

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented at the Coleraine Council Meeting

Date of Council Meeting 13-Apr-10

Item Number 1

Application Ref C/2006/1167/

DOE Opinion Approval

Applicant Tapas Developments
C/O Alan Thompson
Partnership Ltd, 34a
Kingsgate Street,

Location 39 Greenmount Avenue, Coleraine.

Proposal Replacement of 1 No. 5 bed detached house with 1 No. 3 bed detached house and the construction of 6 No. semi-detached units (3 bed) works to include demolition of existing out buildings and provision of recommended open space and car parking provision (amended plans

Refusal info

Agents Name: Alan Thompson Partnership Ltd

Agent Address 34a Kingsgate Coleraine
Street

Representation Objection 6 Support 0 Objection 0 Support 0

Item Number 2

Application Ref C/2008/0728/

DOE Opinion Approval

Applicant Triangle Housing
Association C/o Hunter
Associates, 8 Charlotte
Street, Ballymoney,
BT53 6AY

Location 33 & 35 Adelaide Avenue (Lerwill House)
Coleraine

Proposal Proposed demolition of existing
sheltered accommodation and
replacement with new eco-friendly
supported living accommodation for

Refusal info

Agents Name: Hunter Associates

Agent Address 8 Charlotte Ballymoney

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 3

Application Ref C/2008/0808/

DOE Opinion Approval

Applicant M A M Development C/o
Studiorogers, The Egg
Store, 1 Mountsandel
Road, Coleraine, BT52

Location 46 - 52 Coleraine Road, Portstewart.

Proposal Proposed residential development
comprising semi-detached and terrace
dwellings extensive landscaping and
associated car parking

Refusal info

Agents Name: Studiorogers

Agent Address c/o The Egg 1 Mountsandel
Road Coleraine

Representation Objection 1 Support 0 Objection 0 Support 0

Item Number 4

Application Ref C/2009/0026/

DOE Opinion Approval

Applicant Mr R Martin C/o Agent

Location Rear of no.9 Hopefield Avenue Portrush

Proposal Variation of condition no. 2 of planning approval C/2006/1001/RM to allow retention of built dwelling with proposed alternative vehicular access from lane between no.s 13 & 15 Parker Avenue, Portrush

Refusal info

Agents Name: MKA Planning

Agent Addresss 15 Harpers Quay Spencer Road Londonderry

Representation Objection 17 Support 0 Objection 7 Support 0

Item Number 5

Application Ref C/2009/0044/

DOE Opinion Approval

Applicant Cloonavin, 66
Portstewart Road,

Location Craigahulliar Landfill site, Ballymacrea,
Portrush

Proposal Relocation of gas-flaring equipment
and installation of electricity-
generating equipment

Refusal info

Agents Name: Grontmij Limited

Agent Addresss 2 Powderhall Road Edinburgh Scotland

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 6

Application Ref C/2009/0381/

DOE Opinion Approval

Applicant Bayview Hotels C/o
Kevin Cartin Architect,
Unit 5 Belmont Office
Park, 232 - 240 Belmont
Road, Belfast, BT4 2AW

Location the Windsor Hotel, 8 - 10 the promenade
Portstewart

Proposal A hotel comprising 48 guest rooms
and 6 self catering, bar, restaurant/
bar, spa with swimming pool and
treatment rooms and ancillary

Refusal info

Agents Name: Kevin Cartin Architect

Agent Addresss Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast

Representation Objection 0 Support 1 Objection 0 Support 0

Item Number 7

Application Ref C/2009/0453/

DOE Opinion Approval

Applicant S Sweeney C/o
Studiorogers, The Egg
Store, 1 Mountsandel
Road, Coleraine, BT52

Location 43, 45, 47 & 49 Mountsandel Road and 9 &
16 Forest Park Coleraine

Proposal A residential development of 27
dwellings comprising a mix of 3
detached and 24 apartments, to
include associated car parking garages

