

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

**Week Ending 03 May 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0827/F	<b>Date Valid</b>	17.10.2023
<b>Description of Proposal</b>	Conversion of integral garage to bedroom and erection of detached garage/store for domestic use only	<b>Location</b>	7 Eglantine Close, Culcavy, Royal Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Proposed garage dominant and out of character.	The proposed garage measures 6m to the ridge and 3.45m to the eaves; this is subordinate to the main dwelling which measures 7.92m. The garage is positioned to the side and rear of the main dwelling and does not project beyond the front building line. The existing mature tree and hedging along the roadside will provide partial screening. The garage is closer to the road than the main dwelling but remains within the red line of the application site.		
Loss of light and loss of view.	The garage is positioned to the north east of the existing dwelling. Given the orientation of the sun and due to an adequate separating distance of 13.3m to the shared boundary with No.8, there will be no loss of light or unacceptable overshadowing. There is no right to a view; however, the existing mature hedging along the northern boundary of the application site already limits the view of Harrys Road from No.8.		
Boundary concerns – unauthorised removal of boundary fence to encroach on land outside the ownership of the applicant.	<p>An alleged breach of planning control has been investigated by the Council. No breach was identified.</p> <p>Submitted site plan indicates that all works are to be within the red line of the application site. Any dispute over land ownership is a civil matter and not within the remit of the Council.</p> <p>DFI Roads offered no objection to the proposal – informative added in relation to Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure – Roads consent before</p>		



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	any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site.
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