Causeway Coast & Glens Borough Council

Title of Report:	**Planning Committee Report – LA01/2026/0305/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**25th November 2026**
For Decision or For Information	**For Decision – Objection Item**
To be discussed In Committee YES/NO	**No**

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures, and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

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

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:
	Screening Completed:	N/A	Date:

Data Protection Impact Assessment (DPIA)			
	DPIA Required and Completed:	N/A	Date:

No: LA01/2026/0305/F **Ward: Portstewart**

App Type: Full

Address: 72 Coleraine Road, Portstewart

Proposal: Proposed Change of Use from HMO property to private residential dwelling plus proposed first floor extension to rear of property, proposed roof extension, erection of porch at front of dwelling, additional / alterations to window openings resulting in elevational changes plus internal alterations. Additional parking proposed via part removal of existing front garden.

Con Area: N/A **Valid Date: 24/03/2026**

Listed Building Grade: N/A

Agent: P.S Design, 9 Drumview Road, Lisburn, BT27 6YF

Applicant: Mr Colin Hogg, 72 Coleraine Road, Portstewart, BT55 7JR

Objections: 11 **Petitions of Objection: 0**

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

Executive Summary

- The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations.

- The application site falls within Portstewart Settlement Limit as defined in the Northern Area Plan (NAP). The site has no other designations.

- There are eleven (11) letters of objection from six (6) different postal addresses received in received in relation to this application.

- The principle of development is acceptable.

- The proposal is considered acceptable in terms of layout, scale and massing and is appropriate to the character of the existing dwelling and character of the surrounding area.

- The proposal is considered acceptable as the proposal will not result in an unacceptable impact to neighbouring residential amenity.

- The proposal complies with all relevant planning policies including the Northern Area Plan 2016, SPPS 2nd Edition 2025, Addendum to PPS 7, and Creating Places.

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

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

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 application site is located at 72 Coleraine Road, Portstewart. This site is located within the settlement development limit of Portstewart as defined by the Northern Area Plan 2016.

2.2 The application property is a single storey detached dwelling. The dwelling is finished in dash render with a red brick plinth, and has a hipped roof finished with grey tiles. There is a pitched roof extension, positioned centrally on the front elevation. On the rear elevation, there is a single storey flat roof extension.

2.3 To the front (east) of the application dwelling is small grassed front lawn and tarmac drive, which provided in-curtilage parking for two vehicles. The front (east) and each side (north and south) of the site is bound by a combination of dash rendered, smooth rendered, and brick walls. The tarmac driveway extends up the side (south) of the dwelling to a garage. The garage has a lean-to roof and is finished to match the main dwelling. To the rear (West) of the dwelling is a grassed rear garden, with smaller paved section. The rear garden is bound by high walls of varying finishes.

2.4 The site is rectangular in shape and is bound by Coleraine Road to the front (east), No. 70 Coleraine Road to the side (north), No. 74 Coleraine Road to the other side (south), and properties on Seafield Park South to the rear. The site rises slightly from the Coleraine Road to the front door with the rest of the site remaining relatively flat.

2.5 The surrounding area is characterised by residential development.

3.0 RELEVANT HISTORY

3.1 Application Number: C/1987/0162
Decision: Permission Granted/ Decision Date: 17 April 1987
Proposal: Alterations & single storey rear extension to dwelling

3.2 Application Number: LA01/2019/0369/LDE
Decision: Permission Granted/ Decision Date: 20 August 2019

Proposal: Used as a HMO Property. Let out to tenants commenced use as HMO. In September 2003 until present date evidence provided of use as HMO over the past 5 years.

3.3 Application Number: LA01/2026/0064/F
Decision: Application Invalid/ Decision Date: 23 March 2026
Proposal: Proposed first floor extension to rear of dwelling and internal alterations

4.0 THE APPLICATION

4.1 Full planning permission is sought for the change of use, external and internal alteration, roof extension, and first floor dormer to an existing property and associated site works at 72 Coleraine Road, Portstewart. The proposed works do not result in an increase in building footprint.

4.2 The application property currently operates as an HMO. The application seeks to return the property to a private residential dwelling. The planning statement submitted with this application outlines that the applicants wish to use the property and the works proposed are required to accommodate their large family.