Refusal info

Agents Name: Studiorogers

Agent Addresss c/o The Egg 1 Mountsandel Road Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 8

Application Ref C/2009/0541/

DOE Opinion Approval

Applicant Ms B White C/o
McGarry-Moon
Architects Ltd, 9
Fallahogey Road, Kilrea,

Location Land to west of 41 Carhill Road Garvagh

Proposal Retrospective planning application for
agricultural shed housing stables and
calf pens with associated landscaping
and laneway

Refusal info

Agents Name: McGarry-Moon Architects

Agent Addresss 9 Fallahogey Kilrea
Road

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 9

Application Ref C/2009/0586/

DOE Opinion Approval

Applicant Mr & Mrs J Sayers C/o
Bell Architects Ltd, 65 -
67 Main Street,
Ballymoney, BT53 8BF

Location Site adjacent to 70 Sconce Road Articlave

Proposal Application for 6kW Turbine to serve
dwelling approved under
C/2008/0758/F

Refusal info

Agents Name: Bell Architects Ltd

Agent Addresss 65 - 67 Main Ballymoney
Street

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 10

Application Ref C/2009/0635/

DOE Opinion Approval

Applicant N M Developments C/o
Kevin Cartin Architects
Ltd, Unit 5 Belmont
Office Park, 232 - 240
Belmont Road, Belfast,

Location 19 Strand Crescent Portstewart

Proposal Demolition of existing dwelling erection
of 2 detached dwellings with
associated car parking and
landscaping. New access from
Prospect Road and re-use of existing

Refusal info

Agents Name: Kevin Cartin Architect

Agent Addresss Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast

Representation Objection 3 Support 0 Objection 0 Support 0

Item Number 11

Application Ref C/2009/0662/

DOE Opinion Approval

Applicant Mr Gordon C/O Agent,
2020 Architects, 9a
Linenhall Street

Location Land adjacent to 104 Castleroe Road,
Coleraine

Proposal Dwelling and garage

Refusal info

Agents Name: 20/20 Chartered Architects Ltd

Agent Addresss 9A Linenhall Street Ballymoney

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 12

Application Ref C/2009/0678/

DOE Opinion Approval

Applicant Westbury Development
C/o Agent,

Location Main Street, Bridge Street Garvagh

Proposal Change of house type from previously approved application C/2005/0344) to provide additional 1 No townhouses and 1 No maisonette and associated

Refusal info

Agents Name: Studiorogers

Agent Addresss c/o The Egg 1 Mountsandel Road Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 13

Application Ref C/2009/0708/

DOE Opinion Approval

Applicant Mr S Mullan 1 Station Road, Dungiven, BT47

Location 113 Strand Road Portstewart

Proposal Demolition of existing dwelling and erection of new 2 storey apartment block to include 4 x 3 bedroom apartments associated car parking and

Refusal info

Agents Name: McGurk Chartered Architects

Agent Addresss Kilcronagh Sandholes Road Cookstown
Business Park

Representation Objection 2 Support 0 Objection 0 Support 0

Item Number 14

Application Ref C/2009/0717/

DOE Opinion Approval

Applicant Mr J Finch C/o Ross
Planning, 9a Clare Lane,
Cookstown, BT80 8RJ

Location Lands approx. 300m East of 142 Cloyfin
Road, Coleriane

Proposal Proposed dwelling.

Refusal info

Agents Name: Ross Planning

Agent Address 9a Clare Lane Cookstown

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 15

Application Ref C/2009/0719/

DOE Opinion Refusal

Applicant Mr S Mullan 1 Station
Road, Dungiven, BT47

Location 20 Dunderg Road Macosquin Coleraine

Proposal Demolition of existing dwelling and
erection of residential development to
include; 4 no. 2 storey apartments, 4
no. 2 storey townhouses, 3 no. 2
storey town houses (11 units),
associated parking and landscaping

Refusal info **The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.**

The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and layout of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.

