

Delegated applications

Recommendations accepted by Planning Committee members – Week Commencing 16th September 2019

Reference No.	Proposal	Site Location	Officer Recommendation	Objections
LA06/2018/1337/F	Demolition of existing dwelling and the erection of 5 apartments (amendment and reduction from previous approval W/2014/0182/F with associated access, car parking, landscaping and all associated site works.)	13 Seafront Road, Cultra DEA: Hollywood & Clandeboye	Approval	1
LA06/2019/0668/F	New storage yard for steel materials; new perimeter retaining wall; existing ground level to be partially raised; new fence and low level shrubs	Lands at 56a Balloo Road, Bangor – Approx. 7m SW of Nos.92-98 Balloo Walk DEA: Bangor Central	Approval	0
LA06/2019/0561/F	Erection of dwelling (change of house type approved under X/2015/0155/F)	Site 14 (Phase 3) Morey Hills, Donaghadee DEA: Bangor East and Donaghadee	Approval	0
LA06/2019/0267/F	Infill dwelling and garage - change of house type from	30m SW of 51 Ballyblack Road,	Approval	0

	previous approval LA06/2016/0304/RM	Newtownards		
LA06/2018/1197/O	New detached dwelling and garage with associated site works (infill development)	Lands approximately 20m West of 161 Moneyreagh Road, Newtownards DEA: Comber	Refusal	0
LA06/2018/0755/O	Site for replacement dwelling with use of existing access to Ballyalton Road	12A Ballyalton Road, Newtownards DEA: Newtownards	Approval	0
LA06/2018/0753/O	Site for replacement dwelling with use of existing access	12 Ballyalton Road, Newtownards DEA: Newtownards	Approval	0
LA06/2017/0882/O	Site for single storey amenity building to serve established fishery, with small café/clubroom, storage, managers facilities and overnight accommodation	Land approximately 200 metres east of No 155B Movilla Road, Newotwnards DEA: Ards Peninsula	Approval	1

Refusal Reasons for LA06/2018/1197/O

1. The proposal is contrary to the provisions contained in 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 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 existing lane.
3. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal if developed would further erode the rural character of the area due to a build-up of development and the creation of a ribbon of development.
4. The proposal is contrary to Planning Policy Statement 3 Access, Movement and Parking, Policy AMP 3 in that it would, if permitted, result in the intensification of the use of an existing access onto a protected route, thereby prejudicing the free flow of traffic and conditions of general safety.