Title of Report:	**Planning Committee Report – LA01/2025/1337/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**26th August, 2026**
For Decision or **For Information**	**For Decision – Objection Item.**
To be discussed In Committee YES/NO	**No**

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management Manager

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	**N/A**
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	**NO**
Legal Opinion Obtained	**N/A**

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2025/1337/F **Ward: Dundoonan**

App Type: Full

Address: 9 Ballyrashane Road, Coleraine

Proposal: Conversion of existing 6 bedroom dwelling to 8 bedroom HMO with internal and external alterations.

Con Area: N/A **Valid Date: 16.12.25**

Listed Building Grade: N/A

Agent: Montgomery Irwin Architects Ltd, 7-9 Stone Row, Coleraine.

Applicant: Andrew McGlen, Dunluce Properties No.1 Ltd, 9 Ballyrashane Road, Coleraine.

Objections: 51 **Petitions of Objection: 0**

Support: 0 **Petitions of Support: 0**

Drawings and additional information are available to view on the Planning Portal- https://planningregister.planningsystemni.gov.uk

Executive Summary

- This is a full application seeking a change of use from a dwelling to a House in Multiple Occupancy (HMO) including internal and external alterations.

- The site is located outwith the settlement development limit of Coleraine as identified on Map 03/01a of the Northern Area Plan 2016. The site has no other designations.

- There are 51 letters of objections from 43 different postal addresses received in relation to this application.

- The principle of development is acceptable, and the proposal will not result in unacceptable damage to the character of the surrounding area or neighbouring amenity and meets the policy considerations below.

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025), PPS3, and PPS 7 (Addendum).

- Consultation was carried out with DFI Roads, Environmental Health, NI HMO Unit & NIW No objections were raised by any consultee.

- The application is recommended for **APPROVAL.**

1.0 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

2.1 The site is located at 9 Ballyrashane Road, Coleraine.

2.2 The application dwelling is a large single storey detached dwelling with accommodation provided within the roof void. The host property is 'L' shaped with a rear return located on the western end of the property. The property is located east of Ballycastle Road roundabout. To the rear of the dwellinghouse is a mono pitched garage / store located on the south eastern corner of the site. The existing dwelling has a series of veluxs' to the rear, near the ridgeline.

2.3 There is a large tarmacked area to the rear with landscaping to the western end of the site. A mature hedge defines the road frontage boundary and a gate with pillars marks the vehicular access onto Ballyrashane Road. Parking and turning exists to both the rear and front of the site.

2.4 The site is irregular in shape. The site is bound by the Ballyrashane Road which is a Protected Route and to the rear and side by agricultural land, therefore, the application site sits in isolation.

2.5 The area is rural in nature with scattered dwellings over the length of the Ballyrashane Road. The site is in close proximity to a vets surgery, timber yard and further residential dwellings.

2.6 The site is located outwith the settlement development of Coleraine and is not subject to any other environmental designations as provided by the Northern Area Plan.

3.0 RELEVANT HISTORY

3.1 Application Number: C/1978/0054 *(Application Site)*
Decision: Permission Granted / Decision Date: 16/03/1978
Proposal: Conversion of outhouse to form part of dwelling and single storey rear extension.

3.2 Application Number: C/1978/0238 *(Application Site)*
Decision: Permission Refused/ Decision Date: 22/06/1978
Proposal: Garage for accident recovery service vehicle store.

3.3 Application Number: C/1978/0359 *(Application Site)*
Decision: Permission Granted / Decision Date 07/07/1978
Proposal: Site for replacement bungalow.

3.4 Application Number: C/1978/0373 (Application Site)
Decision: Permission Refused / Decision Date 17/07/1978
Proposal: Site for dwelling to include guesthouse accommodation.

3.5 Application Number: C/1978/0474 (Application Site)
Decision: Permission Granted / Decision Date 17/08/1978
Proposal: Garage.

4.0 THE APPLICATION

4.1 The application proposes the change of use of 9 Ballyrashane Road, Coleraine from a six (6) bedroom residential dwelling to an eight (8) bedroom house of multiple occupancy (HMO) with proposed internal and external alterations.

4.2 The internal and external alterations provide additional living accommodation within the roof void. The alterations include installation of a single dormer to the rear of the dwelling (which serves bedroom number 7) and a ramped access to the rear. Internal alterations include the formation of an additional bedroom on the ground floor. This space is to be created from taking an area off the existing living room to create bedroom no.5. The office space on the western end of the building is to be converted into en-suites for bedrooms no's 3 & 4.

4.3 The proposed ground floor layout shows in total 5 bedrooms, 3 of which have en-suite facilities, 2 stand alone bathrooms, a living room, kitchen / dining area and a separate W/C room. On the first floor are a further 3 bedrooms and 2 landing areas, one of which could be used for casual purposes such as sitting given the size. In

total there are 8 bedrooms. The first floor bedrooms do not have en-suites.