The proposed development has failed to demonstrate satisfactory access and parking arrangements.

Agents Name: McGurk Chartered Architects

Agent Address Unit 4 Sandholes Road Cookstown
Kilcronagh

Representation Objection 1 Support 0 Objection 0 Support 0

Item Number 16

Application Ref C/2009/0740/

DOE Opinion Approval

Applicant Mr G Millen 15 Damhead
Road, Coleraine, BT52

Location 15 Damhead Road, Coleraine

Proposal Proposed farm building

Refusal info

Agents Name: Lee Walker

Agent Addresss 30 Toberdoney Road Liscolman Ballymoney

Representation Objection 2 Support 0 Objection 0 Support 0

Item Number 17

Application Ref C/2009/0760/

DOE Opinion Approval

Applicant Mr R Smith C/o S.W
Atkinson, 51 Castle
STreet, Ballymoney,
BT53 6JT

Location 49 Ballymacrea Road, Portrush

Proposal Proposed 1½ storey replacement
dwelling & detached garage/store

Refusal info

Agents Name: Atkinson

Agent Addresss 51 Castle Ballymoney

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 18

Application Ref C/2009/0765/

DOE Opinion Approval

Applicant Mr S Doherty 17 Spring
Meadows, Coleraine,
BT51 3BJ

Location 30m S. W. of Belraugh Road, Garvagh

Proposal Proposed dwelling and detached
domestic garage

Refusal info

Agents Name:

Agent Addresss

Representation Objection 1 Support 0 Objection 0 Support 0

Item Number 19

Application Ref C/2009/0766/

DOE Opinion Refusal

Applicant Mr A Robinson 1 Sconce
Road, Articlave, BT51

Location Shop at no. 1 Sconce Road, Articlave

Proposal Change of use from 2 no. existing shop
units to 1 no. fast food take away &
retrospective application for existing
ATM cash dispenser

Refusal info Insufficient information to determine application

Agents Name: Jamie Duddy

Agent Addresss 95 Moneydig Road Garvagh

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 20

Application Ref C/2009/0771/

DOE Opinion Refusal

Applicant Mr & Mrs Robinson C/o
Fleming Mckernan
Associates, 1 Upper
Abbey Street, Coleraine,
BT52 1BF

Location 4 Cairnvale Park Coleraine

Proposal Single storey rear extension to provide
family room

Refusal info **The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments in that the development as proposed will result in the overdevelopment of the site, will have a detrimental impact on adjacent residential amenity and fails to provide a quality residential environment.**
The proposal is contrary to the Department's Addendum to Planning Policy Statement 7, Residential Extensions and Alterations in that the development would, if permitted, be detrimental to residential amenity.

Agents Name: Fleming McKernan Associates

Agent Address 1 Upper Abbey Street Coleraine

Representation Objection 1 Support 0 Objection 0 Support 0

Item Number 21

Application Ref C/2009/0774/

DOE Opinion Refusal

Applicant Mr O Thompson C/o MI
Architects, 7-9 Stone
Row, Coleraine, BT52 1EP

Location Waterside Dental Surgery, 7 Waterside,
Coleraine

Proposal Proposed new shopfront (revised
design proposal)

Refusal info **The proposal is contrary to Policy BH9 of the Departments Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the sign would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural and historic integrity by reason of its detailed design which is out of keeping with the architectural form of the building in terms of scale, form, proportions and details.**

Agents Name: Montgomery Irwin Architects

Agent Address 7 - 9 Stone Row Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 22

Application Ref C/2009/0797/

DOE Opinion Refusal

Applicant G.S.G Construction C/o
Diamond Architecture,
77 Main Street,
Maghera, BT46 5AB

Location 62 & 64 Eglinton Street, Portrush

Proposal Retrospective permission for internal
modification of premises resulting in a
change of use from a nursing home to
provide 12 no. apartments (6 x 1
bedroom & 6 x 2 bedroom) for
residential purposes

Refusal info **The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.**

The proposal is contrary to Policy LC1 & LC2 of the Draft Addendum to Planning Policy Statement 7, in that the development as proposed fails to provide an adequate standard of accommodation.

