

Delegated Applications
Recommendations to be considered by Planning Committee members: Week Commencing 9th June 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
<u>LA06/2025/0134/F</u>	Single storey side and rear extension	17 Fort Green, Bangor DEA: Bangor Central	Approval	1
<u>LA06/2025/0095/F</u>	Extension to terrace (retrospective) with new steps	16 The Brae, Groomsport DEA: Bangor East & Donaghadee	Refusal	3 (from 2 addresses)
<u>LA06/2025/0165/F</u>	Single storey side extension	1A Greengraves Road, Newtownards DEA: Newtownards	Approval	1
<u>LA06/2025/0217/F</u>	Biomass boiler and flue (retrospective)	169 Bangor Road, Newtownards, BT23 7PH DEA: Newtownards	Approval	0

Refusal Reason for LA06/2025/0095/F

The Proposal is contrary to the Strategic Planning Policy Statement (SPPS) for Northern Ireland and Policy EXT1(b) of the Addendum to Planning Policy Statement 7 (APPS7) Residential Extensions and Alterations, in that it would unduly affect the residential amenity of the neighbouring property at No.14 The Brae, Groomsport by reason of an unacceptable loss of privacy and an unacceptable increase in the level of noise and general disturbance.