4.3 The proposal also comprises a roof extension and a first-floor rear extension to facilitate the provision of additional first-floor accommodation. The existing roof measure 2.8m from eaves to ridge. The application proposes to raise the roof a further 0.7m to measure 3.5m, and to alter the roof form from a hipped roof to a pitched roof. To the rear, a first-floor extension is proposed above the existing single-storey flat roof extension. This extension will also have a flat roof and will extend approximately 3m above the height of the existing rear extension.

4.4 The application proposes a flat roof porch to the front elevation. The porch will measure 2.4m in width and be supported by a single pole. It will be finished in zinc.

4.5 The application proposes extensive elevational alterations at ground and first-floor levels. At ground-floor level, the front (east) elevation will be reconfigured through the removal of the existing bathroom window and the replacement of two bedroom windows with a single centrally positioned window within the existing front projection. In addition, the two side-facing windows serving the bedroom within the front extension will be blocked up. On the side (south) elevation, the two existing bathroom windows will be replaced with a single window, while the existing kitchen window will be reduced in size. On the rear (west) elevation, the existing rear door will be blocked up, and the existing corner living room window will be partially blocked up and replaced with a large bi-folding patio door. On the other side (north) elevation, the existing bedroom window will be replaced with a smaller window to serve the proposed en-suite bathroom. The creation of a first floor will introduce a number of new openings. On the side (south) elevation, two windows will be installed to serve a bedroom and en-suite. The rear (west) elevation will accommodate three bedroom

windows, while the other side (north) elevation will include two new windows serving an en-suite and a bathroom.

4.6 Given the extent of the works, the level of accommodation will be significantly increased and internal layout changes will be required. The proposed ground floor layout will include an entrance hall, bathroom, snug, laundry room, store, two bedrooms (one with ensuite), and a large open planned kitchen, dining, lounge space, with pantry. The first-floor layout will include a landing, store, bathroom, and four bedrooms (two with ensuite). This represents an increase of an additional bedroom, living space (snug), laundry, and pantry facilities, three bathrooms, and storage spaces.

4.7 The existing front grassed garden is to be partially removed to provide additional parking. Parking provision is proposed to increase from two (2) in-curtilage parking spaces to four (4) in-curtilage parking spaces. No alterations to the access are proposed.

4.8 The proposal has been amended during the processing of the application which has changed to take on board Council feedback in line with planning policy and to address third party objections.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

Advertising: Advertised on 8th April 2026.

Neighbours: Seven (7) neighbours were notified.

Representations: Eleven (11) letters of objection have been received in relation to the proposal. The objections were from eleven (11) individuals from six (6) different addresses. Seven (7) of the objections were the same. Objections were received from:

- Two (2) neighbouring rear properties.
- One (1) property in Coleraine.
- One (1) property in Ballymoney.
- Six (6) properties in Limavady.
- One (1) property in Londonderry.

Seven (7) of the objections which were the same only stated ‘Object’. Of the remaining four (4) objections, two (2) mistakenly believed the application proposed the change of use from a dwelling to an HMO, rather than the opposite which is proposed. These objections raised concerns relating to the overconcentration of HMOs and increased noise and disturbance, adverse impacts on residential amenity, parking pressure, refuse issues, and the erosion of neighbourhood character from HMO use.

The remaining two (2) objections relate to the works proposed within this application. The issues raised include the following:

- Overlooking and loss of privacy
- Overshadowing and loss of light
- Noise disturbance
- Inappropriate form, scale, massing, and design (including over development and dominance)
- Impact on character and appearance of the area
- Potential commercial use (such as a holiday let)

Concerns regarding the above issues are addressed in paragraphs 8.1 to 8.30.

5.2 **Internal:**

No consultations were issued in relation to this application.

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 2nd Edition (SPPS) 2025 is a material consideration. As set out in the SPPS, 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:

- The Northern Area Plan 2016 (NAP)

- The Strategic Planning Policy Statement Edition 2 (SPPS Ed. 2) (2025)
- Planning Policy Statement 3: Access, Movement, and Parking
- Addendum to Planning Policy Statement (APPS) 7: Residential Extensions and Alterations
- Creating Places

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, assessment under planning policy including scale, massing, design and character of the area, impact on residential amenity (including overlooking and loss of privacy, overshadowing, and noise and disturbance), amenity space and parking provision and consideration of representations.

