

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented at the Coleraine Council Meeting

Date of Council Meeting 27-Jul-10

Item Number 1

Application Ref C/2006/1136/F

DOE Opinion **Approval**

Applicant P & C Mullan (Construction)
Ltd C/O Site Express, 45
Church View, Holywood, BT18
9DP

Location Corner site at 40-52 Main Street, & 1-9 Limavady
Road Garvagh.

Proposal Proposed mixed use development to include 3
No. retail units, 18 No. apartments & 4 No.
townhouses.

Refusal info

Agent Name Tim Stewart

Agent Addresss Details Wesler House 45 Church View Holywood

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

Item Number **2**

Application Ref C/2008/0517/F

DOE Opinion **Approval**

Applicant Abbey Street Developments
Ltd C/o WDR & RT Taggart,
Laganwood House, Newforge
Lane, Malone Road, Belfast,
BT9 5NX

Location Lands bound by Stable Lane, New Row Court and
Abbey Street, Coleraine.

Proposal Environmental improvements to include
resurfacing, paving, traffic-calming measures,
hard and soft landscaping to public realm,
cycle parking provision, street furniture,
planting and public art.

Refusal info

Agent Name George Callen

Agent Addresss Details Laganwood House Newforge Lane Malone Road

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

Item Number **3**

Application Ref C/2008/0655/RM

DOE Opinion **Approval**

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

Location 39 & 41 Mountsandel Road, Coleraine.

Proposal Phase 1, residential development of 6 No.
apartments, associated car parking and
amenity space.

Refusal info

Agent Name

Agent Addresss Details c/o The Egg Store 1 Mountsandel Road Coleraine

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

Item Number 4

Application Ref C/2009/0145/F

DOE Opinion Refusal

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

Location 39 Bushfoot Road Portballintrae Bushmills

Proposal Renovation and alteration of No 39 Bushfoot Road and the conversion of existing vernacular outbuilding to single dwelling, associated landscaping and parking. (Amended plans and red line)

Refusal info **The proposed development is contrary to Policy BH 8 of Planning Policy Statement 6 in that insufficient information has been provided to ensure the fabric, character and setting of the listed building are not adversely effected.**
The proposal fails to demonstrant satisfactory access arrangements.

Agent Name

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

Representation Objection Letters: 3 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number 5

Application Ref C/2009/0379/F

DOE Opinion Approval

Applicant Blairs Caravans C/o GM
Design Associates Ltd, 22
Lodge Road, Coleraine, BT52
1NB

Location Blairs Enterprises, Hilltop Caravan Park, 60
Loguestown Road, Portrush

Proposal Retrospective application for gas storage, sales and distribution.

Refusal info

Agent Name

Agent Addresss Details 22 Lodge Road Coleraine

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

Item Number **6**

Application Ref C/2009/0433/F

DOE Opinion **Approval**

Applicant Mr P Mc Intyre C/o MI
Architects, 7 - 9 Stone Row,
Coleraine

Location Lands to the South and East of Glenkeen Hollows and
Glenkeen Meadows Aghadowey

Proposal Proposed housing development of 16
residential units, comprising of 6 no. detached
dwellings, 2 no. semi-detached dwellings, 8 no
apartments and public open space.

Refusal info

Agent Name

Agent Addresss Details 7 - 9 Stone Row Coleraine

Representation Objection Letters: **5** Support letters: **0** Objection Petitions: **0** Support Petitions: **0**

Item Number **7**

Application Ref C/2009/0487/F

DOE Opinion **Approval**

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

Location Lands at Dunluce Road Bushmills

Proposal One Replacement dwelling and the conversion
and alteration of two buildings for dwellings.

Refusal info

Agent Name

Agent Addresss Details c/o The Egg Store 1 Mountsandel Road Coleraine

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

Item Number **8**

Application Ref C/2009/0569/F

DOE Opinion **Approval**

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

Location Site to South of 1 - 27 Nursery Avenue Portstewart

Proposal Amendment to extant approval
C/2007/1156/F. Demolition of existing
outbuildings and erection of 2½ storey nursing
home with associated car parking and
landscaping

Refusal info

Agent Name

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

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

Item Number **9**

Application Ref C/2009/0676/F

DOE Opinion **Approval**

Applicant Mr & Mrs Boyle C/o
Studiorogers, The Egg Store,
1 Mountsandel Road,
Coleraine, BT52 1JB

Location Lands at 10 Loughan Road, Coleraine

Proposal Demolition of 3 existing dwellings and
associated outbuildings construction of 3
replacement dwellings and refurbishment of
existing cottage to provide 1 no. detached
dwelling.

