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DESIGN ACCESS
STATEMENT

Twice as Nice!

For those longing to build their dream homes and enjoy countryside living with stunning views, a convenient location and plenty of privacy then this could be just the site you have been waiting for! This is a fantastic opportunity to purchase a circa. 0.5 acre site with outline planning permission for two properties and garages.

This excellent site benefits from close by water and electric supply.

Ballykeigle Road is conveniently located on the outskirts of Ballygowan and is within a short drive of Killinchy, Comber and Lisbane . It is close to a range of amenities and main arterial routes for city commuting and provides easy access to Belfast's outer ring for wider networks.

For further information or to arrange a viewing please call Michael Chandler Estate Agents on 02890 450 550 or visit www.michael-chandler.co.uk

Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

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There is no obvious building line along this section of the Ballykeigle Road with houses set at different angles and various massing. Plot sizes vary significantly between sites from approx. 0.06 hectares to 0.26 hectares.

1.4

The existing building stock on Ballykeigle Rd is of various dwelling types, sizes and finishes.

1.4

The site is bounded by the applicant's land on two sides with the garden of no. 21 to the south and agricultural land to west.

2. POLICY CONSIDERATIONS

2.1

The policy context & Guidance docs:

- SPPS for Northern Ireland
- Ards and Down Area Plan 2015
- Planning Policy Statement 2: Natural Heritage (PPS 2)
- Planning Policy Statement 3 - Access, Movement and Parking
- Planning Policy Statement 21 - Sustainable Development in the Countryside
- Building On Tradition - A Sustainable Design Guide For The Northern Ireland Countryside

The gap (gable to gable) between no. 19 & 21 Ballykeigle Rd is approx. 126.75m, the frontage width of the proposed site is approx. 90.14m. The proposed frontage has a plot average of 45.07m therefore three plots could not fit within the gap and two plots would be considered suitable.

3.5

The proposed development will respect the existing development pattern along the frontage in terms of size, scale, siting and plot size based on the size of the site and the average frontage width and plot size calculation of dwellings within the existing ribbon of development. The average plot size of the frontage, no. 21 + no. 19, 42.25m + 63.09m = 105.34/ 2 = 52.67m. The application site has a frontage width of 90.14m with two plots proposed with an average of 45.07m. This average is more than no. 21 Ballykeigle Rd and less than 19 Ballykeigle Rd therefore sits within a suitable range of plot sizes to respect the existing pattern of development.

3.6

Policy CTY 13 - Integration and Design of Buildings in the Countryside. The proposal would be visually integrated into the surrounding landscape and will be of an appropriate design.

3.7

The proposal has an indicative site layout that will need to be fully designed at reserved matters stage. The site layout shows the site has the potential to accommodate two family dwellings of a low ridge height similar to other dwellings on Ballykeigle Rd. The layout

provided on site for two dwellings.

Site of Proposed Development: **Lands between 19 & 21 Ballykeigle Rd, Comber, BT23 5SD**

Description of Proposal: **2No. Dwellings & Garages**

Applicant: Darren Edmond
Address: 21 Ballykeigle Road

Agent: Micah T Jones Architect
Address: 42 The Brae

Newtownards
BT23 5SD

Ballygowan
Newtownards

Drawing Ref: 01/A & 02

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:

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 prior to commencement 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 development hereby permitted shall have a general layout which is broadly comparable to the concept detailed on Drawing No. 02 which was submitted to Council on 10th February 2025 as part of this proposal.

Reason: In the interests of visual amenity.

5. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed ground levels and the finished floor levels of the proposed building. Development shall be carried out in accordance with the approved plans.

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513 Ormeau Road, Belfast, BT7 3GU

02890 450 550

property@michael-chandler.co.uk

michael-chandler.co.uk

Michael
Chandler
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