



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA01/2024/0970/O**

Date of Application: **20 August 2024**

Site of Proposed Development: **Adjacent to No. 5 Ard-Na-Grann, Dungiven**

Description of Proposal: **Erection of detached house with garage and associated siteworks.**

Applicant: **Conall Bond**  
Address: **5 Ardcairn  
Dungiven  
BT47 4UB**

Agent: **O'Connor Burke Architecture Ltd**  
Address: **Glenturas House  
18 Beraghmore Road  
Derry  
BT48 8SE**

Drawing Ref: **01.**

The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS OUTLINE PLANNING PERMISSION**

for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Planning Authority, in writing, before any development is commenced.





Reason: To enable the Planning Authority to consider in detail the proposed development of the site.

3. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

4. The proposed dwelling shall have a ridge height no greater than 6.5 metres above finished floor level.

Reason: To ensure that the development does not have an impact on neighbouring amenity and is not out of character for the area.

5. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Planning Authority.

Reason: To ensure the dwelling does not have an impact on neighbouring dwellings.

6. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension or enlargement (including alteration to roofs) shall be made to the dwellinghouse hereby permitted without the grant of a separate planning permission from the Council.

Reason: The further extension of this (these) dwelling(s) requires detailed consideration to safeguard the amenities of the surrounding area.

7. Prior to the occupation of the dwelling hereby approved, a 2-metre-high close board wooden fence shall be erected along the north western boundary and shall be permanently retained.

Reason: In the interest of private amenity.

#### **Informatives**

1. 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.
2. 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.
3. 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.

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.planningssystemni.gov.uk/simple-search>.

Dated: 22 May 2025

Authorised Officer