4.4 The immediate area to the rear and the rear amenity space totalling 589sq.m (excluding car parking spaces) is to accommodate eight (8) parking spaces and an area of amenity space, including a garage / store. There is additional amenity area to the western side of the dwellinghouse.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

Advertising: Advertised on 7th January 2026.

Neighbours: No neighbours were notified under the terms of the legislation.

Representations: 51 letters of objection have been received in relation to the proposal. The objections were from 43 different addresses. Objections were received from:

- One (1) property in Carrickfergus.
- Twenty Five (23) other properties in Coleraine.
- Four (3) properties in Portstewart.
- Two (1) properties in Ballymena.
- One (1) property in Crumlin.
- Three (3) properties in Belfast.
- One (1) property in Newtonabbey.
- One (1) property in Lisburn.
- One (1) property in Bushmills.
- Three (1) properties in Limavady.
- One (1) property in Mosside.
- One (1) property in Ashton-Under-Lyne.
- One (1) property in Londonderry.
- One (1) property in Ahoghill.
- One (1) property in Castlerock
- Two (2) properties in Portrush

The issues raised include the following:

- Property values
- Increased traffic and parking issues
- Noise and disturbance
- Anti-social behaviour
- Health and wellbeing
- Poor precedent
- Reducing the number of family housing.
- Over provision of HMO
- Impact on services and utilities
- Impact on character of area
- Unethical room sizes/overcrowding
- Waste management
- Managed by fit and proper manager
- Some representations just stated that they objected

Concerns regarding the above issues are addressed in paragraphs 8.1 to 8.36.

5.2 **Internal:**

Four (4) consultations were issued in relation to this application.

- DfI Roads were consulted on two (2) occasions during the processing of this application.
  - DfI Roads responded on 12th January 2026 to state they had required amended entrance details for the proposal.
  - DFI Roads responded on 30th January 2026 to state that they were content with the proposed amended plans subject to a condition.
  - DFI Roads commented on the parking issues and stated that they were satisfied as there is one space per room which is adequate.

- Environmental Health did not raise any objection to the proposal and provided informatives.

- NI HMO Unit were consulted on the proposal and confirmed that they did not raise any objection to the proposal and stated they had no further comment to make regarding this property.

- NI Water were consulted on the proposal and confirmed that they had no objection to the proposal.

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Ed. 2 until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the "Considerations and Assessment" section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

7.1 The application has been assessed against the following planning policy and guidance:

- Regional Development Strategy 2035 (RDS)
- The Northern Area Plan 2016 (NAP)
- The Strategic Planning Policy Statement Edition 2 (SPPS Ed. 2) (2025)
- Planning policy Statement (PPS) 3: Access, Movement, and Parking

- Addendum to Planning Policy Statement (APPS) 7: Residential Extensions and Alterations
- Planning Policy Statement 21 'Sustainable Development in the Countryside'

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, access, movement and parking, and consideration of representations.

Principle of Development

8.1 This application seeks the change of use from a dwelling to House of Multiple Occupancy (HMO) including alterations internally and externally.

8.2 The application must be considered having regard to the RDS, NAP, SPPS Ed. 2 and PPS policy documents.

8.3 The RDS seeks to promote sustainable patterns of development and recognises the development of balanced communities should be encouraged by promoting a mix of housing tenures and types. In addition, the creation of quality-built environments can contribute to the achievement of safe, complete and balanced communities.

8.4 SPPS Ed. 2 states the policy approach for housing must be to facilitate an adequate and available supply of quality housing to meet the needs for everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services and the creation of more balanced sustainable communities. Paragraph 2.3 states that the basic question to be addressed is whether the development would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Section 4 sets out the planning principles when making decisions. Paragraph 4.12 relates to safeguarding residential and work environments. This application complies with the general planning principles outlined within the SPPS Ed. 2.

8.5 The application site is located outwith the Coleraine development limit as identified on Map 3/01a of NAP. The site is located adjacent to a Protected Route, B67, (Ballyrashane Road). The site has no other designations or zonings.

8.6 NAP notes the provision of HMO properties need to be controlled to ensure that the accommodation provided for residents is of a satisfactory standard, and that the impact on neighbouring properties is not detrimental to their amenity, or to the environment or character of the area. This would include issues such as increased density, overlooking, increased traffic congestion and the loss of family sized housing. The proposal relates to a proposed change of use to a House in Multiple Occupation therefore Policy HOU 4 'use of dwellings for Multiple Occupation' applies. Policy HOU4 supports HMO development where 5 criteria are met.

