

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

Week Ending 08 March 2024

Item Number 1			
Application Reference	LA05/2023/0709/F	Date Valid	04.09.2023
Description of Proposal	Refurbishment and single storey extension to rear of existing dwelling	Location	7 Sandringham Court, Hillsborough
Group Recommendation	Approval	Case Officer	Catherine Gray
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		
Land ownership/Construction Management.	<p>The view is expressed that the laneway to the application site is owned by the occupant of no. 6 Sandringham Court and that properties 5 and 7 have leases in place to allow them right of way over the driveway to access their properties and that they must contribute to maintain it to a good standard. Concern is raised that the type of work would require large vehicle and plant machinery to access the site via this driveway together with frequent visits from tradesmen and personnel. They believe that it is necessary for a plan to be in place that all visiting vehicles and plant to be kept within the boundary of 7 and not to be parked on the shared driveway and that the driveway will be maintained to a high standard throughout construction. They request that a Construction Management Statement be submitted.</p> <p>Construction works are of a temporary nature and would be present until the development is completed. These are considered to be normal impacts in relation to the development of land and the issue is given little weight in the assessment of this application. That said it does not remove the obligation of the developers and their contractors to be considerate neighbours and to not cause nuisance for the duration of the works. This would be a civil/legal issue between the relevant parties. A Construction Management Plan is not considered necessary for the scale of this development.</p>		

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Item Number 2			
Application Reference	LA05/2021/0075/F	Date Valid	18.01.2021
Description of Proposal	Proposed first floor extension to existing commercial unit to provide additional space to accommodate unit 120A	Location	120A and 120b Ballymacash Road, Lisburn
Group Recommendation	Approval	Case Officer	Cara Breen
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Object to the Planning application.	It is considered that the proposal complies with the relevant Planning policy context as outlined in the Case Officer report. It is not perceived that the proposal would cause demonstrable harm to any interests of acknowledged importance.		
Closure of valuable local businesses.	The proposed scheme pertains to the extension of an existing retail unit and a condition would be applied to any approval stipulating its use solely for retail purposes only. Who the owner leases the premises to is however outside the remit of Planning.		
Disruption to parking.	DfI Roads were consulted as part of the processing of the application, in their final consultation response, dated 9th March 2021, DfI Roads offer no objection to the proposal, subject to the inclusion of stipulated informatives with any approval. No alterations to the existing parking arrangements have been proposed as part of this application.		
Issue of flooding.	DfI Rivers PAMU offer no objection to the proposed scheme. It is acknowledged that the application relates to a first floor extension only and no increase to the existing footprint is proposed.		
Safety to current structures.	The Councils Environmental Health offer no objection. The onus is on the developer/individual carrying out the works to ensure that they follow the appropriate building standards. The development would also be subject to Building Control regulations.		