

Delegated Applications

Recommendations accepted by Planning Committee members – Week Commencing 9th December 2024

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0451/F	Demolition of rear return and part demolition of front elevation. Erection of three storey and two storey extensions to rear, raised deck to rear, front dormer and first floor front balcony.	184 Seacliff Road, Bangor DEA: Bangor Central	Approval	6 (from 5 separate addresses)
LA06/2022/0701/F	Demolition of existing dwelling and 3 No. outbuildings, and erection of single dwelling, double garage, stables, store, landscaping and all associated siteworks	Lands at 21 Bridge Road South, Helen's Bay DEA: Hollywood & Clandeboye	Approval	0
LA06/2024/0579/F	Extension to garage to convert from single storey to two storey with solar panels to dwelling roof, with rear extension, rear balcony and screening wall as per LA06/2018/0681/F.	2 Ballymacconnell Road, Bangor DEA: Bangor Central	Approval	1

LA06/2023/2363/O	2no. Dwellings and Garages	Land between 47 & 47a Ballyvester Road, Donaghadee DEA: Bangor East & Donaghadee	Refusal	14 (from 9 separate addresses)
LA06/2024/0887/F	New 11kV 3 span spur, 212m of overhead conductor and 3 wood poles.	Lands 44m North of 46 Tullyhubbert Road, Ballygowan DEA: Comber	Approval	0

LA06/2023/2363/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 CTY 8 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 represents a visual break and would, if permitted, result in the creation of ribbon development along the Ballyvester Road.
3. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal fails to respect the existing

development pattern along the frontage in terms of size, scale, siting and plot size and other planning and environmental requirements along this section of Ballyvester Road.

4. The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland and Policy CTY 14 of Planning Policy Statement 21 Sustainable Development in the Countryside in that the dwelling, if permitted, would not respect the traditional pattern of settlement exhibited in the area and would create or add to a ribbon of development which would therefore result in a detrimental change to further erode the rural character of the countryside.