Refusal info

Agent Name

Agent Addresss Details c/o The Egg Store 1 Mountsandel Road Coleraine

Representation Objection Letters: **3** Support letters: **0** Objection Petitions: **0** Support Petitions: **0**

Item Number	12
Application Ref	C/2009/0747/F
DOE Opinion	Approval
Applicant	Mr J Bradley C/o MKA Planning, 15 Harpers Quay, Spencer Road, Londonderry, BT47 6AE
Location	Lands adjacent to No. 74 Carhill Road, Garvagh
Proposal	Re-use & adaption of redundant farm building to provide kitchen / bedroom manufacturing business with ancillary display office & customer services area.
Refusal info	
Agent Name	
Agent Addresss Details	15 Harpers Quay Spencer Road Londonderry
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	13
Application Ref	C/2009/0750/F
DOE Opinion	Approval
Applicant	Bonalston Caravans Ltd C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney
Location	50-58 Sea Road, Castlerock
Proposal	Proposed site for temporary (2years) touring caravan use, welfare, associated servicing and electric points.
Refusal info	
Agent Name	
Agent Addresss Details	65 - 67 Main Street Ballymoney
Representation	Objection Letters: 2 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number **14**

Application Ref C/2009/0801/O

DOE Opinion **Refusal**

Applicant Mr S Kher C/o GM Design
Associates Ltd, 22 Lodge
Road, Coleraine, BT52 1NB

Location Lands between 50 Ballyreagh Road and The Mews,
Ballyreagh Road, Portrush

Proposal New residential development consisting of 10
No. 2 storey semi-detached dwellings, 2 No. 2
storey detached dwellings & 12 No. 2 storey
terrace dwellings and associated roads, car
parking & landscaping

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 has reached an advanced stage of preparation and approval of this application for housing use would be prejudicial to the outcome of the plan process in that the undeveloped portion of Portrush Housing Zoning (Existing Commitment) PHH 12 (which is approved for a hotel development) is the subject of an objection to the Draft Plan**

The proposal is contrary to Policy QD2 of Planning Policy Statement 7: Quality Residential Environments in that it has not been demonstrated through the submission of the Concept Plan that the proposed development will result in a quality residential development.

The proposal is contrary to the Department's Design Guide "Creating Places" as the proposed access geometry fails to take into account the geometry of the existing road.

Agent Name

Agent Address Details 22 Lodge Road Coleraine

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

Item Number **17**

Application Ref C/2010/0088/F

DOE Opinion **Refusal**

Applicant Mr S Hynds 25 Magherabouy
Road, Portrush, BT56 8NX

Location Beside 23 Magherabuoy Road, Portrush

Proposal Erection of 1.6m high boarded fence fronting
stables

Refusal info **The proposed development would, if permitted, prejudice the safety and
convenience of road users since it would not be possible within the
application site to provide adequate sight lines of 2.4 x 90metres where the
proposed access joins Magerabuoy Road.**

Agent Name Ivan McDonald

Agent Addresss Details 17 Lissadell Avenue Portstewart

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

Item Number **18**

Application Ref C/2010/0174/O

DOE Opinion **Refusal**

Applicant Mrs L Cauley 18 Ashton
Drive, Coleraine, BT52 1NW

Location Site adjacent to Nr. 34 Agivey Road, Kilrea.