8.7 The application is compliant with criteria 1 of Policy HOU 4 of NAP as the premises are suitable to accommodate the proposed number of occupants. There are a number of internal alterations proposed. The proposed ground floor layout will include 5 bedrooms, a kitchen/ dining, and separate living space, a utility room, 2 bathrooms and separate toilet room and entrance porch. The proposed first floor layout will include bedrooms 6-8 with a sitting area within the hall. Of the 8 bedrooms 3 have en-suites with the remainder using the two separate bathrooms on the ground floor. In total, there will be eight (8) bedrooms.

8.8 The bedrooms have been measured and evaluated under HMO guidance. All of the bedrooms exceed the minimum space standard of 6.5m2 (for a single bedroom) as set out in the Houses in Multiple Occupation Act (NI) 2016. When considering room sizes, the application dwelling could accommodate a maximum of nineteen (19) people. The agent was asked to confirm how many residents would the property hold and they confirmed that the HMO would be for eight (8) people. i.e. – one person per each annotated bedroom. Under the Houses in Multiple Occupation (living Accommodation Standards) Regulations (Northern Ireland) 2019 under Para.8 (3) a kitchen or kitchen /dining room shall be shared by no more than 10 occupants or 6 households. As the proposal is to accommodate 8 people as stated above, this has been met. Further, NI HMO unit were consulted and made no objection. The space requirements are adequate in line with the

legislation therefore it has been demonstrated that the premises are suitable to accommodate the proposed number of occupants. The application complies with criteria 1 of HOU4 of NAP.

8.9 The application is compliant with criteria 2 of Policy HOU 4 of NAP as the proposed change of use will not result in an adverse impact on amenity of neighbouring properties and the character of the surrounding area.

8.10 The proposed change of use will have limited impact on the amenity of neighbouring properties as the proposal involves the conversion of a six (6) bedroom residential dwelling into an eight (8) bedroom HMO. The general nature of a residential use remains. It is considered that there would be minimal adverse impact from this change of the use as it would not be unusual for a large family to reside in the dwelling with a similar number of occupants to that of the proposed HMO. It is to be reinforced that the dwelling sits in isolation within the countryside and that there are no immediate neighbours adjoining the site. As such, a change of use to HMO is not considered substantially detrimental.

8.11 There have been no issues raised by the Environmental Health Department or NI HMO Unit in relation to adverse impact on the amenity of neighbouring properties or the character of the area. The proposal complies with criteria 2 of HOU4 of NAP.

8.12 The application is compliant with criteria 3 of Policy HOU 4 of NAP as the external spaces are of a safe and secure design, providing easy and convenient access to yards, gardens, bin storage and parking. There is currently a large yard located immediately to the rear of the application property which is currently used to store bins. The proposed plans show dedicated space for bins and eight (8) parking spaces. The immediate rear yard measures 589sqm excluding parking spaces and has a large storage facility. The rear area will be easily accessible from the application property. The quantity and quality of the proposed amenity space is in compliance with the standards discussed in the creating places design guide. The proposal complies with criteria 3 of HOU4.

8.13 As discussed in detail in paragraphs 8.20 and 8.24 the parking and service requirements for the proposed HMO will not result in adverse traffic impact or detract from the amenity of local residents and criteria 4 is considered to be complied with.

8.14 The application does not propose any changes to the landscaping of the application property. The rear of the dwelling is hard landscaped suitable for the parking and turning of vehicles and adequate parking has been provided to serve the proposed use. This however will not impact upon the amenity areas of the dwelling. As such, this application is compliant with criteria 5 of Policy HOU 4 of NAP and criteria C of Policy EXT 1 of APPS 7. This application complies with all the criteria of Policy HOU 4 of NAP.

8.15 APPS 7 outlines the planning policy for achieving quality in relation to proposals for residential extensions and alterations. The proposal relates to a new dormer window to the rear of the property along with other minor elements such as lowering the window cills of windows to the rear elevation. Therefore Policy EXT 1 and guidance in Annex A applies. This application complies with all the criteria of Policy EXT 1 and guidance in Annex A.

8.16 The scale, massing, design and external materials of the proposed rear dormer are considered acceptable as it is sympathetic with the built form and appearance of the existing property. The lowering of the window cills to the rear to provide additional light into the bedrooms is considered acceptable. Making good around the windows will have finishes to match that of the existing dwelling, e.g. render. The proposed access ramp provides suitable access arrangements to meet the needs of a cross section of the community and takes up a small section of the rear amenity space. Further, it will not negatively impact the character of the area as it will be to the rear of the property and be finished to match the existing property. As such this application is compliant with Criteria A of Policy EXT 1 of APPS 7.

8.17 The proposed alterations and rear dormer window will not unduly affect the privacy or amenity of neighbouring residents, as there are no direct neighbours around the periphery of the site. As such, there will be no overlooking onto neighbouring properties. Therefore, it is considered that this application is compliant with Criteria B of Policy EXT 1 of APPS 7.

