

### Delegated Applications

**Recommendations accepted by Planning Committee members: Week Commencing 8th December 2025**

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2025/0966/F	Single-storey rear extension	1 Seahill Drive, Hollywood DEA: Hollywood & Clandeboye	Approval	1
LA06/2025/0824/DCA	Demolition of existing single storey rear extension	41 High Street, Portaferry DEA: Ards Peninsula	Approval	0
LA06/2025/0791/F	Use of existing building for domestic storage purposes by the occupants of 16 Seahaven Avenue, Portavogie including extension and alterations (Retrospective)	Land immediately to the West of 59 Harbour Road, Portavogie DEA: Ards Peninsula	Approval	1
LA06/2022/0934/O	Dwelling	Land 20M West of 25 Stockbridge Road, Donaghadee DEA: Bangor East & Donaghadee	Refusal	2

LA06/2025/0919/F	Single Storey Replacement Dwelling	39 Loughries Road, Newtownards DEA: Ards Peninsula	Approval	0
LA06/2025/0233/O	Proposed site for single dwelling	60m South of 45 Tullynagee Road, Comber DEA: Comber	Refusal	0
LA06/2023/1545/F	Mixed-use development to include demolition of existing retail units and outbuildings; 3-storey building comprising: ground floor retail unit; 2No. first floor apartments; 3No. apartments to rear on ground floor, first floor and second floor; and 1No. 2-storey detached dwelling, bin and cycle storage.	66-68 High Street, Bangor DEA: Bangor Central	Approval	4 (from 3 separate addresses)
LA06/2025/0414/F	Change of use of existing first floor coffee shop and art gallery to two first floor residential apartments, incorporating one additional first floor	Coffee Yard/Yard Gallery 102-104 High Street, Hollywood DEA: Hollywood & Clandeboye	Approval	0

	<p>window. Change of use of art gallery retail space on ground floor to coffee shop prep kitchen and staff area.</p>			
LA06/2024/0907/F	<p>Demolition of dwelling, erection of replacement dwelling with gym building; erection of detached dwelling and shared driveway with gates and pillars.</p>	<p>24 Old Cultra Road, Hollywood DEA: Hollywood &amp; Clandeboye</p>	Approval	7 (from 3 separate addresses)
LA06/2025/0300/F	<p>Disconnection of foul drainage from existing private WWTW, construction of a WWPS and rising main to connect to NI Water sewer located to the south of the proposed site.</p>	<p>Site directly adjacent 15 Blackwater Heights, The Brae, Ballygowan DEA: Comber</p>	Approval	0
LA06/2024/1060/F	<p>Demolition of existing building and erection of 4 No. Apartments.</p>	<p>59-63 Church View, Hollywood DEA: Hollywood &amp; Clandeboye</p>	Approval	0

## **Refusal Reasons for LA06/2022/0934/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.
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 extend a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.
4. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that a safe and satisfactory access arrangement to the site can be provided.
5. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy NH 5 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not have an unacceptable adverse impact on ancient woodland.
6. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy NH 2 of Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the proposal will not have an unacceptable adverse impact on protected species.

### **Refusal Reasons for LA06/2025/0233/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 loss of an important visual break in development and creation of ribbon development along Tullynagee Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 10 Criterion (a) and (c) of Planning Policy Statement 21, Sustainable Development in the Countryside in that the farm business is not currently active or been established for at least 6 years and the proposed dwelling is not sited to visually link or sited to cluster with an established group of buildings on the farm.
4. 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 dwellings would, if permitted be a prominent feature in the landscape, 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.

5. 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 create a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.