

**DEPARTMENT OF THE ENVIRONMENT**

**PLANNING (NI) ORDER 1991**

**Applications for Planning Permission presented at the Coleraine Council Meeting**

**Date of Council Meeting 24-Aug-10**

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**Item Number 1**

**Application Ref** C/2008/0892/F

**DOE Opinion** **Approval**

**Applicant** Sw Holdings C/o Agent

**Location** Nos. 91a, 91b, 91c, 93, 95a, 95b, 97a, 97b, 97c, 97d, 97e and 97f Eglinton Street, Portrush.

**Proposal** Demolition of existing dwellings, flats and dental surgery and provision of 19 no. one and two bedroom apartments with 16 no. underground parking spaces and secure storage.

**Refusal info**

**Agents Name:** GM Design Associates Ltd

**Agent Addresss Details** 22 Lodge Road Coleraine

**Agent Tel No:** 028 7035 6138

**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number**      **2**

**Application Ref**    C/2009/0763/F

**DOE Opinion**        **Approval**

**Applicant**            Carbridge Properties Ltd  
C/o Montgomery Irwin  
Architects Ltd, 7 - 9 Stone  
Row, Coleraine, BT52 1EP

**Location**            2 Gateside Road, Coleraine

**Proposal**            Office building and associated car park.

**Refusal info**

**Agents Name:**                    Montgomery Irwin Architects

**Agent Addresss Details**    7 - 9 Stone Row      Coleraine

**Agent Tel No:**                    028 7035 4400

**Representation**    Objection Letters    **0**      Objection Petitions    **0**  
Support letters:    **0**      Support Petitions    **0**

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**Item Number**      **3**

**Application Ref**    C/2009/0783/F

**DOE Opinion**        **Approval**

**Applicant**            Mr P & M Mc Intyre 69  
Bridge Street, Kilrea, BT51  
5RR

**Location**            Site at Drumsaragh Road, Kilrea

**Proposal**            1 no. 3 bedroom, single storey, dwelling  
house.

**Refusal info**

**Agents Name:**                    Brian Cassidy

**Agent Addresss Details**    157 Lisnahunshin    Portglenone      Co Antrim  
Road

**Agent Tel No:**

**Representation**    Objection Letters    **0**      Objection Petitions    **0**  
Support letters:    **0**      Support Petitions    **0**

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**Item Number** 4

**Application Ref** C/2010/0065/F

**DOE Opinion** Approval

**Applicant** 1st Coleraine Presbyterian  
Church C/o R. Robinson &  
Sons, 59 High Street,  
Ballymoney, BT53 6BG

**Location** 39 Abbey Street, Coleraine.

**Proposal** Rear disused garden to be reconstructed  
as additional car parking for church.

**Refusal info**

**Agents Name:** R. Robinson & Sons Ltd

**Agent Addresss Details** Albany Villas 59 High Street Ballymoney

**Agent Tel No:** 028 2766 2127

**Representation** Objection Letters 0 Objection Petitions 0  
Support letters: 0 Support Petitions 0

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**Item Number** 5

**Application Ref** C/2010/0095/O

**DOE Opinion** Refusal

**Applicant** Mr R Mc Faul 39 Kilrea  
Road, Garvagh, BT51 5LR

**Location** 18-20 Ballynameen Avenue, Garvagh

**Proposal** Proposed development for residential use

**Refusal info** The proposal is contrary to Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), the Department's Design Guide (Creating Places), Planning Control Principle 1 of Planning Policy Statement 12 (Housing in Settlements) and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development as proposed fails to provide a quality residential environment and will result in unacceptable town cramming.

The applicant has failed to provide adequate access arrangements.

The applicant has failed to provide sufficient information to enable Planning Service to make a determination.

**Agents Name:**

**Agent Addresss Details**

**Agent Tel No:**

**Representation** Objection Letters 0 Objection Petitions 0  
Support letters: 0 Support Petitions 0

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**Item Number 6****Application Ref** C/2010/0209/F**DOE Opinion** Approval**Applicant** Mr R Tannahill 36a  
Killeague Road,  
Macosquin, Coleraine,  
BT51 4NL**Location** 25m North of 36a Killeague Road, Macsoquin,  
Coleraine**Proposal** Single storey farm dwelling**Refusal info****Agents Name:** Freddie Tannahill**Agent Addresss Details** 36a Killeague Road Macosquin Coleraine**Agent Tel No:** 028 7032 7762**Representation** Objection Letters **1** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 7****Application Ref** C/2010/0221/F**DOE Opinion** Approval**Applicant** Crun 1A Railway Road,  
Coleraine, BT52 1PD**Location** 1 - 5 Brook Street, Coleraine**Proposal** 2no. retail units to ground floor, with  
office and meeting spaces to first and  
second floors for community associations.**Refusal info****Agents Name:** Hall Black Douglas Architects**Agent Addresss Details** 152 Albertbridge Road Belfast**Agent Tel No:** 028 9045 0681**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number**      **8**

