

**DEPARTMENT OF THE ENVIRONMENT**

**PLANNING (NI) ORDER 1991**

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

**Date of Council Meeting 08-Jun-10**

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**Item Number 1**

**Application Ref** C/2008/0442/F

**DOE Opinion** **Approval**

**Applicant** Archerfields Developments  
C/o Kevin Cartin  
Architects LTD, Unit 5  
Belmont Office Park, 232-  
240 Belmont Road,  
Belfast, BT4 2AW

**Location** 4 The Diamond, Portstewart.

**Proposal** Proposed licenced restaurant and bar and  
turf accounts (relocation from No. 25 The  
Diamond, Porstewart) (Amended plans).

**Refusal info**

**Agents Name:** Kevin Cartin Architect

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

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

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**Item Number**      **2**

**Application Ref**    C/2009/0475/A

**DOE Opinion**        **Consent**

**Applicant**            Mr B Goode C/o  
Montgomery Irwin  
Architects, 7 - 9 Stone  
Row, Coleraine, BT52 1DE

**Location**             18 Lodge Road Coleraine

**Proposal**             Floodlit freestanding sign, 2 steel  
faceplates

**Refusal info**

**Agents Name:**                    Montgomery Irwin Architects

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

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

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**Item Number**      **3**

**Application Ref**    C/2009/0623/F

**DOE Opinion**        **Approval**

**Applicant**            Ms M Long 10a Station  
Road, Portstewart, BT55  
7DA

**Location**             Blacksmiths Cottage, 100m NE of 7  
Ballymagarry Road Portrush

**Proposal**             Re-use alteration and extension of non  
listed vernacular building

**Refusal info**

**Agents Name:**                    Not For Profit Architecture

**Agent Addresss Details**    9a Linenhall            Ballymoney  
Street

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

<b>Item Number</b>	<b>4</b>		
<b>Application Ref</b>	C/2009/0696/F		
<b>DOE Opinion</b>	<b>Refusal</b>		
<b>Applicant</b>	Mr & Mrs B Mc Closkey 96 Drumagarner Road, Kilrea, BT51 5TE		
<b>Location</b>	42 Drumsaragh Road Kilrea		
<b>Proposal</b>	Proposed replacement dwelling with attached garage		
<b>Refusal info</b>	<p>The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, as the overall size of the proposed replacement dwelling would have a visual impact significantly greater than the existing building.□</p> <p>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 design of the proposed building is inappropriate for the site and its locality.□□□□</p>		
<b>Agents Name:</b>	D M Kearney Design		
<b>Agent Addresss Details</b>	2A Coleraine Road	Maghera	
<b>Representation</b>	Objection Letters <b>0</b> Support letters: <b>0</b>	Objection Petitions <b>0</b> Support Petitions <b>0</b>	

<b>Item Number</b>	<b>5</b>		
<b>Application Ref</b>	C/2009/0756/F		
<b>DOE Opinion</b>	<b>Approval</b>		
<b>Applicant</b>	Mr R Mc Mitchell C/o Marcus Bingham, 9 Tullyquilly Road, Rathfriland, Newry, BT34 5LR		
<b>Location</b>	8 Black Rock Road, Glenamanus, Portrush		
<b>Proposal</b>	Replacement Dwelling		
<b>Refusal info</b>			
<b>Agents Name:</b>	Marcus Bingham		
<b>Agent Addresss Details</b>	9 Tullyquilly Road	Rathfriland	Newry
<b>Representation</b>	Objection Letters <b>1</b> Support letters: <b>0</b>	Objection Petitions <b>0</b> Support Petitions <b>0</b>	