Principle of Development

8.1 The proposal seeks the modernisation and expansion of an existing dwelling. It is considered that the proposed development is deemed acceptable and is in compliance with all policy considerations.

Assessment Under Planning Policy

8.2 The application site falls within Portstewart Settlement Limit as defined in the Northern Area Plan (NAP). The site has no other designations, and NAP therefore provides no specific guidance in relation to this application.

8.3 A core objective of the SPPS is to promote sustainable development that is in accordance with the appropriate LDP and any other relevant material considerations. The SPPS provides a strategic overview for a wide range of planning matters, including supporting good design and positive place-making. Paragraph 4.23 to 4.30 of the SPPS relate to good design and are considered a material consideration in the assessment of this application. Further, paragraph 4.27 states that Planning Authorities will reject poor designs, particularly proposals that are inappropriate to their context, including schemes that are clearly out of scale, incompatible with their surroundings, or not in accordance with the LDP or local design guidance. This application complies with the planning principles outlined within the SPPS.

8.4 APPS 7 outlines the planning policy for achieving quality in relation to proposals for residential extensions and alterations. As 72 Coleraine Road is seeking a change of use from a House of Multiple Occupancy (HMO) to a residential dwelling, 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.

Scale, Massing, Design and Character of Area

8.5 Concerns were raised within objections regarding the scale and design of the extension (including size, height, form) and that it would negatively impact the character and appearance of area. The application proposes a roof extension, first-floor rear extension, elevational alterations, and the construction of a front porch to an existing detached dwelling. Whilst the proposal represents substantial alteration to the existing building, it has been designed to ensure that the dwelling retains its residential appearance and remains compatible with the established character of the surrounding area.

8.6 The existing property comprises a detached dwelling with a hipped roof and existing front pitched projection. The proposed seeks to increase the ridge height by 0.7m and alter the roof from a hipped to a pitched design. The proposed pitched roof form is considered acceptable as it would reflect the prevailing character of this section of Coleraine Road, where the majority of properties are characterised by pitched rather than hipped roofs. As such, the proposed alteration would not introduce an incongruous feature but would instead establish a roof form that is consistent with the prevailing pattern of development. Although the increased ridge height would result in a greater wall-to-roof ratio, this must be considered in the context of the immediate neighbouring properties. No. 70 Coleraine Road to the north is a single storey bungalow and No. 74 Coleraine Road to the south is a two-storey semi-detached dwelling. The proposed increase in ridge height would therefore provide a visual transition or ‘stepping up’ between these differing building heights, rather than appearing unduly prominent or out of scale with its surroundings. The surrounding area is characterised by a varied mix of detached and semi-detached dwellings of differing ages, designs, roof forms, and architectural styles. Consequently, there is no singular architectural form which defines the locality. The proposal would remain clearly identifiable as a residential dwelling and would not appear out of character within this varied residential context.

8.7 To the rear, a first-floor extension is proposed above the existing single-storey flat-roof extension. This extension will also have a flat roof and will extend 3m above the height of the existing extension. Whilst this will introduce additional built form and increase the overall scale of the dwelling, the extension remains domestic in scale, with its flat roof design helping to maintain a relatively simple and functional form. The extension will remain visually subordinate to the main dwelling as it will sit below its ridge line. The required additional internal accommodation does not result in an increase in building footprint or an incongruous form of development. Given the extensions positioning to the rear, it will have limited visibility from Coleraine Road and would not materially alter the principal appearance of the dwelling as experienced from the public realm. In terms of its relationship with neighbouring properties, whilst the increase height and massing are acknowledged, the resulting form is not considered to be so excessive or imposing as to create an unacceptable sense of dominance or overbearing impact. The extension remains domestic in scale, and, having regard to its siting, design, and relationship with the

existing dwelling, it is considered to represent an acceptable form of residential development.

8.8 The proposal also includes a modest flat-roof porch to the front elevation. Given its limited dimensions of 2.4m in width and lightweight design, it is considered subordinate to the host dwelling and would not appear visually dominant.