Proposal Site for 1 No. farm dwelling

Refusal info **The proposal is contrary to Policies CTY10 & CTY13 of Planning Policy
Statement 21: Sustainable Development in the Countryside, 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 and it has not
been demonstrated that health and safety reasons exist to justify an
alterative site not visually linked or sited to cluster with an established group
of buildings on the farm.□□**

Agent Name Daniel McErlain

Agent Addresss Details 74 Donard Street Belfast

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

Item Number **19**

Application Ref C/2010/0183/F

DOE Opinion **Approval**

Applicant University Of Ulster C/o GM
Design Associates Ltd, 22
Lodge Road, Coleraine, BT52
1NB

Location Lands within University of Ulster Coleraine Campus
approximately 340m west of No. 1 □University Park
and 27 University Gardens, Cromore Road, Coleraine

Proposal Demolition of existing sports changing and
grounds keeping facilities and the construction
of a sports centre incorporating a 3G pitch,
sports hall, fitness suite, replacement outdoor
changing rooms, indoor changing rooms, office
suite, athletes' lounge, reception area with
climbing wall storage and plant with associated
siteworks, landscaping and car parking.

Refusal info

Agent Name

Agent Addresss Details 22 Lodge Road Coleraine

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

Item Number **20**

Application Ref C/2010/0186/F

DOE Opinion **Refusal**

Applicant Mr E Gibson 17 Movenis Hill,
Garvagh, BT51 5LZ

Location Land 40m East of No. 17 Movenis Hill, Garvagh

Proposal Amended design to previously approved
(C/2008/0441/RM) to a one and a half storey
dwelling with 7.2m ridge and double garage
(detached)

Refusal info **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 height of the
proposed dwelling is inappropriate for the site and its locality.□**

Agent Name

Agent Addresss Details

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

Item Number	21
Application Ref	C/2010/0190/A
DOE Opinion	Refusal
Applicant	Mr T Kane The Bayview Hotel, Bayhead Road, Portballintrae, Bushmills, BT57 8RZ
Location	The junction of Bayhead Road & Dunluce Road
Proposal	New Sign
Refusal info	The proposed sign is contrary to PPS 17 Policy AD1 and would, if permitted, prejudice the safety and convenience of road users since it would be visually intrusive and unnecessarily distract the attention of road users by its location adjacent to a main traffic route.
Agent Name	
Agent Addresss Details	2d The Diamond Ballycastle
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	22
Application Ref	C/2010/0206/F
DOE Opinion	Refusal
Applicant	Mr A Crowe C/o 2020 Architects, 9a Linenhall Street, Ballymoney, BT53 6DP
Location	50 metres south west of 59 Cashel Road, Coleraine
Proposal	Proposed two storey dwelling with detached garage under PPS21, CTY10
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 and has been established for at least six years;□□- the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm.□□
Agent Name	
Agent Addresss Details	9A Linenhall Street Ballymoney
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	23
Application Ref	C/2010/0213/F
DOE Opinion	Approval
Applicant	Mr H Clements 2 Ballaghmore Park, Portballintrae, BT57 8YU
Location	2 Ballaghmore Park, Portballintrae
Proposal	Ground floor extension to include kitchen/living, bedroom/dining & first floor bedroom & ensembles
Refusal info	
Agent Name	
Agent Addresss Details	
Representation	Objection Letters: 2 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	24
Application Ref	C/2010/0229/F
DOE Opinion	Refusal
Applicant	R & J Foods Ltd 3 Greenmount Avenue, Coleraine
Location	6 Greenmount Park, Coleraine
Proposal	Demolition of existing detached bungalow and formation of carpark over entire site to serve adjoining supermarket at 3 Greenmount Avenue
Refusal info	<p>The proposal is contrary to Paragraph 49 of PPS 5 in that the development would, if permitted, be detrimental to the residential amenity of the surrounding area and fails to integrate successfully into the centre.</p> <p>The site is inappropriate for development for commercial purposes as it adjoins residential properties where development of the type proposed would, if permitted, harm the living conditions of the residents in Greenmount Park by reasons of general disturbance.</p> <p>The proposal is contrary to Policy 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 inappropriate land use and visual appearance within the streetscape.</p>
Agent Name	Watters
Agent Addresss Details	39 Glenstall Road Ballymoney
Representation	Objection Letters: 13 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number 25

Application Ref C/2010/0231/F

DOE Opinion Approval

Applicant Mr R Stewart C/o GM Design
Associates Ltd, 22 Lodge
Road, Coleraine, BT52 1NB