8.18 The proposal will not cause the unacceptable loss of, or damage to, trees or other landscape features. The existing space is hard landscaped to the rear and therefore does not contribute

significantly to local environmental quality. The garden area to the western side of the dwellinghouse is shown to remain as existing. As such this application is compliant with Criteria C of Policy EXT 1 of APPS 7.

8.19 The proposed ramp only requires a small section of the immediate rear yard to facilitate the proposal. The removal of this will not detrimentally impact the overall space to the rear of the property. The area to the front and side in regards to amenity space remains as existing. As such this application is compliant with Criteria D of Policy EXT 1 of APPS 7. The proposal complies with the PPS7A.

Access, Movement and Parking

8.20 PPS 3 sets out planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. Policy AMP7 states that proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic. This application complies with Policy AMP7 of PPS 3 and criteria 4 of Policy HOU 4 of NAP as the proposed parking and service requirements will not result in adverse traffic impact or detract from amenity of local residents.

8.21 There are no parking standards for HMO uses within Departmental Parking Standards. DfI Roads were consulted on two (2) occasions during the processing of this application to comment on the proposal. They provided their final response on 30th January 2026 and stated they had no objections to this proposal, subject to a condition. They also stated that parking arrangements are an amenity issue to be addressed by the planning department.

8.22 Currently, in-curtilage parking provision is illustrated within the site. The proposed plans show eight (8) parking spaces to be located to the rear of the site. Other properties along Ballyrashane Road have parking areas to the rear and front of their properties. As such, this proposal is consistent with other development in the area.

8.23 In the planning statement, it states that parking is not to change significantly as the site benefits from ample parking and

manoeuvring space. Taking the in-curtilage area into consideration, it is considered that there is sufficient capacity within the site to accommodate the additional demand generated by the proposed development, without adversely impacting existing parking provision. Overall, the application is compliant with this policy. As there is a large area to the rear and side of the dwellinghouse it is considered that there is substantial room to accommodate more than the 8 parking spaces annotated on the plan if there were visitors, thereby sufficient space would be available for this purpose.

8.24 Annex 1 of PPS21, Consequential amendment to Policy AMP 3 of PPS 3 Access, Movement and Parking, states that under Part D entitled Other Categories of Development, approval may be justified in particular cases for other developments which would meet the criteria for development in the countryside and access cannot be reasonably be obtained from an adjacent minor road. Where this cannot be achieved the proposal will be required to make use of an existing vehicular access onto the Protected Route. The proposal is for the change of use of an existing dwelling to a House of Multiple Occupation which is found to comply with HOU4 of NAP. The proposal therefore is compatible with development in the countryside. In this case access cannot reasonably be obtained from a minor road however an existing access onto the Protected Route exists and will be improved which can be conditioned prior to the commencement of the development. The proposal complies with Annex 1 of PPS21 and consequently AMP3 of PPS3.

Representations

8.25 The number and content of objections have been detailed at paragraph 5.1. Paragraph 8.20 - 8.24 discusses the consideration of parking and access objection points.

8.26 Noise and disturbance were noted as points of objection within representations. Objections stated the increased number of residents would increase noise levels which would detrimentally impact neighbours' quality of life. The proposed change of use will have limited impact on noise and overall disturbance of neighbouring residents as it will be converted from a six (6) bedroom residential dwelling into an eight (8) bedroom HMO. It is considered that there would be minimal adverse impact from this change as noted above. As such, a change of use to HMO is not

considered substantially detrimental. Environmental Health was consulted and made no comment in relation to noise. Further, late night activity and noise disturbance are matters that would be regulated under environmental health and could be addressed through the management of the facility. It is also of note that the site is isolated within the countryside and not close to other residential properties.

8.27 Health and safety monitoring were noted as another point of objection within representations. Objections stated that HMO properties could potentially lead to overcrowding, inadequate property maintenance, poor waste management which would negatively impact neighbouring residents. This has largely been addressed under the previous subsections of section 8. Further, HMO is one of the most heavily regulated forms of housing and are subject to continuous compliance. NI HMO Unit and Environmental Health were consulted and raised no objection to the proposal and such matters are also dealt with under the HMO licencing procedures.

8.28 Precedent and over provision of HMOs was noted as another point of objection within representations. Objections stated that if approved, the HMO would create a bad precedent and trigger a transformation in community dynamics. Each application is assessed on its on merit and in accordance with policy. Each planning decision takes account of the potentially damaging effect of cumulative changes in a neighbourhood when considered alongside other recently approved development. Ballyrashane Road currently holds zero (0) HMO properties according to the HMO register. As such, a single HMO property will not detrimentally impact the character of the area nor has it been demonstrated that there is an over provision of HMOs in this immediate area.

8.29 Effect on property value was noted as another point of objection within representations. Objections stated that if approved, the HMO would detrimentally impact the value of neighbouring properties. No evidence of any impact on property values was submitted. The perceived loss of property value is not a planning consideration and therefore weight cannot be given to this element of the objection.

