | |
|------------------------|--------------------|---|--------------------|---|----------------------|---|----------------------|---|
| | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Addresses | | Signatures | | Addresses | | Signatures | |
| | 0 | | 0 | | 0 | | 0 | |

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policies CTY 1 & 3 of Planning Policy Statement 21 Sustainable Development in the Countryside in that access to the public road would prejudice road safety and significantly inconvenience the flow of traffic
- 2 The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP3, in that it would, if permitted create an additional access onto a Protected Route as there is no evidence of an existing vehicular access.
- 3 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 2.4 metres x 160 metres) from the proposed access cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 4 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 adequate forward sight distance (of 160 metres) is not available, on the public road, at the proposed access in accordance with the standards contained in the Department's Development Control Advice Note 15.

ITEM NO 5
APPLIC NO LA07/2015/1391/O Outline **DATE VALID** 12/21/15
COUNCIL OPINION REFUSAL
APPLICANT Mr Seamus McLoughlin 6 Woodbrook Park Warrenpoint BT34 3HL **AGENT** Cole Partnership 12A Duke Street Warrenpoint BT34 3JY

PLANNING (NI) ORDER 1991
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028 4175 3679

LOCATION 70 metres North West of No.10 Mayo Road
 Mayobridge
 BT34 2HA

PROPOSAL Proposed dwelling on a farm

| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | | SUP Petitions | |
|------------------------|--------------------|--------------------|----------------------|------------|----------------------|------------|
| | 0 | 0 | 0 | | | 0 |
| | | | Addresses | Signatures | Addresses | Signatures |
| | | | 0 | 0 | 0 | 0 |

- 1 The proposal is contrary to the Strategic Planning Policy Statement (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;
 - the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane;
 - health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm; and
 - verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not 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 Mayo Road.
- 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape 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 or add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

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|------------------------|--|------|-------------------|---|
| ITEM NO | 6 | | | |
| APPLIC NO | LA07/2016/0132/F | Full | DATE VALID | 1/29/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr and Mrs Murphy 35 Ballagh Road Newcastle BT30 0LA | | AGENT | Matrix Planning Consultancy 29 Old Belfast Road Newtownards BT23 4SG NA |

LOCATION To the rear of 35 Ballagh Road
Newcastle
BT33 0LA

PROPOSAL Extension to existing camper van site

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 13 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to Policy COU1 of the Banbridge, Newry and Mourne Area Plan 2015 in that the site lies within a Special Countryside Area and the proposal is not of national or regional importance or a consolidation of existing development, so it does not justify relaxation of the strict planning controls exercised in this area.
- 2 The proposal is contrary to paragraphs 6.254 and 6.260 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy TSM6 of Planning Policy Statement 16 - Tourism, in that the extended holiday park is not a high quality and sustainable form of tourism development because it encroaches on the Mournes Special Countryside Area.
- 3 The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is within a Special Countryside Area designated in the Banbridge, Newry and Mourne Area Plan 2015 and the proposal does not comply with the specific policy provisions of the above Plan.

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 7 | | | |
| APPLIC NO | LA07/2016/0201/F | Full | DATE VALID | 2/10/16 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Alterity Developments Ltd Montgomery House Belfast BT1 4NX | | AGENT | Insideout Architects 77 High Street Bangor BT20 5BD 02891478835 |
| LOCATION | 115-117 Main Street Newcastle Co Down | | | |
| PROPOSAL | The proposal consists of a new café on ground floor with 3 apartments over first and second floors addressing the Main Street. the rear building has 2 apartments over ground and first floor. (Amended plans received) | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 6 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 8 | | | |
| APPLIC NO | LA07/2016/0313/F | Full | DATE VALID | 3/7/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr Colin Bell 85 The Mout Belfast BT5 4NB | | AGENT | Tumelty Planning Services 11 Ballyalton Park Ardmeen Downpatrick BT30 7BT NA |
| LOCATION | 2 Ballynahinch Road Crossgar Co Down | | | |
| PROPOSAL | Proposed car wash and valeting centre | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, prejudice the safety and convenience of road users since the intensification of use of this existing access in close proximity to a road junction would add to existing traffic hazards created by the slowing down and turning movements of vehicles entering and leaving the access.

