

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 19th July 2024

Item Number 1			
Application Reference	LA05/2022/0518/F	Date Valid	24.05.2022
Description of Proposal	Increase of car parking spaces by 7, create a new asphalt surfaced access with bus loop and halt (shelter) located on the Blaris interchange roundabout to the east of the existing park and ride access	Location	Sprucefield Park and Ride Lisburn
Group Recommendation	Approval	Case Officer	Laura McCausland
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
As this proposal affects the access to the existing National Cycle Network, Sustrans should be consulted on the proposals.	<p>Sustrans is not a Statutory Consultee in relation to the assessment of this application and have not been consulted. The application has been advertised and readvertised upon receipt of amended description and plans; no further comments have been received.</p> <p>DFI Roads have been consulted and offer no objection to the proposed development subject to conditions.</p> <p>It is deemed that the proposed development can be accommodated without prejudice to road safety or significant inconvenience to the flow of traffic or any road users therefore the proposed development is deemed to comply with Policy TRA2.</p>		

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Item Number 2			
Application Reference	LA05/2023/0318/F	Date Valid	14.04.2023
Description of Proposal	Replacement Dwelling	Location	54 Drumbeg Road, Dunmurry, Belfast,
Group Recommendation	Approval	Case Officer	Helen McGuinness
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The existing dwelling on this site, currently blends into the side of Drumbeg Road, without detracting from the visual amenity or character of the area. The proposal mansion to replace, not only is approximately 3 times the size of the footprint of the existing house, but is 4 storeys (basement, ground, first and attic).	<p>NB* Objector has referenced previous policy- comments have been made with consideration for equivalent policy application in Plan Strategy 2023.</p> <p>Whilst it is acknowledged that the application proposal encompasses a larger footprint and design than the original structure in situ, it is not considered that the proposal would result in an adverse visual impact significantly greater than the existing building as the site is bound by mature vegetation which limits public views of the site from the road.</p> <p>In the event of an approval, a condition will be included to ensure the mature boundaries are retained to mitigate any visual impacts. Therefore, it is considered that the proposal complies with relevant policies COU3, COU15 and COU16.</p> <p>Furthermore, the proposed dwelling design and scale has been previously granted permission (2016/0389/F, 2012/0671/F & 2011/0481/F)</p>		
The materials to be used will also exacerbate its visibility and will most certainly have an adverse effect on the environmental	The proposed materials as indicated (white painted render, hardwood windows painted white, coated aluminium colour grey doors, aluminium oque colour black rainwater goods) are considered to be of high quality and would not result in an adverse visual impact on the surrounding area. The proposed material finishes are considered to be in compliance with relevant policy and Building on Tradition guidance.		

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<p>quality , integrity or character and most certainly to not have regard to its rural settling or the local distinctiveness of the area or the environmental designation (DG LLPA.)</p>	<p>Furthermore, the application site and proposed design for a replacement dwelling has been previously granted permission (2016/0389/F, 2012/0671/F & 2011/0481/F)</p>
<p>Designated LLPA-DG 05. The site is located outside of the settlement limit of Drumbeg Village and within a designated Local Landscape Policy Area (DG 05 of BMAP) as identified on Map 9- Drumbeg and Map No.1- Lisburn Countryside) Consideration to the LLPA is vital in this area, therefore consideration should be given to the designated Local Landscape Policy Areas (LLPAs). This Local Landscape Policy Areas (LLPAs) adjoins the Settlement Development Limit of Drumbeg because it is considered to be of the greatest amenity value, landscape quality or local significance and must therefore be</p>	<p>The application site LLPA designation identifies the following features as contributing to the environmental quality or character of the area;</p> <ul style="list-style-type: none"> - Listed Church and surroundings- St Patrick's Church with a lynch gate. - Archaeological site and its surroundings- The Church is situated on an archaeological site that was probably a medieval church set in an oval enclosure. - Area of local nature conservation interest- River Lagan and canals together with associated vegetation provide a distinctive landscape setting. - Locally significant building and its surroundings- A rectory surrounded by vegetation which is visually significant. <p>It is considered that the proposal would not have an adverse impact on the designated features, or combination of features, that contribute to the environmental quality, integrity or character of this area.</p> <p>The proposal is considered to comply with the relevant policy HE9-relevant to the listed building at 50 Drumbeg Road (HB Ref no. HB19/23/036 B).</p>



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protected from undesirable or damaging development.	
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Item Number 3			
Application Reference	LA05/2021/1181/O	Date Valid	25.10.2021
Description of Proposal	Proposed new two storey detached dwelling on lands to the rear of existing houses	Location	Lands to the rear of 11a and 15 Wallace Avenue Lisburn
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<ul style="list-style-type: none"> The proposal is contrary Policy HOU3 criteria (a) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal does not respect the existing site context and is not appropriate to the character of the site in terms of layout. The proposal is contrary Policy HOU4 criteria (i) of the Lisburn and Castlereagh City Council Plan Strategy in that the proposal if approved would have an unacceptable adverse effect on existing properties in terms of overlooking, loss of light and overshadowing. The proposal is contrary Policy HOU8 criteria (b) of the Lisburn and Castlereagh City Council Plan Strategy in that the pattern of development would not be in keeping with the local character and existing residential amenity of the established residential area. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Issue with road safety, parking and children safety.	Concern is raised that the proposal would impact on road safety, parking and safety of children along Conway Street. The proposal is considered to comply with policies TRA2. DfI Roads have been consulted on the application and have no objections to the development proposal.		
Look out of place and aesthetic of Conway Street.	The principle of development is considered not to be in keeping with the local character of the area and is contrary to planning policy.		
Loss of privacy towards surrounding properties.	The separation distance between the indicative layout and the rear of No 15 is 12m and the rear return of No 11A is 8m. The separation distance to the private rear amenity space of No 11 is 9m. Following an assessment of the proposal it is considered the development would result in issues of concern regarding overlooking to the nearby residents.		
Loss of light to habitable rooms.	The proposal is deemed to have an unacceptable impact on loss of light towards neighbouring properties. The dwelling at No 1 Conway Street has a kitchen window at the rear of the dwelling. The separation distance		

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	on the indicative layout is 3.5m side by side. The proposal is considered to have an adverse effect by way of loss of light and overshadowing.
Windows fitted with frosted glass.	The proposal is for outline permission, any design details will be submitted at reserved matters stage.
Start date for construction and damage to property during construction.	Construction start dates and damage to property is outside the remit of planning and is a civil matter.
Issue with tv reception/ariel.	Tv reception is outside the remit of planning and is a civil matter.