

ITEM NO **2**

APPLIC NO C/2007/0927/O Outline Date Valid 28/09/2007

APPLICANT Mr P Mc Laughlin

APPLIC ADDRESS 53 Ballygawley Road, Aghadowey, BT51 4DT

LOCATION Adjacent & rear of 53 Ballygawley Road Aghadowey

PROPOSAL Single storey dwelling - Disabled applicant

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 1 Objections 1 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to 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 Policy CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.

 - 3 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing and approved building and would therefore result in a detrimental change to the rural character of the countryside.
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ITEM NO 3

APPLIC NO C/2007/0959/O Outline Date Valid 10/10/2007

APPLICANT Mr D Mullan

APPLIC ADDRESS C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ

LOCATION Boleran Road Rinsend Garvagh (36m SE of 97 Boleran Road)

PROPOSAL Proposed site for 2 two storey dwellings and detached garages

AGENT_NAME:

AGENT_ADDRESS: Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to 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 Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling - the cluster does not appear as a visual entity in the local landscape - the cluster is not associated with a focal point and is not located at a cross-roads and the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure.
 - 3 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing buildings and would therefore further erode the rural character of the countryside.
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ITEM NO 4

APPLIC NO C/2009/0014/F Full Date Valid 08/01/2009
APPLICANT Mr M Mc Cormack
APPLIC ADDRESS 11 Claragh Hill Park, Kilrea, BT51 5YN
LOCATION 70m NE of no.121 Agivey Road, Kilrea
PROPOSAL Agricultural storage shed for storing farm machinery, hay and temporary animal shelter
AGENT_NAME: Mr J Duddy
AGENT_ADDRESS: 95 Moneydig Road, Garvagh, BT51 5JW
REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Refusal

- 1 The proposal is contrary to Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the existing agricultural holding is not currently active or established and therefore it is not necessary for the efficient use of the land.

ITEM NO 5

APPLIC NO C/2009/0244/O Outline Date Valid 16/04/2009
APPLICANT Mr S O' Boyle
APPLIC ADDRESS 12 Castle Lodge, Randalstown
LOCATION Between 34 & 38 Moneygran Road Kilrea
PROPOSAL Dwelling & garage (infill site)
AGENT_NAME: Mr H Murray
AGENT_ADDRESS: 37c Claggan Road, Cookstown, BT80 9XJ
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 6

APPLIC NO C/2009/0523/F Full Date Valid 31/07/2009

APPLICANT Mr J Shannon

APPLIC ADDRESS 24 Glenlough Road, Ballymoney

LOCATION 100m North of 22 Crevolea Road Aghadowey

PROPOSAL Retain & renovate existing non-listed vernacular stone building and change of use to domestic dwelling and provide single storey extension

AGENT_NAME: Mr J Duddy

AGENT_ADDRESS: 95 Moneydig Road, Garvagh, BT51 5JW

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to 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 Policy CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing building and would have an adverse effect on the character or appearance of the locality.
 - 3 The proposal is contrary to Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building has been designed and used for agricultural purposes.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would further erode the rural character of the countryside.
 - 5 The proposed development would, if permitted, prejudice the safety and convenience of road users since unsatisfactory access arrangements have been provided.
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ITEM NO 7

APPLIC NO C/2009/0588/O Outline Date Valid 03/09/2009

APPLICANT Mr & Mrs J McFaul

APPLIC ADDRESS 3 Glenleary Road, Coleraine, BT51 3QY

LOCATION 70m South East of 36 Killeague Road, Coleraine

PROPOSAL Proposed detached farm dwelling and garage.

AGENT_NAME:

AGENT_ADDRESS: 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney,

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.

ITEM NO 8

APPLIC NO C/2009/0692/O Outline Date Valid 22/10/2009

APPLICANT Mr F Mc Nicholl

APPLIC ADDRESS C/o 67 Iniscarn Road, Desertmartin, Magherafelt, BT45 5NQ

LOCATION Land 50m South of No.11 Drumeil Road, Aghadowey, Coleraine

PROPOSAL Site of proposed farm dwelling & detached double garage.

AGENT_NAME:

AGENT_ADDRESS:

REPRESENTATION 1 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval

ITEM NO **9**

APPLIC NO C/2009/0727/O Outline Date Valid 13/11/2009

APPLICANT Mr & Mrs A Mc Collum

APPLIC ADDRESS Ballycairn Farms Limited, 204 Ballycairn Road, Coleraine, BT51 3NJ

LOCATION 60m North East of 204 Ballycairn Road, Coleraine

PROPOSAL New dwelling on a farm

AGENT_NAME: Mr T Fleming

AGENT_ADDRESS: Market Studio, 14 Market Road, Ballymena, BT43 6EL

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop and therefore would not visually integrate into the surrounding landscape.
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ITEM NO 10

APPLIC NO C/2009/0743/O Outline Date Valid 17/11/2009

APPLICANT Mr P Cunning

APPLIC ADDRESS 54 Burrenmore Road, Castlerock, BT51 4SG

LOCATION Site 220m South West of 54 Burrenmore Road, Castlerock

PROPOSAL Proposed site for dwelling and garage

AGENT_NAME:

AGENT_ADDRESS: RD Architectural Design Services, 75 New Row, Coleraine, BT52

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Refusal

- 1 The proposal is contrary to 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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active and has been established for at least six years or that the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.
 - 3 The proposal is contrary to Policy CTY13 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 and therefore would not visually integrate into the surrounding landscape.
 - 4 The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.
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ITEM NO 11

APPLIC NO C/2009/0780/F Full Date Valid 07/12/2009
APPLICANT W Patterson
APPLIC ADDRESS C/o Mr S O' Kane, 22 Cornfields, Castledawson, BT45 8GA
LOCATION Brownfield land adjacent to number 9 Craigahulliar Road, Portrush
PROPOSAL Development of brownfield infill site to provide single split level dwelling and detached garage and associated site works (Amended plans, changes to house design)
AGENT_NAME: Mr S O'Kane
AGENT_ADDRESS: 22 Cornfields, Castledawson, BT45 8GA
REPRESENTATION 6 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 12

APPLIC NO C/2009/0781/F Full Date Valid 04/12/2009
APPLICANT Mr B Diamond
APPLIC ADDRESS 111 Grove Road, Swatragh
LOCATION 111 Grove Road, Swatragh
PROPOSAL Proposed re-design of housing development to supersede approval C/2006/0999/F (house type 10 redesigned from detached dwelling to semi-detached dwelling)
AGENT_NAME:
AGENT_ADDRESS: D M Kearney Design, 2A Coleraine Road, Maghera, BT46 5BN
REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions
OPINION Approval

ITEM NO 13

APPLIC NO C/2010/0002/F Full Date Valid 31/12/2009

APPLICANT Mr R Armstrong

APPLIC ADDRESS 120 Killyvalley Road, Garvagh, BT51 5YE

LOCATION Adjacent to 91 Killyvally Road, Garvagh

PROPOSAL Proposed new farm dwelling and garage

AGENT_NAME:

AGENT_ADDRESS: Pro Design (N.I.) Limited, 43 Kilmandil Road, Cloughmills, Ballym

REPRESENTATION 0 Objections 0 Support 0 Petition of Objection 0 Support Petitions

OPINION Approval