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|------------------------|--|--------------|--|
| ITEM NO | 9 | | |
| APPLIC NO | LA07/2016/0365/O | Outline | DATE VALID 3/18/16 |
| COUNCIL OPINION | REFUSAL | | |
| APPLICANT | Mr and Mrs McCluskey 7 Brae Road Ballynahinch BT24 8UN | AGENT | Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA NA |

LOCATION lands between 1 Brae Road and 212 Belfast Road
Ballynahinch

PROPOSAL 2no proposed dwelling houses

| REPRESENTATIONS | OBJ Letters | | SUP Letters | | OBJ Petitions | | SUP Petitions | |
|------------------------|--------------------|---|--------------------|---|----------------------|------------|----------------------|------------|
| | 0 | 0 | 0 | 0 | Addresses | Signatures | Addresses | Signatures |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

- 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 for Northern Ireland (SPPS) and 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; and the dwelling would, if permitted, visually intrude into the open countryside.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) 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 Brae Road and Belfast Road.
- 4 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.

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ITEM NO 10
APPLIC NO LA07/2016/0381/O Outline **DATE VALID** 3/21/16
COUNCIL OPINION REFUSAL
APPLICANT Mr Matt Burns 107A Kilbroney **AGENT** Cole Partnership
Road Rostrevor 12A Duke Street
BT34 3BN Warrenpoint
BT34 3JY
028 4175 3679

LOCATION Opposite No. 107 Kilbroney Road
Rostrevor

PROPOSAL Proposed farm retirement dwelling

| REPRESENTATIONS | OBJ Letters | | SUP Letters | | OBJ Petitions | | SUP Petitions | |
|------------------------|--------------------|---|--------------------|---|----------------------|---|----------------------|---|
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Addresses | | Signatures | | Addresses | | Signatures | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS), 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 and access to the dwelling is not obtained from an existing lane.

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 Kilbroney Road.

3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:

the proposed 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;

the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop

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.

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- 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 or add to a ribbon of development and would therefore further erode the rural character of the countryside.

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|------------------------|--|--------------------|--|----------------------|
| ITEM NO | 11 | | | |
| APPLIC NO | LA07/2016/0474/O | Outline | DATE VALID | 4/12/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr C Hanna 51 Mountview Road Dunbeg Upper Ballynahinch BT24 8JU | AGENT | Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA 02897561488 | |
| LOCATION | Lands contained between 55 Mountview Road & 1 Martinpoole Road Ballynahinch BT24 8JU | | | |
| PROPOSAL | 2 dwellings & garages | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to the SPPS 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 Mountview Road, and does not represent a gap site within a substantially and continuously built up frontage, along a road frontage.
- 2 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.

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ITEM NO 12
APPLIC NO LA07/2016/0523/F Full **DATE VALID** 4/22/16
COUNCIL OPINION REFUSAL
APPLICANT Ms Naiomh Morgan 38 High Street Newry BT34 1HB **AGENT** J Lynam RIBA 11 Newry Road Mayobridge Newry BT34 2ET 028 30851125

LOCATION Adjacent to No 13 Crieve Road Newry BT34 2JT

PROPOSAL Dwelling House

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to Policy QD 1 of PPS 7, Quality Residential Environments, in that the layout of the proposed development fails to respect the orientation of existing dwellings in the area, the site width is substantially less than site widths in the established residential area and the proposed access arrangements are out of character for the area.
- 2 The proposed development is contrary to Policy LC 1 of the Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the pattern of development is not in keeping with the overall character of the established residential area.