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**Item Number 6****Application Ref** C/2009/0768/F**DOE Opinion** **Approval****Applicant** Mr I Mc Naughter C/o  
Jonathan Todd, 50  
Ballymullan Road, Lisburn,  
BT27 5PJ**Location** Site opposite No. 3 Ballygawley Road,  
Aghadowey, Coleraine**Proposal** Proposed replacement 1½ storey farm  
dwelling. Detached garage and ancillary  
stores provided by retention of existing  
dwelling and conversion into detached  
garage.**Refusal info****Agents Name:** Jonathan Todd**Agent Addresss Details** 50 Ballymullan Road Lisburn**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 7****Application Ref** C/2009/0780/F**DOE Opinion** **Approval****Applicant** W Patterson 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 hosue  
design)**Refusal info****Agents Name:** Sean O'Kane**Agent Addresss Details** 22 Cornfields Castledawson**Representation** Objection Letters **6** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 8****Application Ref** C/2009/0813/LB**DOE Opinion** **Consent****Applicant** Brian Canavan Associates  
C/o GM Design Associates  
Ltd, 22 Lodge Road,  
Coleraine, BT52 1NB**Location** No. 26 Lodge Road, Coleraine**Proposal** Proposed change of use from former PSNI  
social club to private educational facility.**Refusal info****Agents Name:** GM Design Associates Ltd**Agent Addresss Details** 22 Lodge Road Coleraine**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 9****Application Ref** C/2009/0821/F**DOE Opinion** **Approval****Applicant** Brian Canavan Associates  
C/o GM Design Assoicates  
Ltd, 22 Lodge Road,  
Coleraine, BT52 1NB**Location** No. 26 Lodge Road, Coleraine**Proposal** Proposed change of use from former PSNI  
social club to private educational facility**Refusal info****Agents Name:** GM Design Associates Ltd**Agent Addresss Details** 22 Lodge Road Coleraine**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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<b>Item Number</b>	<b>10</b>								
<b>Application Ref</b>	C/2009/0826/F								
<b>DOE Opinion</b>	<b>Approval</b>								
<b>Applicant</b>	Cloughorr Investments C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 8BF								
<b>Location</b>	Golf Links Hotel Bushmills Road Portrush								
<b>Proposal</b>	Demolition of existing Beetles bar area to create outdoor smoking area.								
<b>Refusal info</b>									
<b>Agents Name:</b>	Bell Architects Ltd								
<b>Agent Addresss Details</b>	65 - 67 Main Street                      Ballymoney								
<b>Representation</b>	<table border="0"> <tr> <td>Objection Letters</td> <td><b>0</b></td> <td>Objection Petitions</td> <td><b>0</b></td> </tr> <tr> <td>Support letters:</td> <td><b>0</b></td> <td>Support Petitions</td> <td><b>0</b></td> </tr> </table>	Objection Letters	<b>0</b>	Objection Petitions	<b>0</b>	Support letters:	<b>0</b>	Support Petitions	<b>0</b>
Objection Letters	<b>0</b>	Objection Petitions	<b>0</b>						
Support letters:	<b>0</b>	Support Petitions	<b>0</b>						

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<b>Item Number</b>	<b>11</b>								
<b>Application Ref</b>	C/2010/0002/F								
<b>DOE Opinion</b>	<b>Refusal</b>								
<b>Applicant</b>	Mr R Armstrong 120 Killyvalley Road, Garvagh, BT51 5YE								
<b>Location</b>	Adjacent to 91 Killyvally Road, Garvagh								
<b>Proposal</b>	Proposed new farm dwelling and garage								
<b>Refusal info</b>	<p>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposed buildings are a prominent feature in the landscape and the site is unable to provide a suitable degree of enclosure for the buildings to integrate into the landscape.</p> <p>The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the buildings would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.</p>								
<b>Agents Name:</b>	Pro Design (N.I.) Limited								
<b>Agent Addresss Details</b>	43 Kilmandil Road      Cloughmills                      Ballymena								
<b>Representation</b>	<table border="0"> <tr> <td>Objection Letters</td> <td><b>0</b></td> <td>Objection Petitions</td> <td><b>0</b></td> </tr> <tr> <td>Support letters:</td> <td><b>0</b></td> <td>Support Petitions</td> <td><b>0</b></td> </tr> </table>	Objection Letters	<b>0</b>	Objection Petitions	<b>0</b>	Support letters:	<b>0</b>	Support Petitions	<b>0</b>
Objection Letters	<b>0</b>	Objection Petitions	<b>0</b>						
Support letters:	<b>0</b>	Support Petitions	<b>0</b>						

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**Item Number**      **12**

**Application Ref**    C/2010/0021/F

**DOE Opinion**        **Approval**

**Applicant**            Mr T Moore 41  
Greenmount Avenue,  
Coleraine, BT51 3QB

**Location**            37A Union Street, Coleriane

**Proposal**            Change of use to provide car valet centre  
with ancillary car wash facility -  
retrospective application

**Refusal info**

**Agents Name:**

**Agent Addresss Details**

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

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**Item Number**      **13**

**Application Ref**    C/2010/0083/O

**DOE Opinion**        **Refusal**

**Applicant**            Mr I Carson 24 Creamery  
Road, Coleraine, BT52 2NE

**Location**             Beside 24 Creamery Road, Coleraine

**Proposal**             Site for dwelling

**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 CTY14 of Draft 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 buildings and would therefore result in a detrimental change to the rural character of the countryside.

