



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







Drawing  
Number 01

Planning Office  
RECEIVED  
20 DEC 2011

Job No:	<b>22-033</b>		
Orig No:	<b>S01</b>	Rev No:	-
Drawn By:	GMCP		
Date:	5/07/22		
Scale:	1:1250 on A3 Page		
Client:	ND Homes		
Project:	Proposed housing to rear off 12 Sunset Ridge Portstewart		
Drawing:	Location Map		
Revision:			

**Key**

-  Denotes extent of Site 0.20 HA
-  Denotes No12 under control off applicant

**GERARD MCPEAKE**  
ARCHITECTURAL

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Coast & Glens  
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**22-033**

**D02 J**

Site: 22-033

Scale: 1:500 (at edge)

Client: MR Moore

Project: 22-033

Prepared: 22-033

Checked: 22-033

Approved: 22-033

GERARD MORRIS



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Site to rear

24/01/2023



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No.82 Lever Park

No.84 Lever Park

No.13 Milford  
Avenue

SITE

24/01/2023



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Nos.84 & 86  
Lever Park

No.13 Milford  
Avenue

SITE

24/01/2023





Proposed  
Access

NO.12

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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## View from No. 13 Milford Avenue



SITE

22/05/2023



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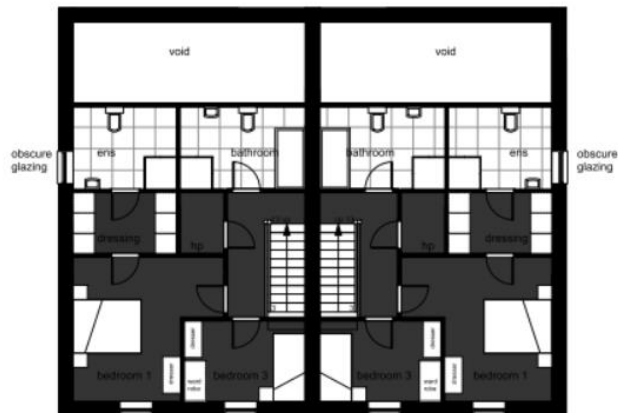


SITE



View between  
Nos11&13 Milford  
Avenue.

22/05/2023



**First Floor Plan**



**Front Elevation**



**Rear 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

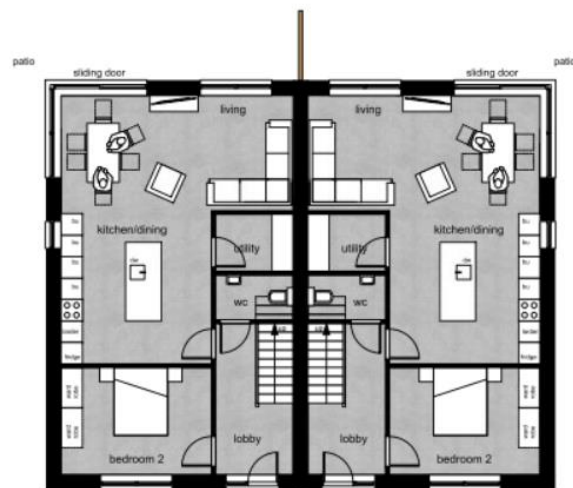
finishes  
roofing  
fire or slate roof covering  
roof light wrapping over eaves  
zinc cladding to porch  
black 1/2 round gutters & downpipes

walls  
smooth render  
aluminium clts  
black fibre cement  
weather board painted

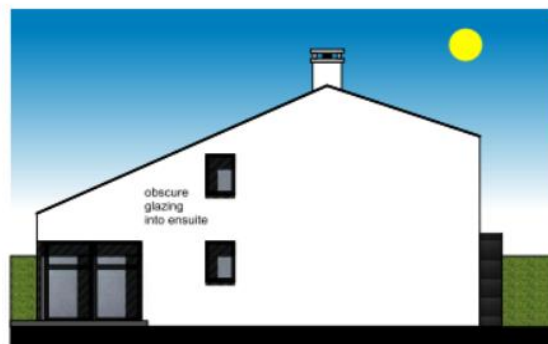
windows and doors  
grey double glazed upvc windows & doors  
hardwood timber doors

