

Delegated Applications

Recommendations accepted by Planning Committee members – Week Commencing 2nd September 2024

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0567/F	Demolition of sunroom for construction of single storey flat roof rear extension.	11 Summerfield, Conlig, Bangor DEA: Hollywood & Clandeboye	Approval	1
LA06/2021/0072/F	Retrospective change of use from dwelling to mixed use building to include class A2 offices on ground floor with addition of single rear return extension and 1 no. apartment/flat provided within the upper floors	8 High Street, Donaghadee DEA: Bangor East and Donaghadee	Approval	1
LA06/2024/0218/F	Two retail units with new shopfronts.	14, 14A, 16 Bridge Street, Donaghadee DEA: Bangor East and Donaghadee	Approval	0
LA06/2024/0334/F	Stables and associated ancillary barn and yard for personal recreation use (non-commercial).	160m northwest of 21 Creightons Green Road, Hollywood	Approval	4

		DEA: Hollywood & Clandeboye		
LA06/2024/0551/F	Refurbishment of first floor two-bedroom apartment comprising complete strip out down to shell of building and erection of 2.4m fence to rear.	14,14A,16 Bridge Street, Donaghadee DEA: Bangor East & Donaghadee	Approval	0
LA06/2023/2356/F	Erection of domestic stable and retrospective provision of hardstanding area.	Approximately 20m East of 16 Moat Road, Ballyhalbert DEA: Ards Peninsula	Approval	0
LA06/2023/2309/O	Dwelling	Land to the north of 166 Moneyreagh Road, Comber DEA: Comber	Refusal	0
LA06/2023/1668/O	1 No. detached replacement dwelling & garage.	Land approx. 40m northwest of 27 Newtownards Road, Donaghadee	Approval	0

		DEA: Bangor East & Donaghadee		
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Refusal Reasons for LA06/2023/2309/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 CTY2a of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:
 - it is not located on a site within a cluster of development,
 - there is no cluster which appears as a visual entity in the local landscape,
 - there is no cluster which is associated with a focal point,
 - the site does not provide a suitable degree of enclosure and is not bounded on at least two sides with other development in a cluster,
 - the development of the site cannot be absorbed into an existing cluster through rounding off and consolidation and will significantly alter the existing character and will visually intrude into the open countryside.
3. 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 developed, would result in the extension of a ribbon of development along the Moneyreagh Road.
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 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.

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 it would if developed, result in a suburban style build-up of development when viewed with existing and approved buildings and would add to a ribbon of development.
6. The proposal is contrary to Planning Policy Statement 3 Access, Movement and Parking, Policy AMP 3 in that it would, if permitted, result in the creation of a new access onto a protected route, thereby prejudicing the free flow of traffic and conditions of general safety.