8.9 Furthermore, the proposal was amended during the course of the application (and previous LA01/2026/0064/F) in response to concerns raised through the planning process. The submitted amendments have improved the overall design solution and ensured greater compliance with policy requirements. The amendments included reducing the extent of the roof extension and reducing the first-floor window widths on rear elevation.

8.10 The proposal complies with criteria A of APPS7.

Impact on residential Amenity

Overshadowing and loss of Light

8.11 Concerns were raised within objections regarding the potential for overshadowing and loss of light arising from the proposed development. The application site comprises a detached dwelling bounded by Coleraine Road to the east, No. 70 Coleraine Road to the north, No. 74 Coleraine Road to the south, and residential properties within Seafield Park South to the west. The dwelling is separated from No. 70 by 3.5m, No. 74 by 4m, and properties on Seafield Park South by 33.3m. Having regard to the orientation of the site and the path of the sun, No. 70 Coleraine Road, has the greatest potential to experience any overshadowing. It is acknowledged that No. 70 sits approximately 0.5m lower than the application site and that the proposal incorporates a first-floor extension and an increase in ridge height.

8.12 However, it is not considered that the proposal would result in an unacceptable loss of light or excessive overshadowing to No. 70. While some additional shadowing may occur at certain times of the day, such impacts are not uncommon within established urban residential environments where neighbouring dwellings exist in relatively close proximity. Furthermore, the proposal would not render neighbouring habitable rooms or private amenity spaces excessively overshadowed, unusable, or detrimental to residential amenity.

8.13 The proposal complies with criteria B of APPS7.

Overlooking and Loss of Privacy

8.14 Within objections, overlooking and loss of privacy has been raised in that the proposed first floor accommodation would result in views towards

neighbouring rear gardens and private amenity spaces. The proposal introduces new first-floor windows within the side and rear elevations. The side-facing north windows serve a bathroom and ensuite. Given the nature of these rooms, these windows have been conditioned to be fitted with obscured glazing and maintained as such. This will prevent unacceptable overlooking towards No. 70. The side-facing south windows serve an ensuite and bedroom. Similarly, the ensuite window will be conditioned to be fitted with obscured glazing to prevent overlooking to No. 74. Whilst this side-facing bedroom window offers views towards No. 74, its positioning towards the front of the dwelling will mean views are limited to No. 74 gable and front parking area. No 74 has two first floor windows on this gable, which serve a bathroom (obscured) and hall/ stairs.

8.15 The rear-facing bedroom windows principally overlook the application property's own rear garden. Whilst the proposal may increase opportunities for views across neighbouring gardens when compared to the existing dwelling, the level of intervisibility created is not considered unusual or excessive within the context of the surrounding area. The proposed windows would not facilitate direct overlooking into neighbouring habitable room windows.

8.16 Particular concern has been expressed within objections regarding overlooking of properties on Seafield Park South. However, the proposed windows are typical of those expected within residential accommodation and do not create direct or unusual overlooking circumstances beyond those commonly experienced within an urban context. In assessing these concerns, regard has been had to the guidance contained within Creating Places, specifically paragraphs 7.15 and 7.16, which address separation distances between residential properties. Paragraph 7.15 advises that on greenfield sites and in low-density developments, a separation distance of around 20m or greater between opposing rear first-floor windows is generally considered acceptable. Paragraph 7.16 further advises that where new development abuts the private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking. Although not directly comparable to the application site due to differences in urban context and neighbouring house types, it provides a useful benchmark for acceptable separation distances between dwellings. In this instance, there is a separation distance of 33m between the application dwelling’s rear elevation and the rear elevation of No. 5 Seafield Park South. This separation distance exceeds the 20m guideline contained within Creating Places and is considered sufficient to safeguard the privacy and residential amenity of residents on Seafield Park South.

8.17 It is also relevant to note that the application property could accommodate rear dormer windows under permitted development, which would provide opportunities for views towards neighbouring properties. Such an arrangement could result in a broadly comparable relationship in terms of potential overlooking to that arising from the proposed first-floor rear extension. Accordingly, whilst some degree of mutual overlooking is inevitable

within this urban context, the proposed development is not considered to introduce such a detrimental level of overlooking to merit refusal.