Agents Name: Diamond Architecture

Agent Addresss 77 Main Street Maghera

Representation Objection 2 Support 0 Objection 0 Support 0

Item Number 23

Application Ref C/2009/0798/

DOE Opinion Approval

Applicant Mr J Gaile C/o G M
Design Associates, 22
Lodge Road, Coleraine,

Location 15 Millburn Road, Coleraine

Proposal Change of use of office to hot food take
away

Refusal info

Agents Name: GM Design Associates Ltd

Agent Addresss 22 Lodge Road Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 24

Application Ref C/2009/0803/

DOE Opinion Approval

Applicant Ms H Jackson 22A
Atlantic Road, Coleraine,

Location Stable Block at 22A Atlantic Road,
Coleraine

Proposal Redevelopment of Stable Block to
Residential Accommodation.

Refusal info

Agents Name: Dave Loder

Agent Addresss 1 Town End House High Street Kingston Upon Thames

Representation Objection 0 Support 0 Objection 0 Support 0
Item Number 25

Application Ref C/2009/0807/

DOE Opinion Approval

Applicant North And West Housing
Ltd 17-20 Magazine
Street, Derry, BT48 6HH

Location Lands adjacent to Dark Fort Drive,
Portballintrae

Proposal Proposed construction of 20no. semi
detached social housing residential
units, consisting of 5no. single storey
units and 15no. storey and a half units
together with associated car parking
and landscaping

Refusal info

Agents Name: Mc Girr Architects

Agent Addresss 670 Ravenhill Road Belfast

Representation Objection 3 Support 0 Objection 0 Support 0

Item Number 26

Application Ref C/2009/0814/

DOE Opinion Refusal

Applicant Mr C Convery C/o
Hunter Associates, 8
Charlotte Street,
Ballymoney, BT53 6AY

Location 7 Wheatsheaf Park, Coleraine

Proposal Proposed new two storey extension to
rear of dwelling

Refusal info The proposed scale, massing, form and height of the proposed extension is
contrary to Policy EXT1 of Addendum to PPS7.

Agents Name: Hunter Associates

Agent Addresss 8 Charlotte Ballymoney

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 27

Application Ref C/2009/0819/

DOE Opinion Approval

Applicant Habinteg Housing
Association 2 Abercorn
Road, Londonderry,
BT48 6SA

Location Land adjacent to 16 Mullaghcall Road,
Portstewart

Proposal Site for single dwelling (bungalow) for
special needs person.

Refusal info

Agents Name: AWA Architects Ltd

Agent Addresss 51 Strand Road Londonderry

Representation Objection 1 Support 0 Objection 0 Support 0

Item Number 28

Application Ref C/2009/0829/

DOE Opinion Refusal

Applicant Kennedy Entertainments
Ltd C/o Moore Design,
Market Court, 63 New
Row, Coleraine, BT52 1EJ

Location Nos. 1 to 7 (inclusive) Kerr Street, Portrush

Proposal Proposed adventure mini golf,
recreation facility

Refusal info **The proposal is contrary to Policy ATC2 of the Department's Addendum to Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the site lies within an Area of Townscape Character and the development would, if permitted, detract from its character as it is not sympathetic with the characteristic built form of the area and its design does not respect the characteristics of adjoining buildings.**

The proposal is contrary to Policies SP18/DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its design and relationship to adjoining buildings which are out of character of the area.

The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a building listed under Article 42 of the Planning (NI) Order 1991 by reason of the introduction of a use which is out of keeping with the character of the listed building.