Location 25a Islandtasserty Road, Coleraine

Proposal Reinstatement of former car repair garage

Refusal info

Agent Name

Agent Addresss Details 22 Lodge Road Coleraine

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

Item Number 26

Application Ref C/2010/0237/F

DOE Opinion Refusal

Applicant Mrs C Kelly C/o Inspire
Architectural Design, Unit 4a,
Tempo Road Industrial Park,
Enniskillen, BT74 6HR

Location 36 Glen Road, Garvagh

Proposal Two storey front projection to dwelling with
balcony and porch to rear elevation

Refusal info **The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning Archeaology and the Built Heritage in that development would, if permitted, adversely affect the setting of a building listed under Article 42 of the Planning (NI) Order 1991 by reason of:** □ - its detailed design which is out of keeping with the listed building in terms of scale, form, massing, proportions, height, and alignment. □ - The use of unsympathetic building materials which are out of keeping with those found on the listed building. □□

Agent Name

Agent Addresss Details Unit 4A Tempo Road Tempo Road
Business Park

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

Item Number	27
Application Ref	C/2010/0248/F
DOE Opinion	Refusal
Applicant	Mr P Glover C/o Billy Gibson, 10 Kingariff Road, Stranocum, BT53 8JF
Location	11 Portrush Road, Portstewart
Proposal	Proposed rear first floor bathroom extension
Refusal info	The proposal is contrary to Policy EXT 1 of Draft Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that the extension would, if permitted, be detrimental to the amenity of the neighbouring property due to its proximity.□
Agent Name	Billy Gibson
Agent Addresss Details	10 Kingariff Road Stranocum Ballymoney
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	28
Application Ref	C/2010/0252/O
DOE Opinion	Refusal
Applicant	Mr C Reid C/o 101 Carrowreagh Road, Garvagh
Location	Adjacent to 101 Carrowreagh Road, Garvagh
Proposal	Site of dwelling and garage
Refusal info	The proposal is contrary to Policies CTY1 and CTY7 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 there is a site specific need for the proposed dwelling that makes it essential for an employee to live at the site of their work and the dwelling house is not located beside, or within, the boundaries of the business enterprise and does not integrate with the buildings on the site.□
Agent Name	Ivan McClean
Agent Addresss Details	64 Old Portglenone Road Ahoghill
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number **31**

Application Ref C/2010/0269/O

DOE Opinion **Refusal**

Applicant Mr E Mullan 111 Boleran
Road, Garvagh, BT51 5EH

Location Adjacent to 102 Boleran Road, Garvagh

Proposal Proposed new dwelling on a farm

Refusal info **The proposal is contrary to Policies CTY10 & CTY13 of Planning Policy Statement 21: Sustainable Development in the Countryside 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 and it has not been demonstrated that health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.**

The proposal is contrary to Policy CTY8 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along Boleran Road.

The proposal is contrary to Policy CTY14 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the building would, if permitted add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

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, 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.

The applicant has failed to provide adequate access arrangements.

Agent Name

Agent Addresss Details 22 Foyle Street Londonderry

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

Item Number **32**

Application Ref C/2010/0270/F

DOE Opinion **Approval**

Applicant Vodafone Uk Limited C/o
Mono Consultants Limited,
Wellington Buildings, 2 - 4
Wellington Street, Belfast,
BT1 6HT

Location Grass verge of Kyle's Brae, approximately 50m south
west of junction of Kyle's Brae and Weavers Court,
Coleraine

Proposal Telecommunications installation consisting of a
replacement 14.8m high streetworks pole
(relocated approximately 4.5m south of
existing installation to be removed) with 3no.
vodafone antennas and an additional 3no. O2
antennas within a shroud and 1 no. spitfire
equipment cabinet and development ancillary
thereto.

Refusal info

Agent Name Jacquelyn Fee

Agent Addresss Details 2-4 Wellington Belfast
Street

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

Item Number **33**

Application Ref C/2010/0271/F

DOE Opinion **Approval**

Applicant Messrs B & G Mullan C/o
Studiorogers, The Egg Store,
1 Mountsandel Road,
Coleraine, BT52 1JB

Location Cappaghmore, 180 - 182 Coleraine Road, Portstewart

Proposal Amendment to previously approved scheme to
provide 21 no. room hotel with associated car
parking and landscaping