8.18 The proposal complies with criteria B of APPS7 and Creating Places.

Noise and disruption

8.19 Concern was raised within the objections regarding the potential for increased noise and disturbance arising from the enhanced level of accommodation proposed at No. 72 Coleraine Road. The application property currently operates as a five-bedroom HMO. The proposal seeks to return the property to use as a single private dwellinghouse and, in order to accommodate the applicant's family, provide additional internal accommodation through the creation of a first floor.

8.20 Whilst the proposal would result in additional internal floorspace, including an extra bedroom, a snug, laundry room, pantry, three additional bathrooms and storage areas, the overall occupancy of the property would not significantly intensify. Rather, the use would change from accommodation occupied by multiple unrelated individuals to a single family dwelling. As such, the level of activity associated with the proposal would be expected to be comparable to, and potentially less intensive than, the existing HMO use. There is no evidence to suggest that the proposal would give rise to unacceptable levels of noise, disturbance, or loss of residential amenity for neighbouring occupiers.

8.21 The proposal complies with criteria B of APPS7.

Landscaping and site works

8.22 The application site comprises a front and rear garden within an established urban area and does not contain any trees or other landscape features that make a significant contribution to local environmental quality. The proposed development can therefore be carried out without the unacceptable loss of, or damage to, any significant landscape features.

8.23 The application proposes partial removal of the existing front grassed garden to provide additional parking through a larger tarmac driveway area. The majority of properties along this section of Coleraine Road feature similar driveway arrangements. As such, the proposed driveway alterations are characteristic of the area.

8.24 The proposal complies with criteria C of APPS7.

Amenity Space and Parking Provision

8.25 Sufficient space will remain within the curtilage of the property for recreational and domestic purposes including the parking and manoeuvring of vehicles.

The application site benefits from amble amenity space to the front and the rear of the property. The proposed works do not increase the footprint of the dwelling as the first-floor accommodation is created through extending above the existing built form and through alterations to the roof structure. Consequently, there is no reduction in available private amenity space.

8.26 The proposal also seeks to improve parking provision within the site. Existing parking levels will increase from two (2) in-curtilage spaces to four (4) in-curtilage spaces through the partial removal of the front grassed lawn. No alterations are proposed to the existing access arrangements. The proposal therefore represents an improvement in the parking-to-occupancy ratio (1 bedroom to 1.5 parking spaces) when compared to the existing arrangement (1 bedroom to 2.5 parking spaces).

8.27 The increase of parking provision was noted within objections. The objections suggested that this increase indicated the property may not operate as a family dwelling. This has been addressed under paragraph 8.30. However, it should be noted that four parking spaces is not uncommon for a detached dwelling which contains six bedrooms. It also reflects the practical parking requirements of a modern household.

8.28 The proposal complies with criteria D of APPS7.

Representations

8.29 The number and content of objections have been detailed at paragraph 5.1. Paragraphs 8.1 to 8.28 discuss the consideration of form, scale, massing, design, over development, dominance, impact on character of the area, overshadowing and loss of light, overlooking, and loss of privacy objection points.

8.30 Concern was raised within representations regarding the continued use of the property as an HMO and the potential use of the dwelling as a short-term tourist accommodation. The proposal has been assessed based on the application as submitted, namely the change of use from HMO to private residential dwelling, and alterations for its use as a private residential dwelling. The proposal was submitted on a householder (PHD) application form, and the description of development makes no provision for its use for future HMO use or other commercial short-term letting purposes. These concerns are speculative in nature and relate to a use that does not form part of the application currently under consideration. Any future proposal involving a material change of use would be considered on its own merits under the relevant planning policy framework.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, SPPS 2nd Edition (2025) Addendum to PPS 7,

Creating Places and other material considerations. The proposal is considered acceptable in terms of layout, scale and massing and will not significantly harm the surrounding character of the site. The proposal is not considered to create unacceptable conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.

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

10.0 PROPOSED CONDITIONS

1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: Time Limit.

2. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional or altered windows, doors and openings shall be formed without express planning permission.
   Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties.

