

Delegated Applications

Recommendations accepted by Planning Committee members: Week Commencing 17th March 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2024/0476/O	1 No. Dwelling	Lands immediately south of 7 Carney Hill, Holywood DEA: Holywood & Clandeboye	Approval	0
LA06/2024/0872/F	Packaging storage warehouse for existing yoghurt production facility	Clandeboye Estate Co.Ltd, 12 Estate Road, Ballyleidy, Bangor DEA: Holywood & Clandeboye	Approval	0
LA06/2024/0228/F	2 storey dwelling in side garden using existing site entrance. New entrance to existing dwelling.	30 Demesne Road, Holywood DEA: Holywood & Clandeboye	Approval	0
LA06/2022/1192/F	Farm diversification comprising the replacement of agricultural shed to provide a 1.5 storey	50m NW of 22 Holly Park Road, Killinchy DEA: Comber	Approval	1

	building for tourist accommodation			
LA06/2025/0021/F	Single storey front and rear extensions, first floor dormer windows to front, first floor extension and balcony to rear.	6 Lyndhurst Gardens, Bangor DEA: Bangor West	Approval	1
LA06/2024/0889/F	Replacement dwelling	28 Maxwell Road, Bangor DEA: Bangor West	Approval	0
LA06/2023/2225/F	Residential development of 19 No. dwellings, consisting of 9 detached and 10 semi-detached dwellings	16 Greyabbey Road, Ballywalter DEA: Ards Peninsula	Approval	0
LA06/2024/0710/F	Dwelling (Change of house type from dwelling and garage approved on plot 9 under W/2006/0314/RM)	Lands at 'Plot 9' Craigavad Park (Directly south of Nos. 111 and 113 Station Road) Holywood. DEA: Holywood & Clandeboye	Approval	2
LA06/2024/0752/F	Farm dwelling and garage	180m NE of 6 Ballyblack Road, Portaferry DEA: Ards Peninsula	Refusal	0

Refusal Reasons for LA06/2024/0752/F

1. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland 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 the Strategic Planning Policy Statement for Northern Ireland and Policy CTY 10 Criterion (c) of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criteria (a), (b), (c), (e), (f) and (g) 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, lack long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape, rely primarily on the use of new landscaping for integration, result in a design of building that is inappropriate for the site and its locality, fail to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop and fail to visually link or be sited to cluster with an established group of buildings on a farm.
4. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criteria (a) and (e) of Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it would if permitted appear unduly prominent in the landscape and the impact of ancillary works would damage rural character.
5. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and policies NH1, NH2 and NH5 of Planning Policy Statement 2: Natural Heritage in that insufficient information has been submitted to demonstrate that the

proposal will not result in an adverse impact or cause harm to European and Ramsar International Sites, species protected by law and Habitats, Species or Features of Natural Heritage Importance.

6. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criterion (a) of Policy NH 6 of Planning Policy Statement 2: Natural Heritage in that the siting and scale of the proposed dwelling is not sympathetic to the character of Strangford and Lecale Area of Outstanding Natural Beauty.