

Delegated Applications

Recommendations accepted by Planning Committee members: Week Commencing 10th November 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2025/0141/F	Single and two storey side extension, single storey front porch extension and rear dormer	12 Clatteringford, Comber DEA: Comber	Approval	1
LA06/2024/0500/F	Change of Use from ground floor office to retail unit. Change of Use from office at rear of ground floor and from offices on 1st and 2nd floors to residential multiple occupancy. (4 Bedroom HMO)	83 High Street, Bangor DEA: Bangor Central	Approval	3
LA06/2025/0804/F	Two storey side extension	68 Belfast Road, Comber DEA: Comber	Approval	1
LA06/2025/0642/O	Infill dwelling with demolition of agricultural shed and boundary wall.	Lands approx. 20M North of 32 Ardminnan Road, Cloughey DEA: Ards Peninsula	Refusal (APPLICATION NOW WITHDRAWN)	0
LA06/2025/0729/F	Change of use from former tourist information offices	The Stables, Castle Street, Portaferry	Approval	0

	(use class A2) to day spa (sui generis)	DEA: Ards Peninsula		
LA06/2025/0549/F	Replacement dwelling (Retrospective)	14 Ballyvester Road, Donaghadee DEA: Bangor East & Donaghadee	Refusal	9 (from 6 addresses)
LA06/2025/0845/F	Change of use from artist's studio to a dwelling, with addition of 1no. roof light to rear	The Old School House, 1 Tullynakill Road, Comber DEA: Comber	Approval	0
LA06/2023/1866/O	Farm dwelling and garage	Lands approx. 50m North- East of 88 Mountstewart Road, Carrowdore DEA: Ards Peninsula	Approval	0
LA06/2024/0058/F	Two storey dwelling with attached garage	Site between 45 Ballyhay Road and 11 New Line, Donaghadee DEA: Bangor East & Donaghadee	Refusal	0
LA06/2025/0736/F	Single storey rear/side extension to clubhouse (Retrospective)	Whitehouse Inn 15c Ardminnan Road, Portaferry DEA: Ards Peninsula	Approval	0

LA06/2025/0485/F	Ramp for wheelchair access	Ulster Bank Ltd, 22 Frances Street, Newtownards DEA: Newtownards	Approval	0
LA06/2025/0326/O	2 No. Infill dwellings, garages and access	Between 18 & 22 Upper Ballygelagh Road, Kirkistown DEA: Ards Peninsula	Refusal	2
LA06/2021/1225/F	Two storey ancillary building for communal and office use. Sales and display area for holiday/lifestyle homes and associated site works	Existing cottage/former offices at Seahaven Residential Park and Windsor Holiday Park, Seahaven Road, Groomsport DEA: Bangor East & Donaghadee	Approval	4
LA06/2023/1415/O	Site for dwelling	Lands 25m west of 3B Ballygelagh Road, Ardkeen, Kircubbin DEA: Ards Peninsula	Approval	0
LA06/2025/0483/F	Two-storey side and rear extension, demolition of garage and raised patio	25 Crawfordsburn Road, Newtownards DEA: Newtownards	Approval	2

Refusal Reasons for LA06/2025/0642/O

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site 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.

Refusal Reasons for LA06/2025/0549/F

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and 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.
2. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that insufficient information has been provided to demonstrate that the building which has been replaced exhibited the essential characteristics of a dwelling and that all external structural walls were suitably intact. As such, the proposal fails to meet the criteria for a replacement dwelling in the countryside.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it 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 therefore contributes to ribbon development.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that, if approved, the proposal would contribute to a ribbon of development in line with Policy CTY 8.

5. The proposal is contrary to Policy AMP2 of Planning Policy Statement 3, Access, Movement and Parking, in that it has not been demonstrated that access will not prejudice road safety or significantly inconvenience the flow of traffic.

Refusal Reasons for LA06/2024/0058/F

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 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 loss of an important visual break in development and, if permitted, result in the creation of ribbon development along New Line.
3. 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 create a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.

Refusal Reasons for LA06/2025/0326/O

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 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 extension of ribbon development along Upper Ballygelagh Road.
3. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, the site relies primarily on the use of new landscaping for integration and the proposal fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.
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 dwellings would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and add to an existing ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.