3. The ground-floor bathroom window on the south elevation, and ensuite window on the north elevation, as identified on drawing No. 04A date submitted 22nd May 2026 shall be finished in obscure glazing and permanently retained thereafter.

   Reason: To preserve the residential amenity of adjacent residential property.

4. The first-floor ensuite window on the south elevation, and bathroom and ensuite windows on the north elevation, as identified on drawing No. 04A date submitted 22nd May 2026 shall be finished in obscure glazing and permanently retained thereafter.

   Reason: To preserve the residential amenity of adjacent residential property.

INFORMATIVES

1. 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.

2. 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.

3. 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.

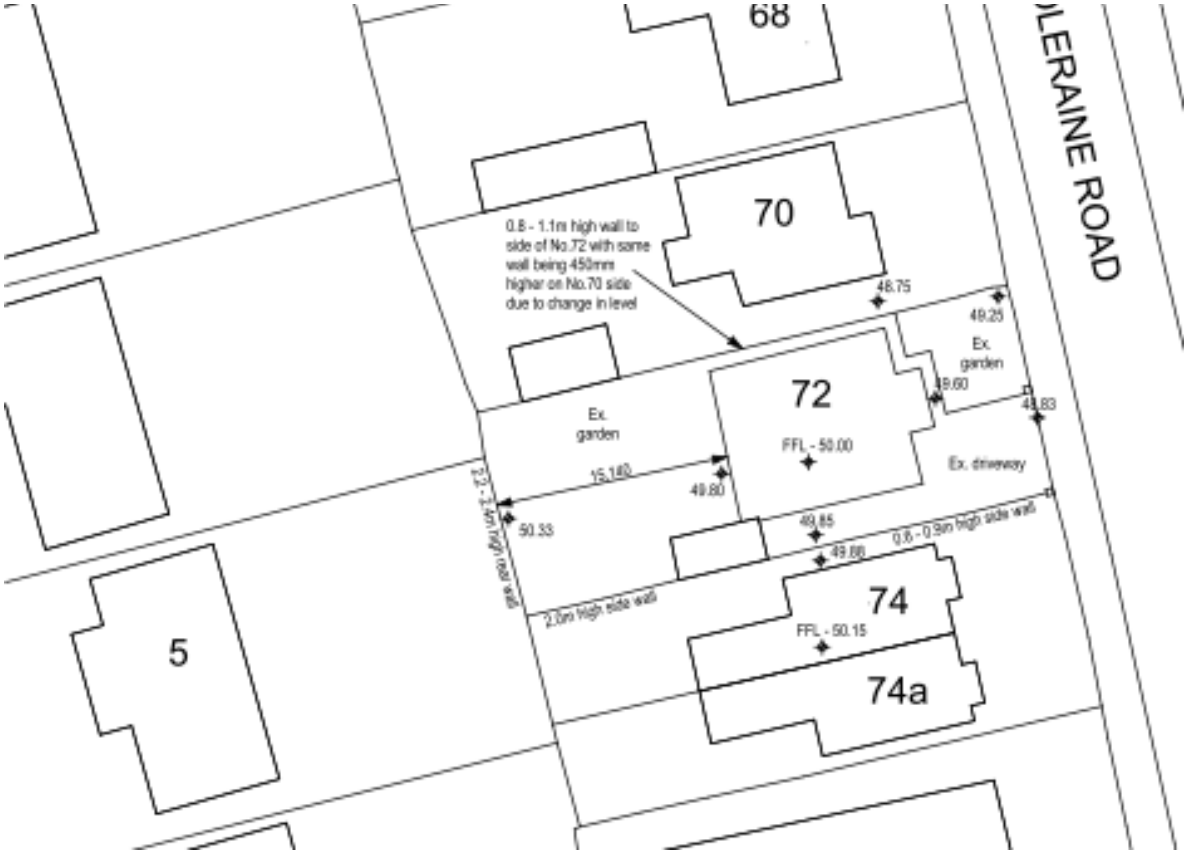
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

