



Causeway
Coast & Glens
Borough Council

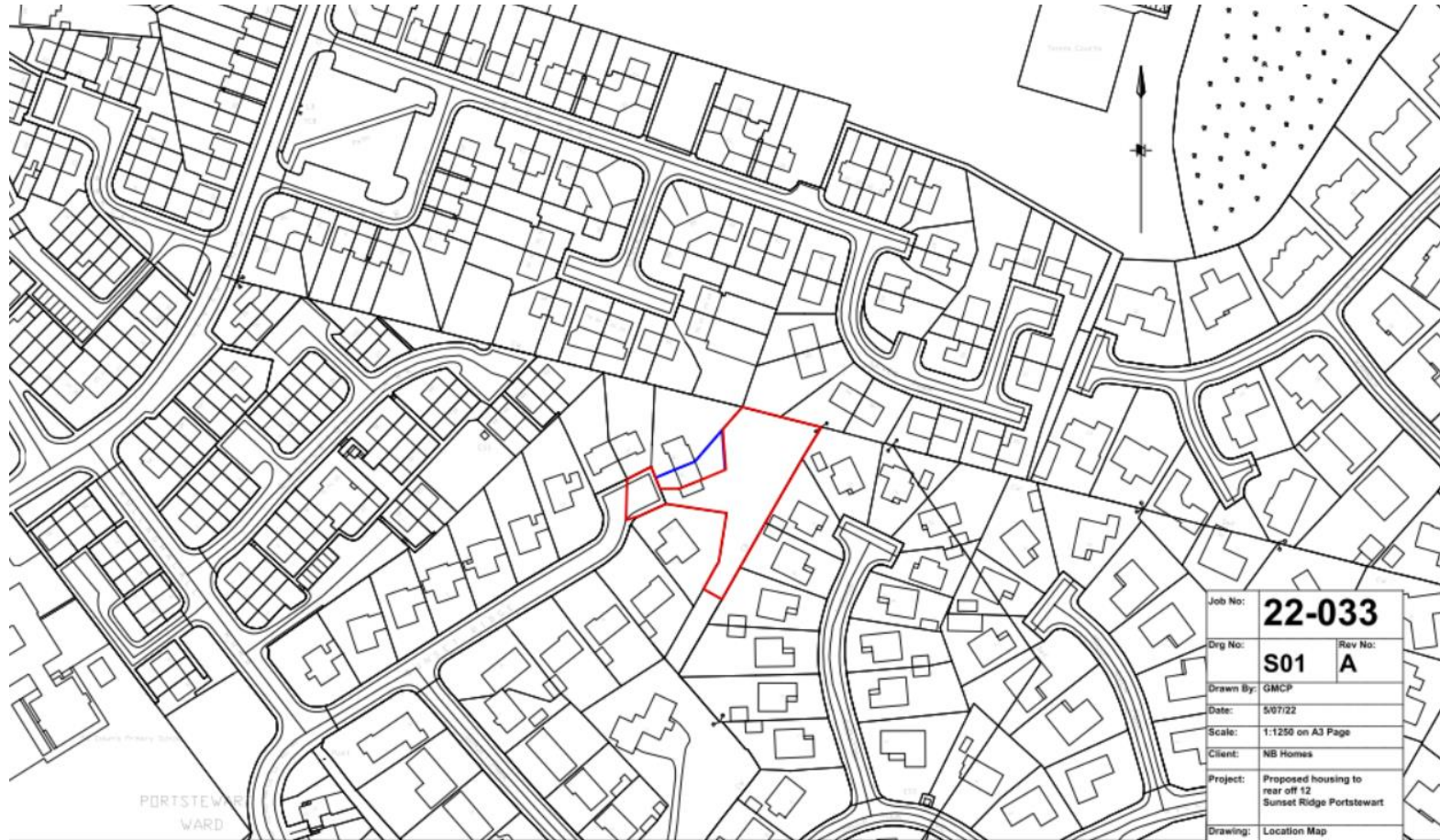
LA01/2022/1587/F

Construction of 2no two storey semi-detached dwellings with parking and private driveway upgraded to serve additional dwellings. Land to the side and rear of 12 Sunset Ridge, Portstewart.





