

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

**Week Ending 08 December 2023**

Item Number 1			
<b>Application Reference</b>	LA05/2022/0637/F	<b>Date Valid</b>	29.06.2022
<b>Description of Proposal</b>	The extension of the area of the curtilage of the dwelling to the east (0.07Ha) allowing new single storey annex with lounge, bedrooms, bathroom and store extension to gable of existing dwelling, a kitchen extension to rear, bedroom bay window to gable, new front door lobby and other minor internal alterations	<b>Location</b>	78a Carnbane Road Carnbane Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
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>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Land ownership concerns.	The agent has submitted a P2 Form relating to ownership. Detail provided as per Question 27 of the P1 form the agent has completed 'Certificate A'. Full land ownership would be required for any the proposal to be commenced.		
Wrong application form and proposal to include extension of curtilage.	A P1 Form including the extension of curtilage and additional fee has been submitted.		
Proposal for an additional dwelling on agricultural land rather than an annex .	The proposal description is described as an annex and will be conditioned to remain ancillary to the main dwelling. The proposal will integrate with the landscape and not have a detrimental impact on the rural character.		

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**Week Ending 08 December 2023**

Item Number 2			
<b>Application Reference</b>	LA05/2022/0182/F	<b>Date Valid</b>	22.02.2022
<b>Description of Proposal</b>	Single storey rear extension consisting of garden room, home office and roof terrace	<b>Location</b>	7 Bracken Hill View Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Malcolm Kinghan
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>
9	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of privacy:	Original submission revised 4 times reducing the area of the enclosure, removal of timber screening and replacement with obscure glazing reducing loss of privacy to a minimum.		
Overshadowing/Loss of light.	Reduction in size of roof enclosure and the location of neighbours' premises south of the proposal renders the objection unsustainable.		
Visual impact.	The removal of the unsympathetic material timber screen and reduction in size of the enclosure has deemed the structure acceptable with no detrimental impact on visual amenity.		
Noise and disturbance.	The area of the revised roof enclosure is reduced to accommodate a single table and chairs with sole access from a bedroom thus reducing the potential for a nuisance to occur.		
Subsidence.	There is a small potential for slippage of soil from a neighbour's property into the site along the party boundary which may be resolved between neighbours and is not a significant planning issue.		