Agents Name: Moore Design

Agent Address Market Court 63 New Row Coleraine

Representation Objection 0 Support 1 Objection 0 Support 0

Item Number 29

Application Ref C/2009/0831/

DOE Opinion Refusal

Applicant Mr & Mrs P Haffey c/o
Sharon Johnston, 24 The
Slopes, Ballydougan,
Portadown, BT63 5NT

Location 15 Ballyreagh Road Portrush

Proposal Replacement of existing dwelling and
granny flat with two (residential) units
including associated site works.

Refusal info The proposal is contrary to the Joint Ministerial Statement of 31 January 2005 on the grounds of prematurity as the draft Northern Area Plan 2016, which designates An Area of Opportunity for Apartments in five named coastal settlements, has reached an advanced stage of preparation and the cumulative effect of an approval for this proposal, in conjunction with that for other applications for apartment developments outside of the designated areas in the defined settlements would be prejudicial to the plan process, in particular; the location and distribution of apartment development in coastal settlements by pre-determining decisions about the scale and location of new development which should be properly be taken through the development plan process.

The proposal is contrary to Planning Policy Statement 3, Development Control: Roads Considerations in that it would, if permitted, result in the intensification of use of an existing access onto a Main Traffic Route (Protected Route), thereby prejudicing the free flow of traffic and conditions of general safety.

The proposed development would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.

The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

Agents Name: Sharon Johnston

Agent Addresss 24 The Slopes, Ballydougan Portadown

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 30

Application Ref C/2010/0001/

DOE Opinion Consent

Applicant Mr S Sweeney C/o
Studiorogers, The Egg
Store, 1 Mountsandel
Road, Coleraine, BT52

Location Sweeney's, Bayhead Road, Portballintrae

Proposal Independently supported hoarding

Refusal info

Agents Name: Studiorogers

Agent Addresss c/o The Egg 1 Mountsandel Coleraine
Road

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 31

Application Ref C/2010/0011/

DOE Opinion Refusal

Applicant Westbury Properties C/o
Studiorogers, The Egg
Store, 1 Mountsandel
Road, Coleraine, BT52

Location Lands at and to the rear of 3, 5, 7, 9, 11
Main Street, Garvagh

Proposal Variation of Condition 5 (From Two
Storey to Two and a Half Storey) of the
Outline Planning Permission

Refusal info

The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

The proposal is contrary to Policies SP18/DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.

Agents Name: Studiorogers

Agent Addresss c/o The Egg 1 Mountsandel Coleraine
Road

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 32

Application Ref C/2010/0018/

DOE Opinion Refusal

Applicant Mr G Kee 13 Antrim
Street, Lisburn, BT28 1AU

Location 19 Prospect Road Portstewart

Proposal Demolition of existing detached
dwelling and erection of 2 new
proposed detached dwellings

Refusal info **The proposed development is contrary to PPS 7: Quality Residential
Environments, Policy QD1, in that it fails to provide for a quality residential
environment.**

Agents Name: Twenty Two Over Seven

Agent Addresss The Ormeau Baths Belfast

Representation Objection 5 Support 0 Objection 0 Support 0

Item Number 33

Application Ref C/2010/0020/O

DOE Opinion Approval

Applicant Mr & Mrs J Taylor C/o
Brian Baird Architect, 10
Fermoyle Drive,
Coleraine, BT51 3JW

Location Site 50m to the rear of 31 Macilvennon
Road, Portrush

Proposal Proposed private dwelling and garage
on farm

Refusal info

Agents Name: Brian Baird Architect

Agent Addresss 10 Fermoyle Drive Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 34

Application Ref C/2010/0027/

DOE Opinion Approval

Applicant Mr S J Irons C/o S.W.
Atkinson, 51 Castle
Street, Ballymoney,

Location Land to the rear of 38 Gateside Road,
Coleraine

Proposal Amendment to planning approval
C/2006/1091/O by removal of the
agricultural occupancy condition no. 3