ITEM NO 13
APPLIC NO LA07/2016/0590/F Full **DATE VALID** 5/5/16
COUNCIL OPINION REFUSAL
APPLICANT Niall Waters 7 Ardtole Road Ardglass BT30 7SL **AGENT** Conor McKenna 16 Loughbeg Park Carryduff BT8 8PE 07817266339

LOCATION 3 Green Road Ardglass BT30 7UA

PROPOSAL Replacement dwelling and garage

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

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- 1 The proposal is contrary to Policy BH12 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that:

 The development fails to preserve or enhance the character and appearance of the Conservation Area
 The development is not in sympathy with the characteristic built form of the area and does not conform with the guidance set out in the Ardglass Conservation Area document
 its scale / form / massing / proportions / height / materials, and detailing do not respect the characteristics of adjoining buildings in the area;
 the development would result in the loss of important views within, into, and out of the area
 12
 The development does not conform with the guidance set out in the Ardglass Conservation Area document.
- 2 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy BH14 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character and appearance of the Ardglass Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Council, justifies its demolition.
- 3 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy BH14 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character and appearance of the Ardglass Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Council, justifies its demolition.
- 4 The proposal is contrary to Policy DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the townscape by reason of its scale/design/massing/materials which are out of keeping with the character of the area.
- 5 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy NH6 of PPS2 in that:

 The development is not of an appropriate design, size, and scale for the locality;
 The development fails to be sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality;
 The development fails to respect local architectural styles and patterns; and local materials and design.

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6 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy QD1 of the Department's Planning Policy Statement 7: Quality Residential Environments in that;

The development fails to preserve or enhance the distinctive character and appearance of the Ardglass Conservation Area

The development fails to respect the surrounding context and is inappropriate to the character and topography of the site in terms of layout, scale, proportions, massing, and appearance of buildings, structures and landscaped and hard surfaced areas;

The development fails to draw upon the best local traditions of form, material, and detailing;

The design and layout will conflict with adjacent land uses in that the proposed roof terrace would create an unacceptable adverse effect on the neighbouring property at no9 Green Road in terms of noise and disturbance.

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|------------------------|---|--------------------|--|----------------------|
| ITEM NO | 14 | | | |
| APPLIC NO | LA07/2016/0594/DCA | Demolition w | DATE VALID | 5/5/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Niall Waters 7 Ardtole Road Ardglass BT30 7SL | AGENT | Conor McKenna 16 Loughbeg Park Carryduff BT8 8PE 07817266339 | |
| LOCATION | 3 Green Road Ardglass BT30 7UA | | | |
| PROPOSAL | Demolition of existing cottage and shed | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 2 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy BH14 of the Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building makes a material contribution to the character and appearance of the Ardglass Conservation Area and no exceptional reason has been demonstrated which, in the judgement of the Council, justifies its demolition.

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|------------------------|--|--------------------|----------------------|---|------------------------------------|
| ITEM NO | 15 | | | | |
| APPLIC NO | LA07/2016/0606/F | Full | DATE VALID | 5/6/16 | |
| COUNCIL OPINION | APPROVAL | | | | |
| APPLICANT | Mr B Boyd Rademon House 60 Ballynahinch Road Rademon Crossgar BT30 9HR | | AGENT | Strategic Planning 4 Pavillions Office Park Kinnegar Drive Holywood BT18 9JQ 028 90425222 | |
| LOCATION | 320m NE of 45 Church Road Rademon Crossgar Downpatrick BT30 9HR | | | | |
| PROPOSAL | Replacement of existing turbine approved under R/2012/0330/F with a Vestas V52 measuring 40m to hub with 26m blade length. Output not to exceed 250kw. | | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions | |
| | 6 | 0 | 0 | 0 | |
| | | | Addresses | Signatures | Addresses Signatures |
| | | | 0 | 0 | 0 0 |

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|------------------------|--|--------------------|----------------------|----------------------|
| ITEM NO | 16 | | | |
| APPLIC NO | LA07/2016/0716/F | Full | DATE VALID | 5/23/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Peter Collins 18 Pats Road Ballymartin Kilkeel BT34 4NX | | AGENT | |
| | | | | NA |
| LOCATION | Main Road Ballymartin east of junction with Wrack Road BT34 4NY | | | |
| PROPOSAL | Replacement Dwelling | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement for Northern Ireland and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there is no structure that exhibits the essential characteristics of a dwelling.
- 2 The proposal is contrary to Policy AMP 3 of Planning Policy Statement 3 – Access, Movement and Parking in that the A2 Main Road is a Protected Traffic Route and the application does not fall within the exceptions listed in the policy as there is no building to be replaced and the proposal would result in the creation of a new vehicular access onto a Protected Traffic Route.