The proposal is contrary to PPS3: Access, Movement & Parking in that the applicant has failed to provide adequate access arrangements.

The proposal is contrary to the Joint Ministerial Statement of 31st January 2005 on the grounds of prematurity, as the Draft Northern Area Plan 2016 has reached an advanced stage of preparation, and the effect of an approval for this proposal outside the settlement development limit designated for Ballyrashane in the Draft Plan, taken cumulatively with other applications for housing development outside proposed development limits, would be prejudicial to the outcome of the plan process by pre-determining decisions about the scale and location of new development which should properly be taken through the development plan process. □

**Agents Name:**

**Agent Addresss Details**

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



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**Item Number**      **16**

**Application Ref**    C/2010/0103/LB

**DOE Opinion**        **Refusal**

**Applicant**            Clear Pharmacy C/o  
M.C.Logan Architects, 2  
Mount Merrion Avenue,  
Belfast, BT6 0FR

**Location**            Clear Pharmacy, 5 Waterside, Coleraine

**Proposal**            Replacement Shop Sign (Retrospective)

**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 signage would, if permitted, detract from its appearance, character and setting and result in a loss of its historic integrity by reason of: its detailed design which is out of keeping with the architectural form and design of the building in terms of scale, form, proportions, materials and details.**

**Agents Name:**            M.C.Logan Architects

**Agent Addresss Details**    2 Mount Merrion      Belfast  
Avenue

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



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**Item Number**      **18**

**Application Ref**    C/2010/0131/F

**DOE Opinion**        **Approval**

**Applicant**            Mr O Mc Atamney C/o  
Diamond Architecture, 77  
Main Street, Maghera,  
BT46 5AB

**Location**            1 - 3 Bridge Street, Kilrea

**Proposal**            Retrospective application for amendments  
to previously approved application  
C/2006/1085/F to include changes to the  
front and side external elevations and  
internal layout

**Refusal info**

**Agents Name:**                  Diamond Architecture

**Agent Addresss Details**    77 Main Street                  Maghera

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



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<b>Item Number</b>	<b>20</b>
<b>Application Ref</b>	C/2010/0155/F
<b>DOE Opinion</b>	<b>Approval</b>
<b>Applicant</b>	Ms K Morrell C/o Alan Thompson Partnership Ltd, 34a Kingsgate Street, Coleraine, BT52 1LE
<b>Location</b>	40A Shellbridge Park, Coleraine.
<b>Proposal</b>	Retention of existing timber shed used for the purposes of a temporary 5yr part time dog grooming facility.
<b>Refusal info</b>	
<b>Agents Name:</b>	Alan Thompson Partnership Ltd
<b>Agent Addresss Details</b>	34a Kingsgate Street Coleraine
<b>Representation</b>	Objection Letters <b>0</b> Objection Petitions <b>0</b> Support letters: <b>0</b> Support Petitions <b>0</b>

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<b>Item Number</b>	<b>21</b>
<b>Application Ref</b>	C/2010/0163/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr M Mc Kay C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB
<b>Location</b>	Adjacent to 51 Boleran Road, Garvagh
<b>Proposal</b>	Proposed re-orientation of previously approved dwelling (C/2008/0503/RM) and new access drive onto existing lane.
<b>Refusal info</b>	<b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and the ancillary works do not integrate with their surroundings.</b>  <b>The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character.</b>
<b>Agents Name:</b>	Diamond Architecture
<b>Agent Addresss Details</b>	77 Main Street Maghera
<b>Representation</b>	Objection Letters <b>0</b> Objection Petitions <b>0</b> Support letters: <b>0</b> Support Petitions <b>0</b>

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**Item Number**      **22**

**Application Ref**    C/2010/0164/F

**DOE Opinion**        **Refusal**

**Applicant**            Mr P Mc Gilligan 38  
Belraugh Road, Garvagh,  
BT51 5HE

**Location**            220m S.E of the junction of Coolnasillagh Road  
& Belraugh Road, Garvagh

**Proposal**             Proposed farm dwelling

**Refusal info**            **The proposal is contrary to Policies CTY1 and CTY10 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being 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 and access to the dwelling is not obtained from an existing lane.**

**The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that: (delete as appropriate)(the proposed building is a prominent feature in the landscape);(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);(the proposed building relies primarily on the use of new landscaping for integration);(the ancillary works do not integrate with their surroundings);(the design of the proposed building is inappropriate for the site and its locality).(the proposed building fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop)In the case of a proposed dwelling on a farm(the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm).and therefore would not integrate into this area of the countryside.**