Refusal info

Agents Name: Atkinson

Agent Address 51 Castle Ballymoney

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 35

Application Ref C/2010/0028/

DOE Opinion Refusal

Applicant Mr O Thompson C/o MI
Architects, 7 - 9 Stone
Row, Coleraine, BT52 1DE

Location Waterside Dental Surgery, 7 Waterside,
Coleraine

Proposal Proposed new shop front (revised
design proposal)

Refusal info **The proposal is contrary to Policy BH9 of the Departments Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the building is listed under Article 42 of the Planning (NI) Order 1991 and the sign would, if permitted, detract from its appearance, character and setting and result in a loss of its architectural and historic integrity by reason of its detailed design which is out of keeping with the architectural form of the building in terms of scale, form, proportions and details.**

Agents Name: Montgomery Irwin Architects

Agent Address 7 - 9 Stone Row Coleraine

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 36

Application Ref C/2010/0029/

DOE Opinion Refusal

Applicant Mr M Clyde C/o Brendan
Mc Mullan, 93 Iniscarn
Road, Desertmartin,
BT45 5NJ

Location Lands 540m North of 91 Killyvalley Road,
Garvagh

Proposal Proposed dwelling with attached
garage and granny flat above.

Refusal info **The proposal is contrary to Policy CTY1 of Draft 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.**
The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.

Agents Name: Brendan McMullan

Agent Address 93 Iniscarn Road Desertmartin

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 37

Application Ref C/2010/0038/

DOE Opinion Refusal

Applicant Mr L Aversano 7
Wattstown Crescent,
Coleraine, BT52 1SP

Location 7 Wattstown Crescent, Mountsandel,
Coleraine

Proposal Sub divison of existing dwelling with
one part to be used for self catering
accommodation.

Refusal info **The proposed development is contrary to PPS 7: Quality Residential Environments, Policy QD1, in that the proposed development fails to provide a quality residential environment.**
The proposal lacks sufficient amenity space and is not ancillary to the existing bungalow creating a separate unit of accommodation and is therefore contrary to Policy EXT1 of Addendum to PPS7.

Agents Name:

Agent Address

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 38

Application Ref C/2010/0039/O

DOE Opinion Refusal

Applicant Mr & Mrs D Mcaleese 73
Ballygawley Road,
Aghadowey, Coleraine,
BT51 4BQ

Location 320 metres North West West of 73
Ballygawley Road, Aghadowey, Coleraine.

Proposal Replacement dwelling and garage

Refusal info The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that, the building has been designed and used for agricultural purposes and is not eligible for replacement under this policy;

The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the proposed site lacks long established natural boundaries unable to provide a suitable degree of enclosure for the building to integrate into the landscape.

Agents Name: J.O. Dallas

Agent Address 31A Greenhill Blackhill Coleraine
Road

Representation Objection 0 Support 0 Objection 0 Support 0
Item Number 39

Application Ref C/2010/0044/

DOE Opinion Approval

Applicant Mr & Mrs W Miller 5
Liswatty Road,
Coleraine, BT52 2LN

Location 5 Liswatty Road, Coleraine.

Proposal Retrospective application for dwelling to supersede dwelling permitted under C/2004/0219/F

Refusal info

Agents Name: Jeff Wilson

Agent Address 1 Sedgemoor Coleraine
Close

Representation Objection 0 Support 0 Objection 0 Support 0

Item Number 40

Application Ref C/2010/0051/

DOE Opinion Approval

Applicant Mc Closkey & O' Kane
C/o Studiorogers, The
Egg Store, 1
Mountsandel Road,

Location Land adjacent to No. 91 Station Road,
Portstewart

Proposal Proposed amendment to residential
development previously approved
C/2006/1189/F. Change of 6 semi
detached units and 2 detached units to
provide 10 semi detached units at
lands adjacent to No. 91 Station Road,
Portstewart

Refusal info

Agents Name: Studiorogers

Agent Addresss c/o The Egg 1 Mountsandel Coleraine
Road

Representation Objection 0 Support 0 Objection 0 Support 0