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|------------------------|--|--------------------|----------------------|----------------------|
| ITEM NO | 17 | | | |
| APPLIC NO | LA07/2016/0739/F | Full | DATE VALID | 6/6/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr H Edemen 3 Lislane Court Saintfield BT24 7HT | | AGENT | |
| | | | | NA |
| LOCATION | 3 Lislane Court Saintfield BT24 7HT | | | |
| PROPOSAL | Proposed dormer to the rear to allow for roof space conversion | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| 1 | The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 in that the scale, massing, and design of the proposal are not sympathetic with the built form and appearance of the existing property and will detract from the character, appearance and quality of this residential area. | | | |
| 2 | The Proposal is contrary to the Addendum to PPS 7, Policy EXT 1 – in that if approved it will unduly affect the privacy and amenity of neighbouring residents. | | | |

| | | | | |
|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 18 | | | |
| APPLIC NO | LA07/2016/0802/O | Outline | DATE VALID | 6/13/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Darren O'Hagan 11a New Line Road Hilltown Newry | | AGENT | Quinn Design and Engineering Services 36 Carrogs Road Burren Warrenpoint BT34 3PY 41772377 |
| LOCATION | 60m NE of 11a New Line Road Hilltown Newry | | | |
| PROPOSAL | Site for dwelling and detached garage | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

0 0 0 0

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;

health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm;

verifiable plans exist to expand the farm business at the existing building group to justify an alternative site not 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 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 proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop

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

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|-----------------------------|---|
| ITEM NO | 19 | | | |
| APPLIC NO | LA07/2016/0889/F | Full | DATE VALID | 7/4/16 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Telefonica UK Limited 260 Bath Road Slough SL1 4DX | | AGENT | Taylor Patterson C/o Ross Planning 9a Clare Lane Cookstown BT80 8RJ |
| | | | | NA |
| LOCATION | Lands 157m south west of Fernhill House 83 Clonallan Road Warrenpoint BT34 3QQ | | | |
| PROPOSAL | Proposed 25m telecommunications mast to carry 3No antennae and 2No. radio dishes, and associated works including 3No. equipment cabinets and site compound | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 55 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |

| | | | | |
|------------------------|--|--------------------|-----------------------------|---|
| ITEM NO | 20 | | | |
| APPLIC NO | LA07/2016/0927/A | Advertiseme | DATE VALID | 7/8/16 |
| COUNCIL OPINION | CONSENT | | | |
| APPLICANT | Newry, Mourne and Down District Council O'Hagan House Monaghan Row Newry BT35 8DJ | | AGENT | Estates Section Greenbank Newry BT34 2QU |
| | | | | 028 3031 3031 |
| LOCATION | Approximately 7 metres West of 10A/10B Marcus Square Newry BT34 1AE | | | |
| PROPOSAL | Free standing electronic display screen | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|---|
| ITEM NO | 21 | | | |
| APPLIC NO | LA07/2016/1015/F | Full | DATE VALID | 8/1/16 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Mr and Mrs M Lipsett 38 Fernisky Park Kells BT42 3LL | | AGENT | Hawthorne Associates 2-3 The Beeches Grove Road Spa Ballynahinch BT24 8RA NA |
| LOCATION | Lands contained between 25 and 27 Rocks Road Ballyhornan Downpatrick BT30 7PJ | | | |
| PROPOSAL | Change of house type "dwelling 02" approved under Planning Approval R/2014/0293/ F | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|-----------------------------|--|
| ITEM NO | 22 | | | |
| APPLIC NO | LA07/2016/1058/F | Full | DATE VALID | 8/4/16 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | C&G Tinnelly & Mr K Morgan 3 Shore Road Rostrevor 10 Lower Knockbarragh Road Rostrevor | | AGENT | Cole Partnership 12A Duke Street Warrenpoint BT34 3JY |
| | | | | 028 4175 3679 |
| LOCATION | 50 metres South of No. 25 Greenpark Road Rostrevor | | | |
| PROPOSAL | Removal of condition No. 17 (with regard to social housing) on approval No P/ 2007/1732/F | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses Signatures | Addresses Signatures |
| | | | 0 0 | 0 0 |