**Agents Name:**                    D M Kearney Design

**Agent Addresss Details**    2A Coleraine                    Maghera  
Road

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

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**Item Number**      **23**

**Application Ref**    C/2010/0172/F

**DOE Opinion**        **Approval**

**Applicant**            Frazer Kidd & Partners C/o  
Pragma Planning, 2  
Cromac Place Gasworks,  
Belfast, BT7 2JB

**Location**            11 Somerset Road, Coleraine

**Proposal**            Change of use of existing vacant  
showroom unit (Class A1 (e) to call centre  
(Class B1 (b) and amended car parking  
layout.

**Refusal info**

**Agents Name:**                      Pragma Planning

**Agent Addresss Details**    Pragma Planning      2 Cromac Place      Gasworks

**Representation**      Objection Letters **33**      Objection Petitions    **0**  
Support letters:      **0**                      Support Petitions      **0**

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**Item Number**      **24**

**Application Ref**    C/2010/0173/F

**DOE Opinion**        **Approval**

**Applicant**            Mr O Neill C/o Mr Gerard  
Mc Peake, 88 Carhill Road,  
Garvagh, BT51 5PQ

**Location**            Site 180m south of no. 14 Moneysalin Road,  
Kilrea

**Proposal**            Construction of access road to previously  
approved site C/2009/0769/RM

**Refusal info**

**Agents Name:**                      Gerard McPeake

**Agent Addresss Details**    88 Carhill Road      Garvagh

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



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**Item Number**      **26**

**Application Ref**    C/2010/0195/F

**DOE Opinion**        **Refusal**

**Applicant**            Mrs S Shaw 95  
Moneybrannon Road,  
Coleraine, BT51 3SL

**Location**            95 Moneybrannon Road, Coleraine

**Proposal**            Siting of new mobile home within the  
existing curtilage (temporary permission).

**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.**

**The proposal is contrary to Policy CTY6 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside in that the applicant has not provided satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused or there are no alternative solutions to meet the particular circumstances of this case.**

**The proposal is contrary to Policy CTY9 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the applicant has not provided satisfactory evidence that a residential mobile home is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.**

**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.**

**Agents Name:**            Richard Millen

**Agent Addresss Details**    76 Millbrooke            Ballymoney  
Manor

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

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**Item Number**      **27**

**Application Ref**    C/2010/0197/F

**DOE Opinion**        **Refusal**

**Applicant**            Mr M Benson C/o A3  
Architects, 43/45 Church  
Street, Portadown, BT62  
3EU

**Location**            Lands at 29m South West of 33 Moneybrannon  
Road, Aghadowey

**Proposal**             Proposed infill dwelling and garage

**Refusal info**         **The proposal is contrary to Policy CTY8 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal would, if permitted, result in the addition of ribbon development along the private lane and would therefore adversely affect the visual amenity and character of the countryside.**

**The proposal is contrary to Policy CTY13 of Draft 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, relies primarily on the use of new landscaping for integration and therefore would not integrate into this area of the countryside.**

**The proposal is contrary to Policy CTY14 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the building would, if permitted, be unduly prominent in the landscape, would result in a suburban style build-up of development when viewed with existing buildings, would add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.**

**Agents Name:**                      A-Three Architecture Design Planning

**Agent Addresss Details**    43 - 45 Church                      Portadown  
Street

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

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**Item Number**      **28**

**Application Ref**    C/2010/0199/F

**DOE Opinion**        **Approval**

**Applicant**            Mr P Young C/o GM Design  
Associates, 22 Lodge  
Road, Coleraine, BT52 1NB

**Location**             99 Strand Road, Portstewart

**Proposal**             Demolition of existing dwelling and  
replacement with 2no. 2.5 storey semi  
detached dwellings, including associated  
landscaping and parking.

**Refusal info**

**Agents Name:**                      GM Design Associates Ltd

**Agent Addresss Details**    22 Lodge Road      Coleraine

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

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**Item Number**      **29**

**Application Ref**    C/2010/0219/O

**DOE Opinion**        **Approval**

**Applicant**            University Of Ulster  
Cromore Road, Coleraine,  
Co. Londonderry, BT52 1SF

**Location**             Lands at University of Ulster, Coleraine Campus

**Proposal**             Proposal for a new creche facility to  
replace the existing which is currently  
housed in what was to be temporary  
building constructed in the 1960's.

**Refusal info**

**Agents Name:**

**Agent Addresss Details**

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