

Delegated Applications
Recommendations accepted by Planning Committee members: Week Commencing 24th March 2025

Reference No.	Proposal	Site Location	Recommendation	Objections
LA06/2020/1237/O	Demolition of 2 No. Existing dwellings and replacement with 1 No. new dwelling, new access and associated site works	63 Carrickmannon Road, Ballygowan DEA: Comber	Refusal	1
LA06/2025/0130/F	Change of use from Class B1 office to Class C1 dwelling	92 Dufferin Avenue, Bangor DEA: Bangor Central	Approval	0
LA06/2024/0911/F	Dwelling and detached garage (change of house type to approval LA06/2019/0399/F)	Lands immediately East of 16 Church Street, Greyabbey DEA: Ards Peninsula	Approval	1
LA06/2024/1001/F	Single storey side extension to provide new entrance	Ballygowan Orange Hall, Comber Road, Ballygowan DEA: Comber	Approval	0
LA06/2019/0003/F	Erection of children's nursery (Use Class D1) with associated car	46 Victoria Avenue, Newtownards	Refusal	12 (from 10 addresses)

	parking and landscape proposals	DEA: Newtownards		
LA06/2024/0849/F	Dwelling with garage and vehicular access	Lands immediately to the west of 31a Ballygowan Road, Comber DEA: Comber	Approval	0
LA06/2024/0852/F	Infill dwelling & garage	Lands between 62 & 74a Ravara Road, Ballygowan DEA: Comber	Approval	0
LA06/2024/1034/F	Replacement dwelling and erection of double garage and granny flat	6 Coyle's Lane, Bangor DEA: Hollywood & Clandeboye	Approval	0
LA06/2024/0873/F	Stable block and associated landscaping	108m North-East of 5 Ballygraffan Road, Comber DEA: Comber	Approval	0

Refusal Reasons for LA06/2020/1237/O

1. The proposal is contrary to the provisions contained in 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 provisions contained in the Strategic Planning Policy Statement for Northern Ireland and Policy CTY3 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it fails to meet the requirements for a replacement dwelling in accordance with Policy CTY3 of PPS21 as the building to be replaced does not exhibit the essential characteristics of a dwelling and the non-listed vernacular building makes an important contribution to the heritage, appearance or character of the locality and it has not been demonstrated that it is not reasonably capable of being made structurally sound or otherwise improved.
3. The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland and criterion (d) of policy CTY13 and (e) of policy CTY14 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the ancillary access works would fail to integrate with the surroundings and would damage rural character.

Refusal Reason for LA06/2019/0003/F

1. The proposal is contrary to the Strategic Planning Policy Statement (SPPS), in that if approved, it would have an unacceptable adverse impact on the residential amenity of the occupants of Nos. 29, 31 and 33 Orchard Avenue, Newtownards.
2. The proposal is contrary to the Strategic Planning Policy Statement (SPPS), in that insufficient information has been received to demonstrate that trees can be adequately protected and retained during construction.