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

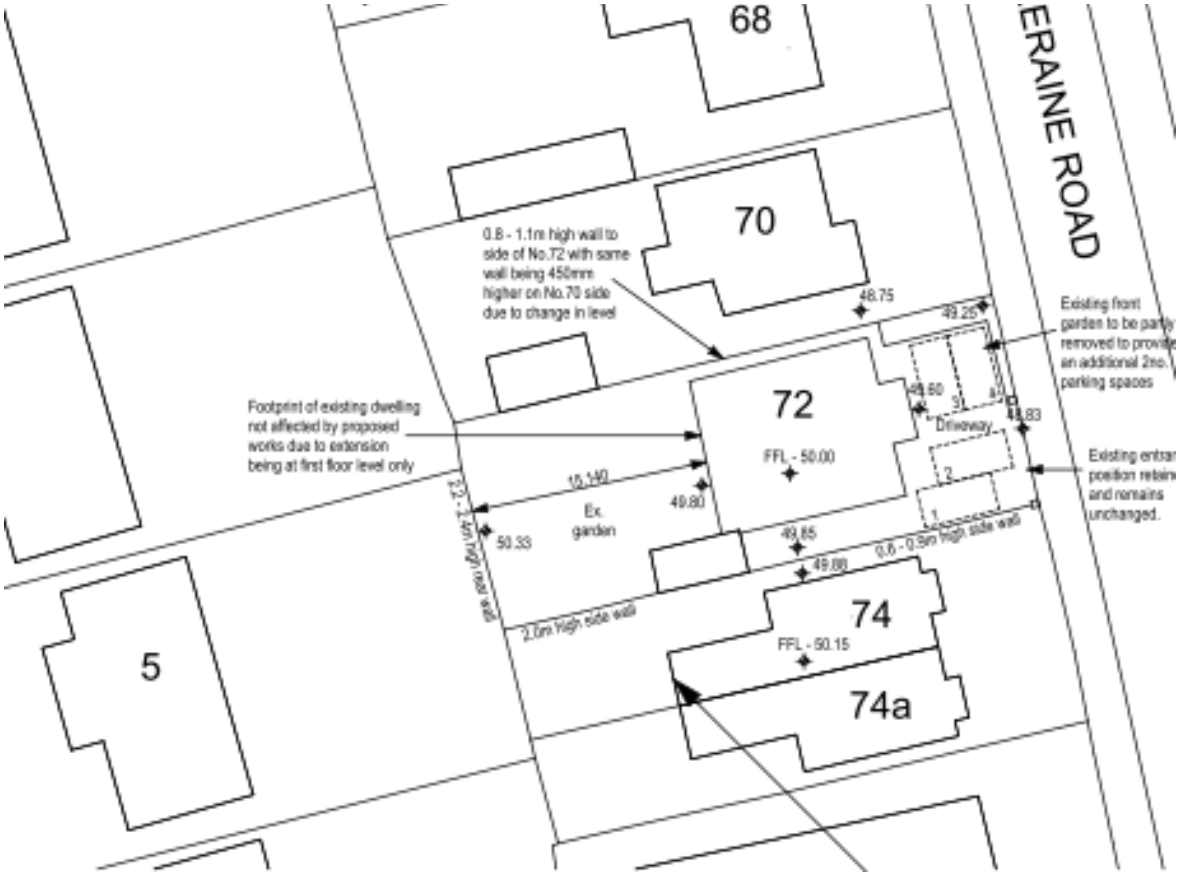
Site Location Plan (Plan 01)



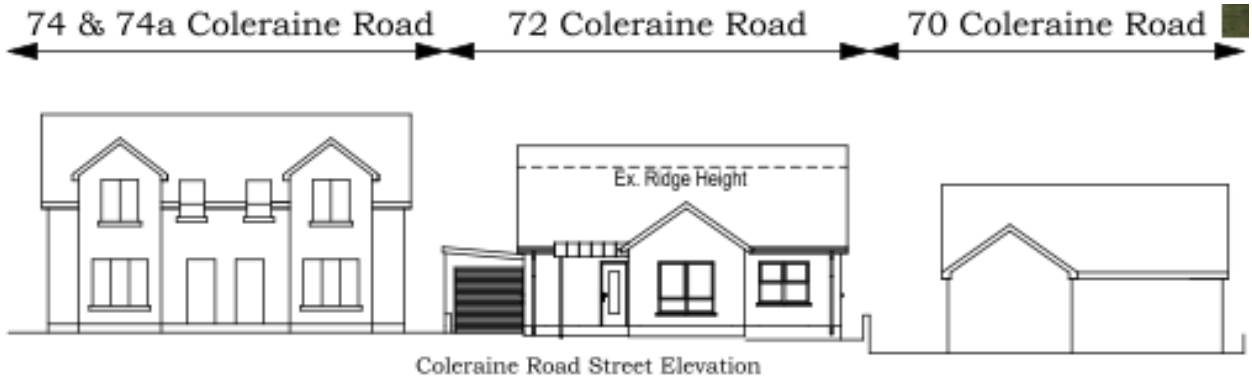
Existing Site Block Plan (Plan 02A)