8.30 The conversion to an 8 bedroom property has been noted. The agent has indicated the premises for the occupation of 8 people and assessment of the proposal above is on this basis. HMO Licensing is not within the planning remit and is a separate consent. Any space standards, occupancy or other requirements for HMO licensing is beyond this applications remit.

8.31 With regards to the storage of bins, there is ample room within the curtilage of the dwelling, specifically to the rear to accommodate bins and therefore would not affect the streetscape.

8.32 HMO regulations in Northern Ireland, under the Houses in Multiple Occupation Act (Northern Ireland) 2016 and 2019 Regulations, enforce strict minimum bedroom sizes and amenity standards to ensure safety and comfort and to ensure that the property is of satisfactory standard for the number of occupants. Key requirements include a minimum of 6.5m^2 for single rooms, proper heating, adequate washing facilities, and specific kitchen requirements. Licenses are required from local councils. Overall, all room sizes have been checked and the Department is satisfied that the property and all room sizes are adequate to accommodate the proposed number of occupants.

8.33 The acceptability of replacing family homes with an HMO will be on the merits of the application. The proposal is assessed above.

8.34 Regarding Water / sewerage. Consultation with NI Water indicated that they have no objections and therefore is considered appropriate.

8.35 The conversion to a 8 bedroom property has been noted. The agent has indicated the premises for the occupation of 8 persons. Assessment of the proposal above is on this basis. HMO licensing is not within the planning remit and is a separate consent. Any space standards, occupancy or other requirements for HMO licensing is beyond this applications remit. The legislation is not planning legislation and its contents are beyond the planning remit.

8.36 Finally, impact on services and utilities was noted as another point of objection within representations. Objections stated that if approved, there would be less appointments at health care facilities and the potential for schools to be shut down due to lack

of children. No demonstrable evidence of any impact on services and utilities was submitted.

9.0 CONCLUSION

9.1 In conclusion, the application is compliant with all relevant planning policies, guidance, and material considerations. All representations have been fully considered. Further to this, no consultees (DfI Roads, NI HMO unit, Environmental Health, NIW) raised any objection in relation to this proposal.

9.2 Acknowledging guidance in NAP, provision of this type of housing needs to be controlled to ensure that the accommodation provided for residents is of a satisfactory standard, and that the impact on neighbouring properties is not detrimental to their amenity, or to the environment or character of the area.

9.3 Taking everything into consideration, this application will not unacceptably affect the amenity, environment, or character of Ballyrashane Road. Ballyrashane Road currently holds zero (0) HMO properties according to the HMO register. Given the site and wider area characteristics, the proposed change of use will not detrimentally impact the character of the area.

9.4 Therefore, this application is recommended for **APPROVAL.**

10.0 PROPOSED CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development shall commence until the vehicular access, including visibility splays and any forward sight distance has been provided in accordance with Drawing No. 02A. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

