

Delegated Applications

Recommendations accepted by Planning Committee members – Week Commencing 26th August
2024

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0045/F	Replacement dwelling, detached garage and landscaping	94 Ballybarnes Road, Newtownards DEA: Newtownards	Approval	0
LA06/2024/0568/F	Removal of condition 2 of planning permission X/1987/0935 for a bungalow, which states: 'The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Article 2(1) of the Planning (Northern Ireland) Order 1972, or in forestry, (including any dependents of such person residing with him) or a widow or widower of such a person.'	35 Ballymaleddy Road, Comber DEA: Comber	Approval	0

<u>LA06/2021/0490/O</u>	Farm dwelling and domestic garage.	50m NW of 100 Carrickmannon Road, Ballygowan DEA: Comber	Refusal	0
<u>LA06/2023/2075/F</u>	3No mobile shepherd's huts in association with (LA06/2020/0499/F) fishery and tourism (2No. huts retrospective, 1No. hut proposed).	Lands 350m northeast of 37 Craigboy Road, Donaghadee DEA: Ards Peninsula	Approval	0
<u>LA06/2023/2251/O</u>	Dwelling, out-building and alterations to existing access (Amended Site Location).	Lands approx. 50m SW of 50 Craigarusky Road, Killinchy DEA: Comber	Approval	0
<u>LA06/2024/0602/F</u>	Infill dwelling and garage	Land between 18A and 18B at 60m SW of 18B Loughdoo Road, Ardkeen, Newtownards DEA: Ards Peninsula	Approval	1

LA06/2024/0494/F	Refurbishment of Flats 5, 6, 8 & 9 within 1 Martello Terrace including replacement/refurbishment of windows. Demolition of extensions and dormer at 1 Martello Terrace (Flat 9) and reinstatement of pitched roof Replacement of extension linking 1&2 Martello Terrace (Flat 5)	1 & 2 Martello Terrace, Hollywood DEA: Hollywood & Clandeboye	Approval	0
LA06/2022/1281/F	Replacement 2 Storey Detached Dwelling, Garage and Raised Patio Area to Rear.	12 GlenCraig Park, Hollywood DEA: Hollywood & Clandeboye	Approval	0
LA06/2021/0892/O	Single dwelling, split-level type, with in-curtilage parking and separate access, to side and rear of existing dwelling.	10 Woodcroft Lane, Hollywood DEA: Hollywood & Clandeboye	Approval	4 (from 3 separate addresses)
LA06/2024/0613/F	Domestic stable building (Retrospective)	Approx. 35m NE of 9 Bog Road, Ballygowan	Approval	0

		DEA: Comber		
LA06/2024/0479/F	Reprofiling of agricultural land through infilling with imported inert material (drainage scheme) with access onto Moss Road, Newtownards - Variation of Conditions 8 & 9 to amend mitigation for protected species.	180m South of 25 Ballyblack Road East, Newtownards DEA: Ards Peninsula	Approval	0

Refusal Reasons for LA06/2021/0490/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 if permitted, would result in an extension of ribbon development along Carrickmannon Road.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criteria (a), (b) and (c) of Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would, if permitted result in a prominent feature in the landscape, the site is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and it would rely primarily on the use of new landscaping for integration.

4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criteria (a), (b) and (d) of Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would if permitted be unduly prominent in the landscape, would result in a detrimental change to the rural character of the countryside and create a suburban style build-up of development when viewed with existing and approved buildings and would extend a ribbon of development along Carrickmannon Road.