

Delegated Applications

Recommendations considered by Planning Committee members – Week Commencing 21st October 2024

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0406/O	Farm dwelling and garage	Lands adjoining and 40m SE of 32a Ballyblack Road, Newtownards. DEA: Ards Peninsula	Approval	0
LA06/2024/0403/F	Mobile classroom & covered play space.	Killard House School Cannyreagh Road, Donaghadee. DEA: Bangor East & Donaghadee	Approval	0
LA06/2024/0011/F	Site for dwelling and garage.	Approx 73m NE of 31 Ballygowan Road, Comber. DEA: Comber	Approval	0
LA06/2022/0327/F	Demolition of existing building and associated yard walls. Erection of 4no. apartments comprising two 1.5 storey	89B Mill Street, Newtownards. DEA: Newtownards	Refusal	7

	blocks, with associated parking and landscaping.			
LA06/2024/0183/F	Conversion of vernacular building to dwelling and conversion of outbuildings for associated incidental residential use.	25m East of Seaview Farm, 1 Ballyvester Road, Donaghadee. DEA: Bangor East & Donaghadee	Approval	0

LA06/2022/0327/F - Refusal Reasons

1. The proposal is contrary to Policy QD1 criteria (h) of Planning Policy Statement 7 Quality Residential Environments in that it would, if permitted, result in an unacceptable adverse effect on the existing adjacent dwelling, 2 Manor Court, Newtownards, by reason of overshadowing and overdominance.
2. The proposal is contrary to Policy QD1 criteria (f) of Planning Policy Statement 7 Quality Residential Environments and Policy AMP7 of Planning Policy Statement 3 Access, Movement and Parking in that it has not been demonstrated that adequate provision for car parking has been provided.
3. There is insufficient information to assess whether the proposed development would have a significant adverse impact on human health and the residential amenity of future occupants in terms of noise and odour pollution.
4. The proposal is contrary to Policy NH2 of Planning Policy Statement 2 Natural Heritage in that insufficient information has been submitted to demonstrate that the proposal would not be likely to harm protected species.
5. Insufficient information has been provided to demonstrate that a method of sewage disposal has been agreed with Northern Ireland Water.