**HOUSE TYPE C**

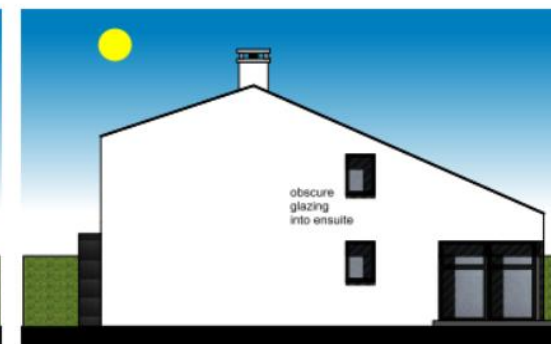
Job No:	<b>22-033</b>	
Drig No:	<b>D07</b>	Rev No: <b>B</b>
Drawn By:	GMCP	
Date:	20/11/22	
Scale:	1:100 on A3 Page	
Client:	NB Homes	
Project:	Proposed housing to rear off 12 Sunset Ridge Portstewart	
Drawing:	Elevations	
Revision:	-	



**Ground Floor Plan**

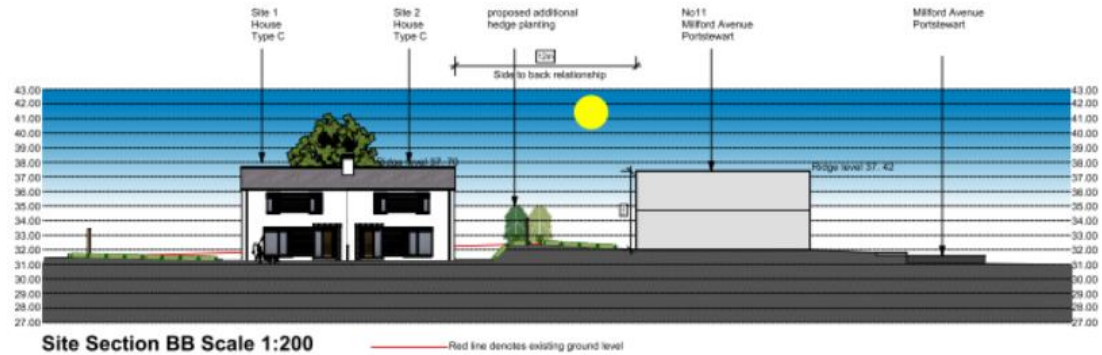
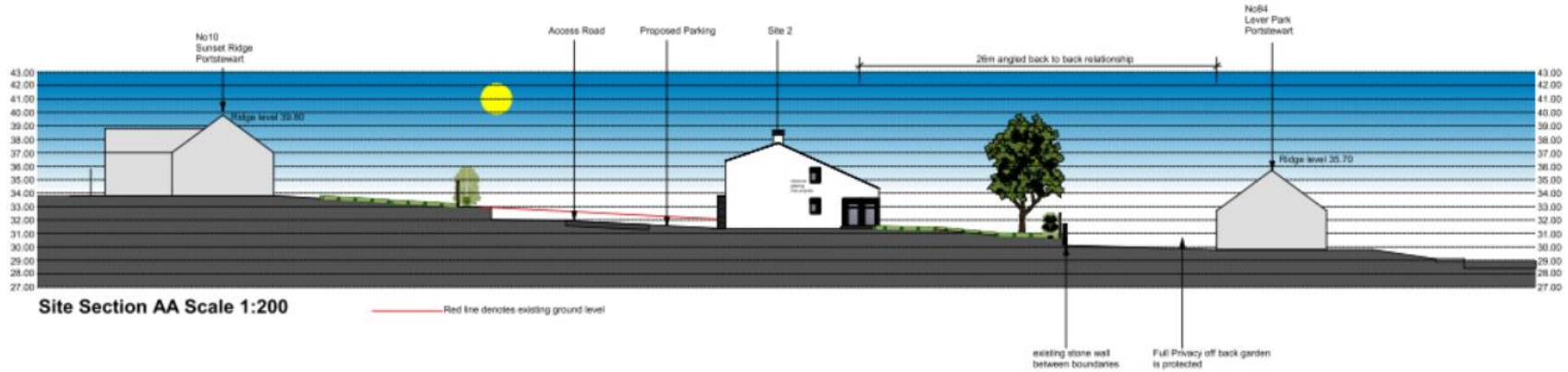


**Side Elevation**



**Side Elevation**





App No:	<b>22-033</b>	
App No:	<b>D04</b>	Form No: <b>F</b>
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	
<p>GERARD MOPEAKE ARCHITECTS</p> <p>17 The Causeway, Carrington, Carrington, Carrington, Carrington</p> <p>01273 777777</p> <p>www.gerardmopeake.com</p>		