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<b>Appeal Reference:</b>	2023/A0033.
<b>Appeal by:</b>	HFK Construction.
<b>Appeal against:</b>	The refusal of full planning permission.
<b>Proposed Development:</b>	The construction of 4 dwellings, 2 semi-detached and 2 detached on an existing housing development.
<b>Location:</b>	Approximately 150m north-east of 17 Long Meadow, Portglenone, Antrim, BT44 8FG.
<b>Planning Authority:</b>	Mid & East Antrim Borough Council.
<b>Application Reference:</b>	LA02/2022/1080/F.
<b>Procedure:</b>	Written representations and Commissioner's site visit on 25 March 2024.
<b>Decision by:</b>	The Commission, dated 9 May 2024.

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The Commission has considered the report by Commissioner McCallion and accepts his analysis of the issues and recommendation that the appeal should succeed. The Commission agrees that the reasons for refusal have not been sustained.

**Decision** – the appeal is allowed and full planning permission is granted, subject to the following conditions:-

- (1) No dwelling, hereby approved, shall be occupied until a determination has been made under Article 3(1) of the Private Streets (Northern Ireland) Order 1980 (as amended).
- (2) No dwelling shall be occupied until there has been submitted to and approved by the Planning Authority a scheme showing hard and soft landscaping requirements. This scheme, as finally approved, shall be carried out during the first available planting season after the dwellings are occupied.

This decision relates to the following drawings stamped received by the Council on 28 December 2022:-

Drawing No.	Title	Scale
7395-PD-01	Site Location	1:1250
7395-PD-02	Site Map	1:500
7395-PD-03	Plans and Elevations, House Type A	1:100
7395-PD-04	Plans and Elevations, Plot 70	1:100
7395-PD-05	Plans and Elevations, Plot 70	1:100

**MARK WATSON**  
Principal Commissioner