INFORMATIVES

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

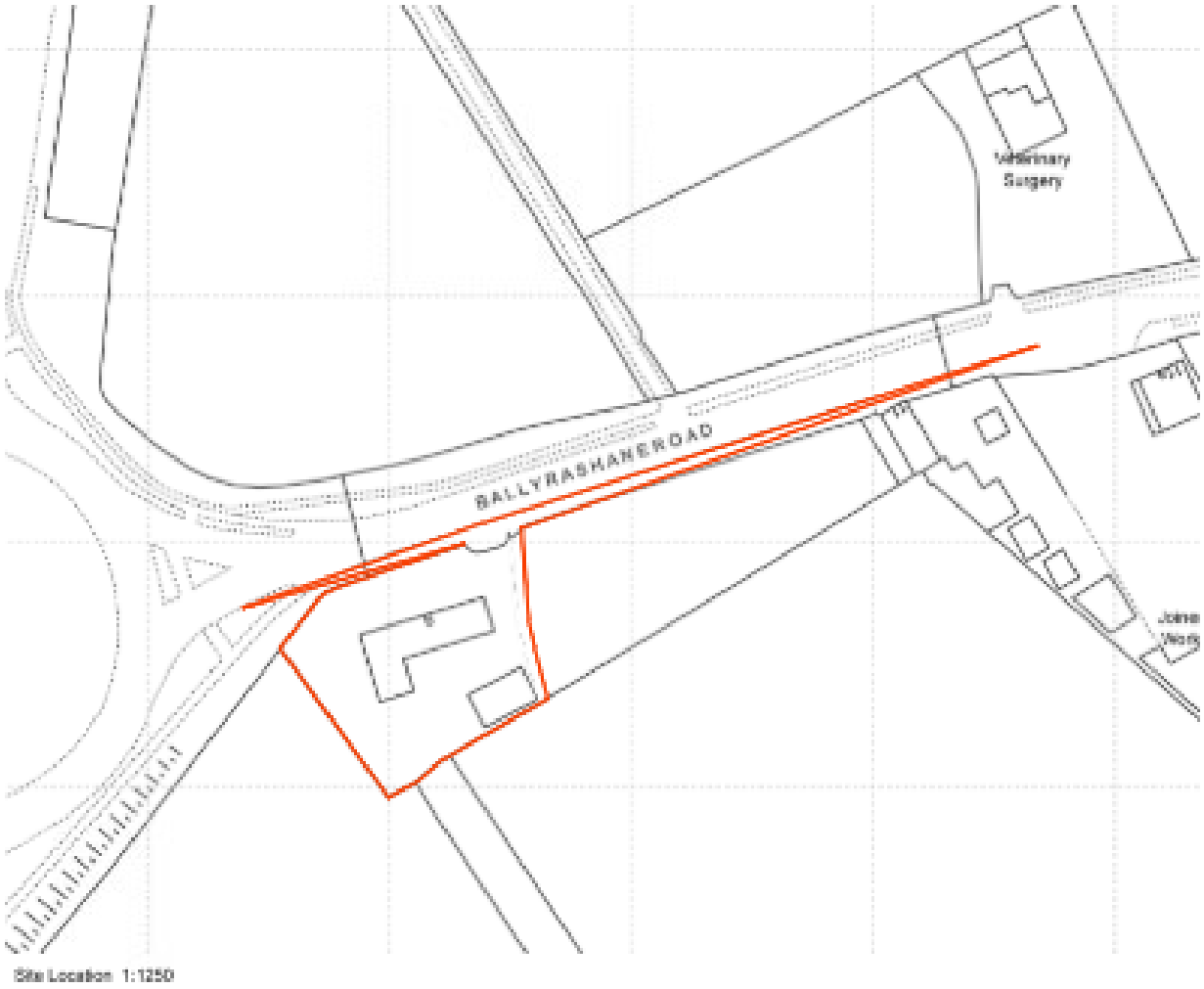
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

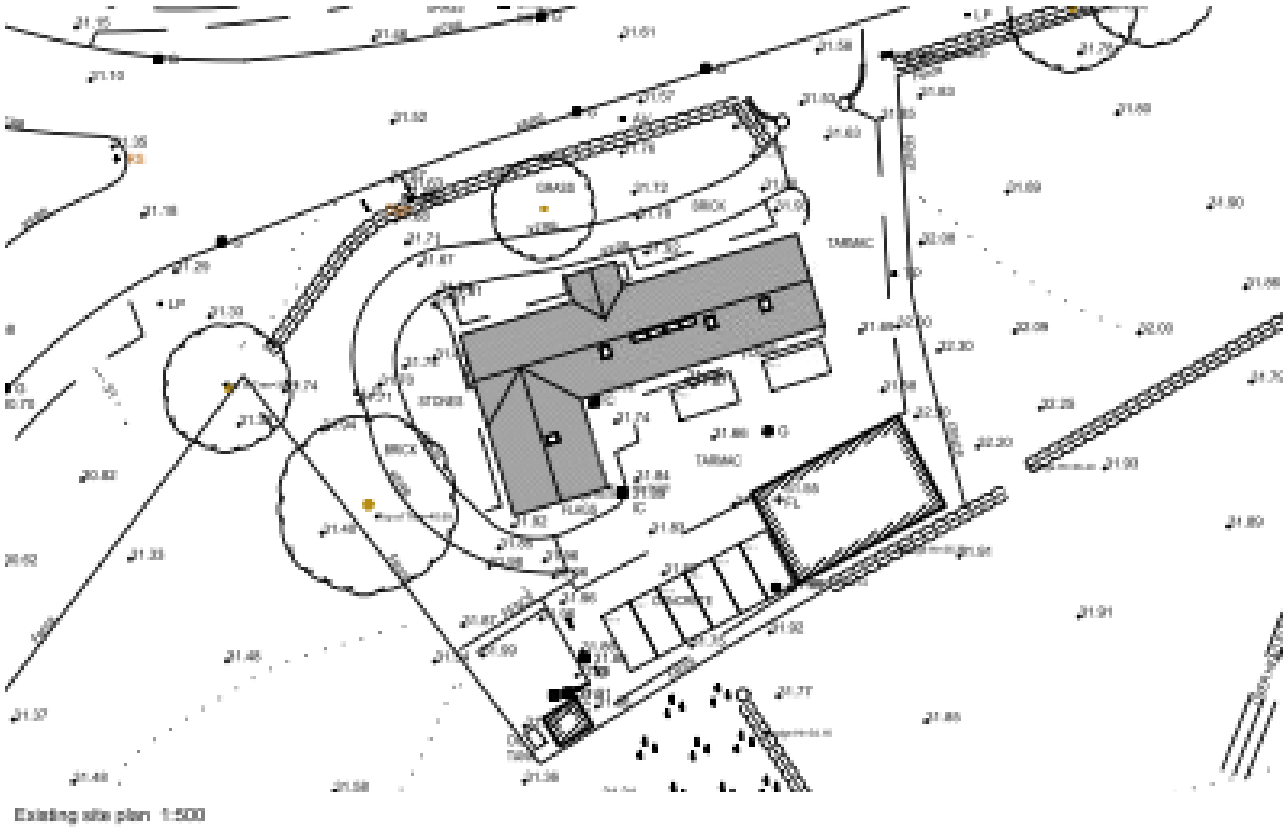
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at https://planningregister.planningsystemni.gov.uk/simple-search