Causeway
Coast & Glens
Borough Council





Job No:	22-033	
Dwg No:	S01	Rev No: A
Drawn By:	GMCP	
Date:	5/6/22	
Scale:	1:1250 on A3 Page	
Client:	NB Homes	
Project:	Proposed housing to rear off 12, Sunset Ridge Portstewart	
Drawing:	Location Map	
Revision:	Redline reduced	

Key

-  Denotes extent of Site 0.16HA
-  Denotes No12 under control off applicant



GERARD
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ARCHITECTURAL

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Site to rear

24/01/2023



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Nos.84 & 86
Lever Park

No.13 Milford
Avenue

SITE

24/01/2023



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No. 10 Sunset
Ridge

No. 14 Sunset
Ridge

24/01/2023



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Southern land of
red line – no
development
proposed.

24/01/2023



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Proposed
Access

NO.12

24/01/2023



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View from No. 13 Milford Avenue



SITE

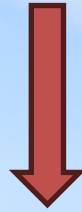
22/05/2023



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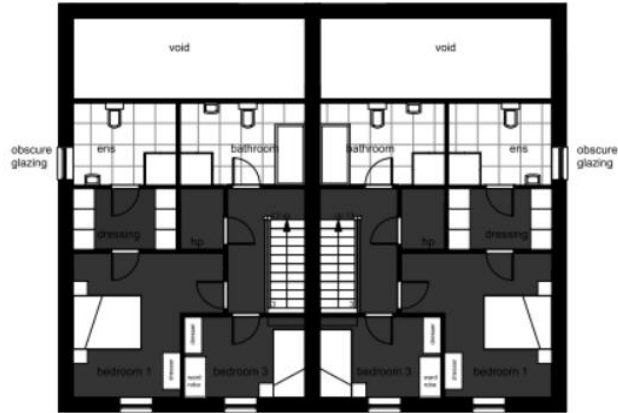


SITE

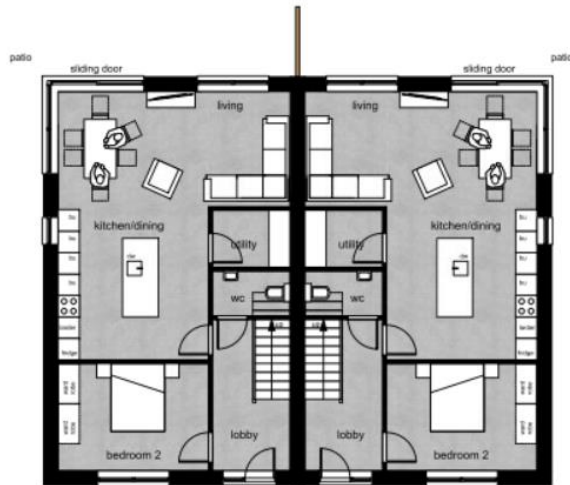


View between
Nos11&13 Milford
Avenue.

22/05/2023



First Floor Plan



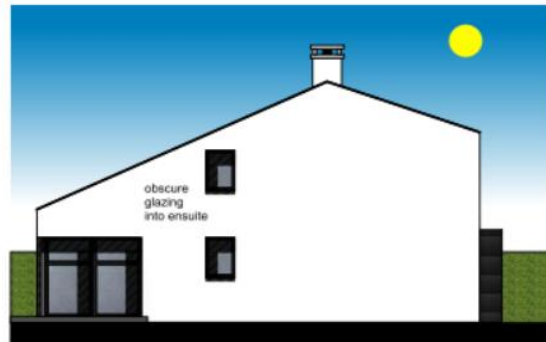
Ground Floor Plan



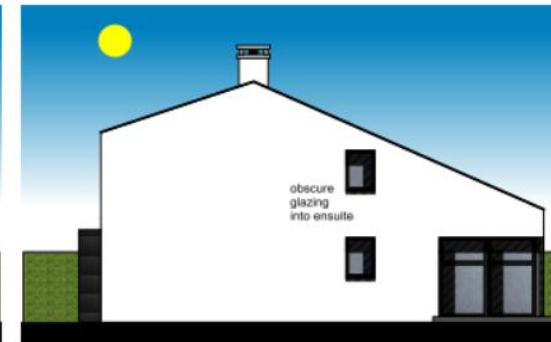
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

SEMI DETACHED DWELLING

3 bed

Ground Floor -
Entrance lobby & hall
Landing & hall
Open plan - kitchen/dining/living
Utility
WC

First Floor -
Landing & hall
Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Main Bathroom
Hotpress

finishes
roofing
fire or slate roof covering
roof light wrapping over eaves
zinc cladding to porch
black 1/2 round gutters & downpipes