**Application Ref**    C/2010/0223/RM

**DOE Opinion**        **Approval**

**Applicant**            Mr E Rafferty C/o Elevate  
Planning, Unit 3, 52 York  
Street, Belfast, BT15 1AS

**Location**             Adjacent to 58 Glen Road, Broughaghboy,  
Garvagh

**Proposal**             Dwelling & garage

**Refusal info**

**Agents Name:**                    Elevate Planning

**Agent Addresss Details**    Unit 3                    52 York Street            Belfast

**Agent Tel No:**                    028 9024 2486

**Representation**    Objection Letters    **2**            Objection Petitions    **0**  
Support letters:    **0**            Support Petitions    **0**

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**Item Number**      **9**

**Application Ref**    C/2010/0234/LB

**DOE Opinion**        **Refusal**

**Applicant**            Mr T Brizzell 75 - 77  
Agivey Road, Kilrea, BT51  
5UX

**Location**            Movanagher School House, 75 - 77 Agivey  
Road, Kilrea

**Proposal**            Proposed replacement of sliding timber  
sash windows of listed front elevation with  
new sliding timber sash windows.  
Proposed replacement of timber casement  
windows to non-listed side elevations  
(both) with new timber sliding sash  
windows. Proposed replacement of  
casement windows to non-listed rear  
elevation with new timber casement  
windows, using glazing bars to achieve a  
six over six pattern.

**Refusal info**        **The proposal is contrary to Policy BH8 of the Department's 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 alterations  
would, if permitted, detract from its appearance and character and result in a  
loss of its architectural integrity by reason of the inclusion of architectural  
details which are out of keeping with those found on the building.**

**Agents Name:**            Alan Thompson Partnership Ltd

**Agent Addresss Details**    34a Kingsgate            Coleraine  
Street

**Agent Tel No:**            028 7034 2713

**Representation**    Objection Letters    **0**            Objection Petitions    **0**  
Support letters:    **0**            Support Petitions    **0**

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**Item Number**      **10**

**Application Ref**    C/2010/0282/F

**DOE Opinion**        **Refusal**

**Applicant**            Mr B Mc Gee C/o Brendan  
Mc Mullan, 93 Iniscarn  
Road, Desertmartin, BT45  
5NJ

**Location**            36 Leeke Road, Portrush

**Proposal**            Proposed farm dwelling & garage

**Refusal info**        **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.**

**The proposal is contrary to Policy CTY13 of 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 visually integrate into the surrounding landscape.**

**Agents Name:**            Brendan McMullan

**Agent Address Details**    93 Iniscarn Road      Desertmartin

**Agent Tel No:**            079 1935 3415

**Representation**        Objection Letters    **0**      Objection Petitions    **0**  
Support letters:        **0**      Support Petitions      **0**

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**Item Number**      **11**

**Application Ref**    C/2010/0295/F

**DOE Opinion**        **Refusal**

**Applicant**            Maharaganer  
Developments 488  
Seacoast Road, Bellarena,  
Limavady

**Location**            9 & 11 Seahaven Park, Portstewart

**Proposal**            Demolish dwelling and garage and erect 2  
No. one-and-a-half storey dwellings

**Refusal info**        **The proposal is contrary to Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), the Addendum to Planning Policy Statement 7 (Safeguarding The Character Of Established Residential Areas), the Department's Design Guide (Creating Places), Planning Control Principle 1 of Planning Policy Statement 12 (Housing in Settlements) and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development as proposed fails to provide a quality residential environment and will result in unacceptable town cramming.**

**The proposed development would, if permitted, create an undesirable precedent given the proximity of a number of similar plots, which if developed in a similar and consistent way as any approved development on this site, would result in unacceptable damage to the environmental quality and character of the existing locality.**

**The applicant has failed to provide adequate access arrangements.**

**The applicant has failed to provide an acceptable parking layout that complies with the guidelines given in the Department's Creating Places Design Guide.**

**Agents Name:**            Ivan McDonald

**Agent Addresss Details**    17 Lissadell            Portstewart  
Avenue

**Agent Tel No:**            028 7083 4729

**Representation**        Objection Letters    **1**            Objection Petitions    **0**  
Support letters:        **0**            Support Petitions        **0**

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**Item Number**      **12**

**Application Ref**    C/2010/0301/O

**DOE Opinion**        **Refusal**

**Applicant**            Mr J Mitchel C/o Brendan  
                              Mc Mullan, 93 Iniscarn  
                              Road, Desertmartin, BT45  
                              5NJ

**Location**             130m west of 57 Drumeil Road, Aghadowey

**Proposal**             Proposed dwelling on a farm

**Refusal info**            **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.□□**

**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, is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and 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.**

**Agents Name:**            Brendan McMullan

**Agent Addresss Details**    93 Iniscarn Road      Desertmartin

**Agent Tel No:**            079 1935 3415

**Representation**          Objection Letters    **0**            Objection Petitions    **0**  
                                  Support letters:      **0**            Support Petitions      **0**