- 1 The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland (SPPS) and designated zoning RR03 of the Banbridge Newry and Mourne Area Plan 2015 in that the key site requirement states that a minimum of 8 dwellings shall be provided for social housing.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

ITEM NO 23
APPLIC NO P/2011/0845/F Full **DATE VALID** 9/23/11
COUNCIL OPINION REFUSAL
APPLICANT Cloughoge Enterprises Ltd **AGENT** Pragma Planning
Cloughoge Enterprises Ltd 12 Scottish Provident
Fort Road Building
Belleeks 7 Donegall Square
Newry West
BT35 7QN Belfast
Bt23 5EG
02890918410

LOCATION Site within Cloughoge Business Park
Ellis Holdings
14 Forkhill Road
Newry

PROPOSAL Erection of new building to be used for Class B4 Storage and Distribution Use with car parking, ancillary offices, trade counter and staff facilities.

| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 The proposal is contrary to the Banbridge Newry and Mourne Area Plan 2015, the statutory plan for the area, in that the site lies outside any settlement limit and no exceptional circumstances have been demonstrated to justify why this proposal could not be located within lands designated for economic development uses in the city, main towns or villages in the Council area in accordance with the sustainability objectives of the plan.
- 2 The proposal is contrary to paragraph 3 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the proposal conflicts with an up-to-date development plan.
- 3 The proposal is contrary to paragraph 6.279 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) in that the site lies within the open countryside and no special need has been demonstrated to justify relaxation of the strict planning controls exercised in the countryside.
- 4 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.
- 5 The proposal is contrary to Policy PED 2 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that the proposal does not meet any of the exceptions for economic development uses in the countryside.
- 6 The proposal is contrary to PED 3 of Planning Policy Statement 4 'Planning and Economic Development' in that the proposal does not represent the expansion of an established Economic Development Use in the Countryside and that the proposal, if permitted, would harm the appearance of the local area.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

- 7 The proposal is contrary to Policy PED 9 of the Department's Planning Policy Statement 4, Planning and Economic Development, in that it has not been demonstrated that the proposal;
- is compatible with the surrounding land uses; and
 - that there are satisfactory measures to assist integration into the landscape.

| | | | | |
|------------------------|--|--------------------|--|----------------------|
| ITEM NO | 24 | | | |
| APPLIC NO | P/2014/0653/O | Outline | DATE VALID | 8/6/14 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Anthony Havern 46 Lisgullion Park Newry BT35 6PD | AGENT | Design 3 8 Chapel Road Camlough Newry BT35 7HQ +447871375963 | |
| LOCATION | Corrinshego G.F.C 40A Chancellors Road Newry County Down BT358PU | | | |
| PROPOSAL | Proposed 6 No. sites for dwellings | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 1 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|----------------------|---|
| ITEM NO | 25 | | | |
| APPLIC NO | P/2014/0681/F | Full | DATE VALID | 8/18/14 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Newry And Mourne District Council Monaghan Row Newry BT35 8DJ | | AGENT | Estate Section Newry And Mourne District Council Monaghan Row Newry BT35 8DJ 02830313091 |
| LOCATION | Approximately 7 metres west of 10A / 10B Marcus Square Newry BT34 1AE | | | |
| PROPOSAL | Free standing electronic display screen | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | |
| | 52 | 0 | 3 | |
| | | | Addresses | Signatures |
| | | | 2,765 | 2,776 |
| | | | SUP Petitions | |
| | | | 0 | |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|---|----------------------|
| ITEM NO | 26 | | | |
| APPLIC NO | P/2014/0769/O | Outline | DATE VALID | 9/12/14 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr Kevin Cunningham 10 Ballynahatten Road Kilkeel BT34 4LG | AGENT | Cole Partnership 12A Duke Street Warrenpoint BT34 3JY 02841753679 | |
| LOCATION | 210 metres south of no 36 Belmont Road Kilkeel BT34 4LA | | | |
| PROPOSAL | Site for dwelling on a farm | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 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 development opportunities have not been sold off from the farm holding within 10 years of the date of the application and it also 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 and access to the dwelling is not obtained from an existing lane.
- 2 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries, the proposed building relies primarily on the use of new landscaping for integration, the ancillary works do not integrate with their surroundings, 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.
- 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and would therefore further erode the rural character of the countryside.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|----------------|------|-------------------|---|
| ITEM NO | 27 | | | |
| APPLIC NO | P/2015/0136/F | Full | DATE VALID | 1/30/15 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Mr L Magennis | | AGENT | O'Callaghan Planning Unit 1 Monaghan Court, Newry BT35 6BH 02837511714 |

LOCATION 43 Forkhill Road
 Ellisholding
 Newry.

