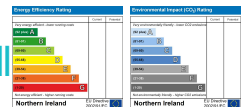




16 Downshire Road
 Bangor, BT20 3TW



£250,000



16 Downshire Road

, Bangor, BT20 3TW

£250,000

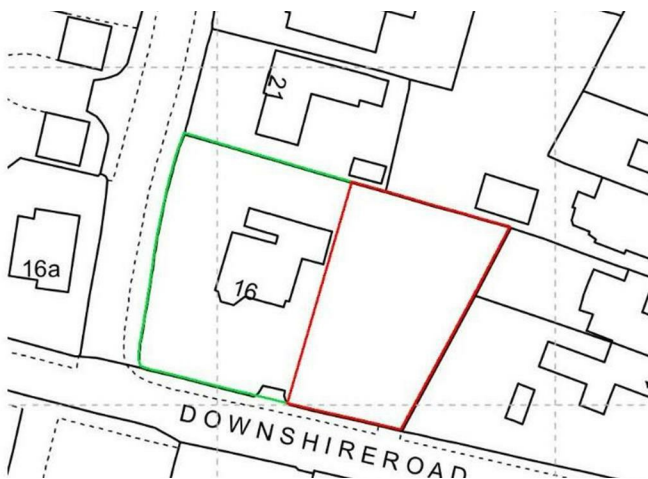


This is a very rare opportunity to buy a Building Site in a highly desirable location in Bangor West.

Outline Planning Permission has been granted for a two storey detached house fronting onto Downshire Road. The concept drawings indicate a four bedroom, three reception room house with modern layout including utility room, en suite bathrooms and ground floor cloakroom. As the Approval is outline, a purchaser has the opportunity to finalise planning details to their own specification and requirements and create their own unique, bespoke design.

With a site area of 0.212 acres approx, development of the site will allow generous gardens to the front and rear and the existing mature boundaries will ensure privacy and security

Planning Reference Number LA06/2021/1057/0



Date of Application: 31st August 2021

Site of Proposed Development: **Lands immediately to the east of 16 Downshire Road Bangor**

Description of Proposal: **Detached dwelling and garage**

Applicant: Mr David Gordon
Address: 19 Maclaren Road
Moordown
Bournemouth
Dorset
BH9 2XA

Agent: Studio Lowry Architecture
Address: 1a Kilbriart Road
Ballywalter
BT22 2LJ

Drawing Ref: LA06/2021/1057/01 & 05

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:

development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

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. The access shall be provided in accordance with the approved details prior to the commencement of the development hereby approved.

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

4. A detailed landscaping scheme shall be submitted to the Council for approval at Reserved Matters stage. Such a scheme shall provide for species, siting and planting. It shall include indications of all existing trees and hedgerows on the land together with details of any to be retained and measures for their protection during the course of development. The landscaping shall be carried out as approved and completed during the first available planting season following the occupation of the dwelling hereby approved.

Reason: In the interests of the visual amenity of the area.

5. The existing planting along the northern and eastern boundaries and the southern boundary of the site, as indicated in green on Drawing 01 bearing the date stamp 31 August 2021, shall be retained unless removal is necessary to provide access or prevent danger to the public in which case a

7. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

8. The dwelling hereby approved shall be sited broadly in line with the site plan shown on the approved Drawing 05 bearing the date stamp 31 August 2021.

Reason: To ensure that the development is integrated into the landscape and to preserve the amenity and privacy of adjoining dwellings.

Informative

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose. Developers are advised to check all other informatives, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 22nd April 2022 Authorised Officer A. Todd

Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.