Proposed Site Block Plan (Plan 02A)



Contextual Front Elevation (Plan 02A)

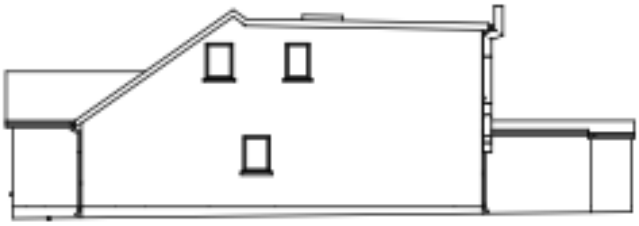


Coleraine Road Street Elevation

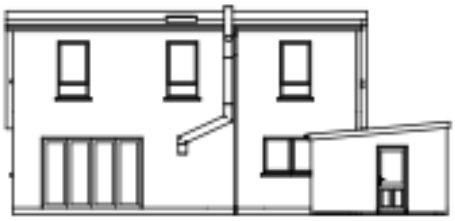
Proposed Elevations (Plan 04)



FRONT ELEVATION



SIDE ELEVATION

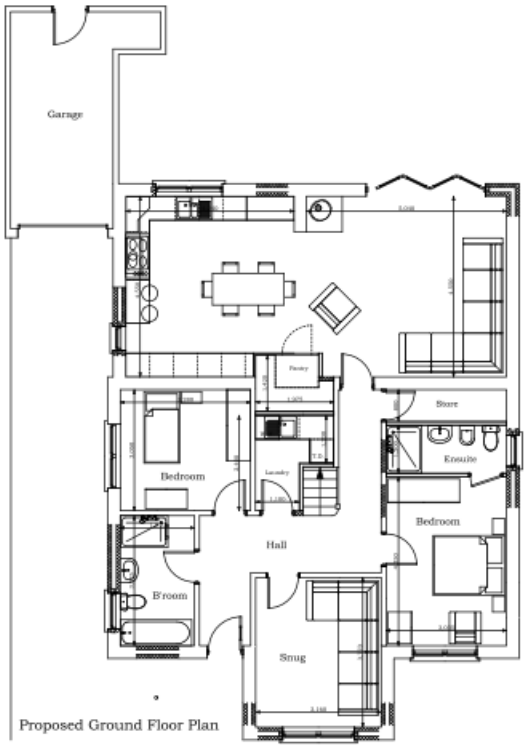


REAR ELEVATION

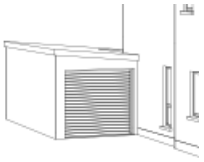


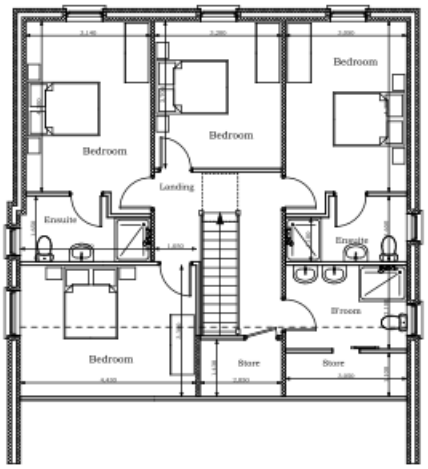
SIDE ELEVATION

Proposed Floor Plans (Plan 04)



Proposed Ground Floor Plan





Proposed First Floor Plan