PROPOSAL Use of existing first floor offices for Class A (2) Use (Financial and Professional Services)

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 1. The proposal is contrary to Paragraph 6.273 of the Strategic Planning Policy Statement in that the proposal seeks change of use to Class A2 offices in a countryside location and it is not a type of development considered appropriate in a rural area.
- 2 2. The proposal is contrary to the Local Development Plan as it falls outside the Town Centre Boundary / retail area as designated in the Banbridge / Newry and Mourne Area Plan 2015.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|--|--------------------|----------------------|--|
| ITEM NO | 28 | | | |
| APPLIC NO | P/2015/0182/F | Full | DATE VALID | 3/2/15 |
| COUNCIL OPINION | APPROVAL | | | |
| APPLICANT | Mr Norman Reilly 26 Shore Road Annalong BT34 4TU | | AGENT | Ronan Downey RIBA 65 Eglantine Avenue Belfast BT9 6EW 02890 660267 |
| LOCATION | 26 Shore Road Annalong Moneydorrugh More Co. Down BT34 4TU | | | |
| PROPOSAL | Proposed development of 4 dwellings | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | |
| | 11 | 0 | 1 | |
| | | | Addresses | Signatures |
| | | | 5 | 5 |
| | | | SUP Petitions | |
| | | | 0 | |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

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|------------------------|---|--------------------|----------------------|--|
| ITEM NO | 29 | | | |
| APPLIC NO | R/2014/0159/F | Full | DATE VALID | 3/27/14 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Philip Patterson 31 Brae Road Ballynahinch | | AGENT | James Anderson 202 Belfast Road Ballynahinch BT24 8UR |
| | | | | NA |
| LOCATION | 31 Brae Road Ballynahinch | | | |
| PROPOSAL | Replacement agricultural shed | | | |
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 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 in that the existing agricultural holding is not currently active and established.
- 2 2. The proposal is contrary to the Strategic Planning Policy Statement and Policy CTY12 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposed building is not necessary for the efficient use of the agricultural holding.

PLANNING (NI) ORDER 1991
APPLICATIONS FOR PLANNING PERMISSION

Council Newry, Mourne and Down

Date 10/26/16

| | | | | |
|------------------------|--|------|-------------------|---|
| ITEM NO | D1 | | | |
| APPLIC NO | P/2013/0102/F | Full | DATE VALID | 2/1/13 |
| COUNCIL OPINION | REFUSAL | | | |
| APPLICANT | Patrica McAvoy and Ursula McGivern 28 Mount Pleasant Newry BT34 2AW | | AGENT | Raymond Mullen 28 Mount Pleasant Newry BT34 2AW 07707675976 |

LOCATION No.103 Greencastle Pier Road
Greencastle
kilkeel

PROPOSAL Proposed change of use from domestic store to coffee bar

| | | | | |
|------------------------|--------------------|--------------------|----------------------|----------------------|
| REPRESENTATIONS | OBJ Letters | SUP Letters | OBJ Petitions | SUP Petitions |
| | 0 | 0 | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |
| | | | Addresses | Signatures |
| | | | 0 | 0 |

- 1 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 it proposes to intensify the use of an existing access at which visibility splays of (2.0 metres x 45 metres) cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.
- 2 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;
 1. parking
 2. turning
 3. loading and unloading of vehicles which would be attracted to the site.
- 3 The proposal is considered contrary to paragraph 52 of PPS1 General Principles in that, if permitted, would adversely affect the amenities neighbouring properties No. 103 and 103a by reason of loss of privacy and general disturbance.