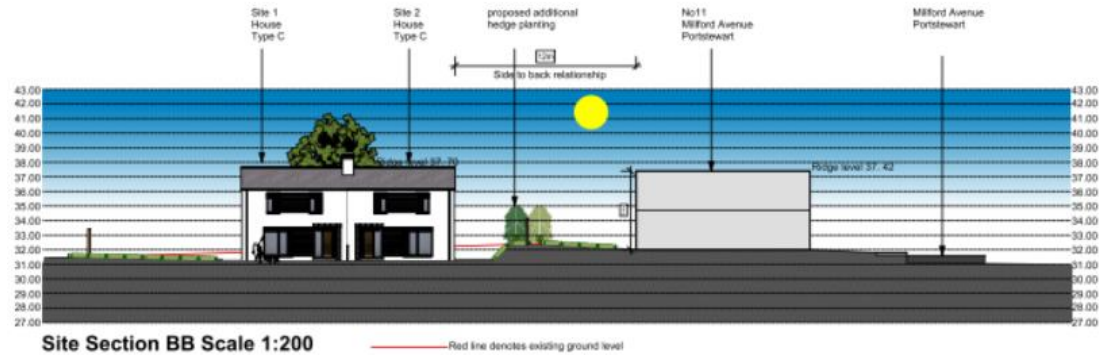
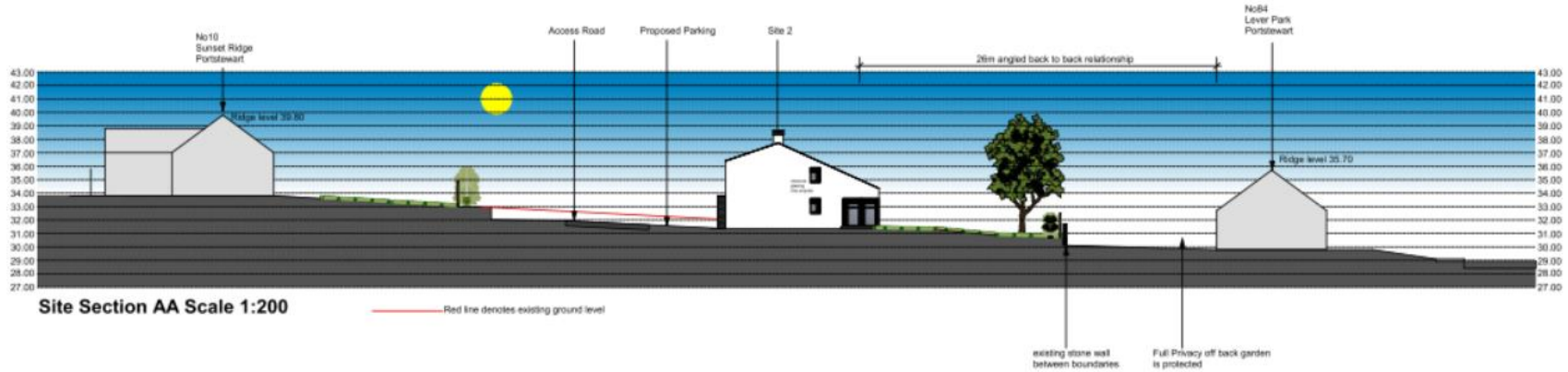
walls
smooth render
aluminium clts
black fibre cement
weather board painted

windows and doors
grey double glazed upvc windows & doors
hardwood timber doors

HOUSE TYPE C

Job No:	22-033	
Drig No:	D07	Rev No: B
Drawn By:	GMCP	
Date:	20/11/22	
Scale:	1:100 on A3 Page	
Client:	NB Homes	
Project:	Proposed housing to rear off 12 Sunset Ridge Portstewart	
Drawing:	Elevations	
Revision:	-	





App No:	22-033	
App No:	D04	Form No: F
Drawn By:	DMCF	
Date:	01/11/22	
Scale:	1:200 on A3 Page	
Client:	NB Homes	
Project:	Proposed housing to rear of 12 Sunset Ridge Portstewart	
Drawing:	Site Section AA & BB	
Reference:	Planning Amendments	
 GERARD MOPEAKE ARCHITECTS 17 The Causeway, Carrington, Carrington, Carrington, Carrington Tel: 028 27 770000 www.gerardmopeake.com		