Site Location Plan

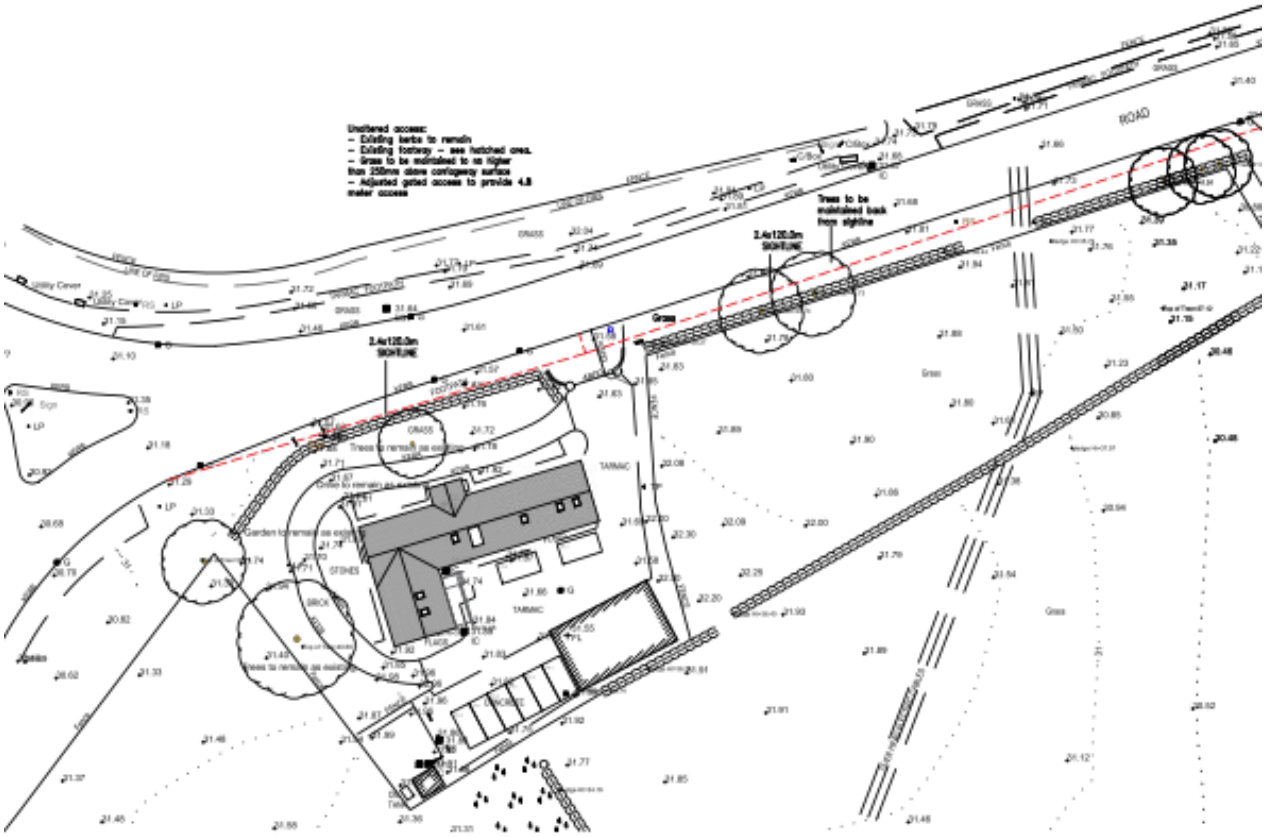


Existing Site Plan

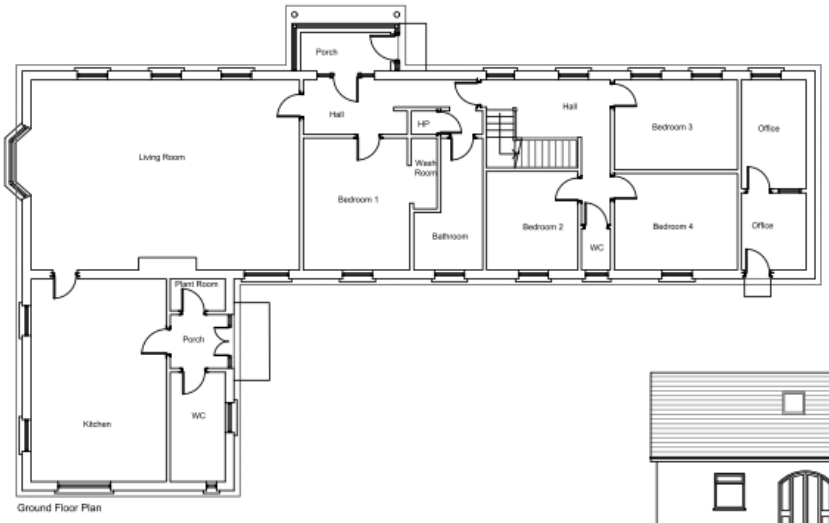


Existing site plan 1:500

Proposed Site Plan



Existing Floor Plans and Elevations



Ground Floor Plan

Side Elevation
(East)

Front Elevation
(North)

MONTGOMERY / IRWIN

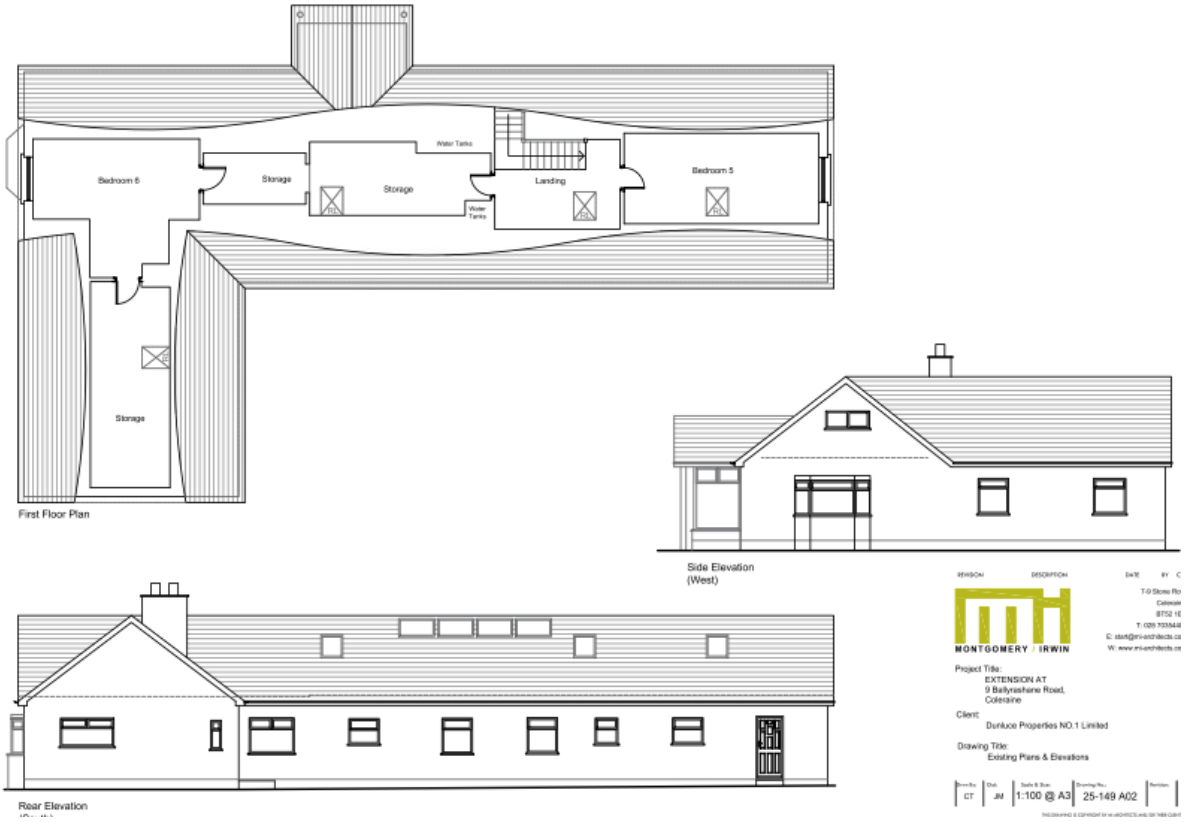
Project Title:
EXTENSION AT
9 Ballynahone Road,
Coleraine

Client:
Dunluce Properties NO.1 Limited

Drawing Title:
Existing Plans & Elevations

Drawn By	Chk	Scale & Size	Drawing No.	Revision
CT	JM	1:100 @ A3	25-149 A01	

Existing First Floor Plans and Elevations



Proposed Ground Floor Plan and Elevations

Proposed First Floor Plans and Elevations