

**From:** robert brown  
**Sent:** 27 April 2025 22:42  
**To:** Planning  
**Subject:** LA01/2024/0895/O, Referral, Site 10m East of 5 Ballygelagh Village, Portstewart

Dear Sir/Madam,

I wish to object to planning application LA01/2024/0895/O.

I understand that this site has been subject of 2 previous planning application refusals and the reasons for refusal have not changed.

Planning refusal was recommended in the past because building at this location would adversely impact residential amenity.

I firmly believe the development at this location would result in an adverse impact on the other residents, particularly Nos 4 and 5 Ballygelagh Village, resulting in loss of privacy and overshadowing of these and the neighbouring properties.

There is a lack of areas of open space at Ballygelagh Village already and this space was used for years by children as a play area until a "No Trespassing" sign was erected in March 2025".

The development would, if permitted, adversely affect the environmental quality of the area by reason of loss of existing open space. Furthermore, the application site currently presents as amenity green space which provides visual relief between the surrounding properties. To develop the site would result in loss of important existing open space. Finally, the application site, while not formally identified as open space, falls within the definition of public open space and provides visual relief to the built up form in the immediate vicinity.

Yours faithfully,  
Robert Brown