

Delegated Applications

Recommendations accepted by Planning Committee members: Week Commencing 1st December 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2025/0906/F	Erection of 4No. EV charging stations (8No. EV charging ports) and associated electricity infrastructure, hard and soft landscaping and all other site works	Lands 75m SW of Castlebawn Roundabout, Newtownards DEA: Newtownards	Approval	0
LA06/2025/0153/F	Demolition of existing single storey lock-up and construction of 2 storey dwelling	Site immediately NE of 7A Kinnegar Drive, Holywood DEA: Holywood & Clandeboye	Refusal	2
LA06/2021/1388/F	Carer's dwelling	West and adjacent to 47 The Burn Road, Ballygowan DEA: Comber	Refusal	0
LA06/2024/0474/F	Replacement Dwelling & Garage (accessed via existing lane adjacent to 8a Killaughey Road, Millisle)	199 Moss Road, Millisle DEA: Ards Peninsula	Approval	0

Refusal Reasons for LA06/2025/0153/F

1. The proposal is contrary to Policy QD 1 (a) and (g) of Planning Policy Statement 7 – Quality Residential Environments in that the development does not respect the surrounding context and is not appropriate to the character of the site in terms of scale, proportions, massing and appearance of buildings.
2. The proposal is contrary to Policy QD 1 (h) Planning Policy Statement 7 – Quality Residential Developments in that the proposal will have an unacceptable adverse effect on 7A Kinnegar Drive in terms of overlooking, noise or other disturbance.
3. The proposal is contrary to Policy LC 1 of the Addendum to Planning Policy Statement 7 - Safeguarding the Character of Established Residential Areas in that the proposed density is significantly higher than that found in the established residential area, pattern of development is not in keeping with the overall character and environmental quality of the established residential area and the dwelling unit will not be built to the minimal size set out in Annex A.

Refusal Reasons for LA06/2021/1388/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 6 – Personal and Domestic Circumstances, in that the applicant has not provided satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused; and there are alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