Refusal info

Agent Name

Agent Addresss Details c/o The Egg Store 1 Mountsandel Road Coleraine

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

Item Number **34**

Application Ref C/2010/0278/F

DOE Opinion **Approval**

Applicant Messrs M Smith Arqiva
Limited, Crawley Court,
Crawley, Winchester, SO21
2QA

Location Arqiva Transmitting Station, Dundooan Road,
Loguestown Road, Portrush

Proposal Installation of four pole-mounted Dipole
antennas on the existing tower, one equipment
cabin, one 1.8 metre dish antenna, one meter
cabinet and a feeder gantry for BBC DAB

Refusal info

Agent Name

Agent Addresss Details

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

Item Number **35**

Application Ref C/2010/0280/O

DOE Opinion **Refusal**

Applicant Mr B Wallace C/o A-three
Architecture, 43 - 45 Church
Street, Portadown, BT62 3EU

Location Lands at 30m North of 31a Ballylintagh Road,
Coleraine

Proposal Site for farm dwelling

Refusal info **The proposal is contrary to Policy CTY10 of Planning Policy Statement 21: Sustainable Development in the Countryside, 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 Department considers that the existing structures do not constitute 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 earthworks on this sloping site will create an unacceptable visual impact.

Agent Name

Agent Address Details 43 - 45 Church Portadown
Street

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

Item Number **36**

Application Ref C/2010/0286/F

DOE Opinion **Refusal**

Applicant Mr M Benson C/o A-three
Architecture Design, 43 - 45
Church Street, Portadown,
BT62 3EU

Location Land adjacent to No. 39 Ratheane Avenue, Coleraine

Proposal Erection of 1½ storey dwelling

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 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 proposal is contrary to Policy LC1 & LC2 of the Draft Addendum to Planning Policy Statement 7, in that the proposed density and pattern of development is not in keeping with overall character and environmental quality of the existing residential neighbourhood.

Agent Name

Agent Addresss Details 43 - 45 Church Portadown
Street

Representation Objection Letters: **9** Support letters: **0** Objection Petitions: **0** Support Petitions: **0**

Item Number **37**

Application Ref C/2010/0289/O

DOE Opinion **Refusal**

Applicant Mr N Campbell 93 Ballyclogh
Road, Bushmills, BT57 8XA

Location 70 metres West of 24 Craigaboney Road, Bushmills

Proposal Erection of a single farm dwelling for private
use extending to two storeys

Refusal info **The proposal is contrary to Policies CTY10 & CTY13 of Planning Policy Statement 21: Sustainable Development in the Countryside, 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 and it has not been demonstrated that health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm.**

The proposal is contrary to Policy CTY8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal would, if permitted, result in the addition of ribbon development along Craigaboney Road. The proposed development, if permitted, would result in a gap site between the subject site and 24 Craigaboney, the development of which would be undesirable.

The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted add to a ribbon of development and would therefore result in a detrimental change to further erode the rural character of the countryside.

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 which would provide a suitable degree of enclosure for the building to integrate into the landscape, the proposed building relies primarily on the use of new landscaping for integration 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.

Agent Name

Agent Address Details

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

Item Number	39
Application Ref	C/2010/0305/F
DOE Opinion	Refusal
Applicant	Mr & Mrs Lundy C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine, BT52 1EP
Location	7 Newlands Crescent, Portstewart
Proposal	1½ storey rear extension to replace existing conservatory
Refusal info	The proposal is contrary to Policy EXT 1 of Draft Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that the extension would, if permitted, be detrimental to the visual amenity of the surrounding area due to its inappropriate scale, design and use of materials.□□
Agent Name	
Agent Addresss Details	7 - 9 Stone Row Coleraine
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0

Item Number	40
Application Ref	C/2010/0319/O
DOE Opinion	Refusal
Applicant	Mr & Mrs Baxter C/o GM Design Associates, 22 Lodge Road, Coleraine, BT52 1JL
Location	Ballylagan Road, (adjoining 20b Drumadragh), Coleraine.
Proposal	Site for dwelling.
Refusal info	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 the existing cluster of development, □The proposed site is not bounded on at least two sides with other development in the cluster,□The proposed site is not absorbed into the existing cluster through rounding off and consolidation and would intrude into the open countryside.□
Agent Name	
Agent Addresss Details	22 Lodge Road Coleraine
Representation	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0