

Delegated Applications

Recommendations considered by Planning Committee members – Week Commencing 23rd September 2024

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0076/F	Dwelling and detached garage/ granny annex.	Lands approx. 51m SE of 13 & between 11 & 11A Quarter Road, Kirkistown, Cloughy. DEA: Ards Peninsula	Approval	0
LA06/2023/2149/O	2 No. infill dwellings with domestic garages.	Lands between 40a and 42 Deer Park Road, Newtownards DEA: Ards Peninsula	Refusal	2
LA06/2024/0085/F	Single-Storey rear extension and detached boat shed, includes demolition of existing garage and increase in curtilage.	58 Ballymorran Road, Killinchy. DEA: Comber	Approval	0
LA06/2024/0410/F	Demolition of two storey rear extension and	20 Ardlee Avenue, Holywood.	Approval	1

	erection of new two storey rear extension	DEA: Hollywood & Clandeboye		
LA06/2024/0610/F	Extension and alterations to provide new shop entrance, additional shop floor area, staff and office facilities and alterations to restaurant.	28 Hollywood Road, Newtownards. DEA: Newtownards	Approval	0
LA06/2023/2249/F	Construction of a bridge over Ballyharry River and pre-cast concrete box culvert below to create a pedestrian access, water culvert and 2 wildlife corridors (to facilitate the delivery of a segregated greenway connection in association with planning permission reference LA06/2020/0940/F, and delivery of the internal access road approved under planning	Land 60m North of 42 Beverley Walk, 300m East of 270 Bangor Road and 400m West of 250 Donaghadee Road. DEA: Ards Peninsula	Approval	0

	permission reference LA06/2020/0333/F).			
LA06/2024/0442/F	Replacement dwelling and garage.	Lands approx. 85m South West of No. 201 Church Road, Holywood. DEA: Holywood & Clandeboye	Approval	0
LA06/2023/1860/O	Replacement dwelling and garage	Lands approx. 35m NE of 27 Newtownards Road, Donaghadee DEA: Bangor East & Donaghadee	Refusal	0
LA06/2024/0712/F	Retention of dwelling in non-compliance with condition No. 02 (Agricultural Occupancy) of X/1991/0444.	23 Woburn Road, Millisle. DEA: Ards Peninsula	Approval	0

LA06/2023/2149/O - Refusal Reasons

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 the Deer Park Road.
3. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and criteria (b) and (d) of 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 extend a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.

Refusal Reasons for LA06/2023/1860/O

1. The proposal is contrary to the Strategic Planning Policy Statement 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 Paragraph 6.73 of the Strategic Planning Policy Statement and Policy CTY 3 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that it has not been demonstrated that the building was ever used as a dwelling, the building does not exhibit the essential characteristics of a dwelling and the overall size of the new dwelling would have a visual impact significantly greater than the existing building.