

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

Week Ending 1 November 2019

Item Number 1			
Application Reference	LA05/2018/0806/F	Date Valid	30.07.2018
Description of Proposal	Proposed residential development of 27 dwellings comprising 7 detached houses, 16 semi-detached houses and 4no. Apartments with associated site works and landscaping.	Location	Lands at 64 Old Dundonald Road to the rear of 62-58 Old Dundonald Road and west of Quarry Lane Belfast
Group Recommendation	Approval	Case Officer	Richard McMichael
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on the character of the area.	Outline permission has already been granted for 25 dwellings on the site establishing the principle of development. The proposal is in keeping with the surrounding area and it is not considered that it will have a negative impact on the character of the area.		
Impact on local infrastructure.	It is not considered that the proposal will have a negative impact on local infrastructure. All of the statutory consultees including NIW and DFI Roads have offered no objections to the proposal.		
Impact on wildlife.	A biodiversity checklist was submitted with the application and forwarded to NIEA. NIEA have stated that there is no evidence of protected species or habitats on the site and have offered no objection to the proposal.		

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Week Ending 1 November 2019

Item Number 2			
Application Reference	LA05/2018/1181/F	Date Valid	21.11.2018
Description of Proposal	Formation of an open storage area of seven individual, but physically connected bays associated with the adjoining waste material/recovery facility approved on 31st January 2017 (ref LA05/2016/0359/F). the materials to be stored are hard plastic, wood, metals, soils and EoW materials/baled RDF baled plastics and baled cans.	Location	Lands at 94-96 Hillsborough Road, Carryduff
Group Recommendation	Approval	Case Officer	Richard McMullan
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		
Odour/Noise and Nuisance	<p>Concern is expressed in relation the potential for an increase in smells, noise and flies since the site became operational. Comment is also made that further extension works and additional imported materials will exacerbate the issues. It is recommended that in the event of approval enforceable conditions should be applied to reduce potential impacts of the development</p> <p>No extension works are proposed and the proposed development is within the approved site boundary. No additional imported materials are proposed to be brought to the site. LCCC Environmental Health unit and DAERA have been consulted and have no objections to the proposal subject to conditions.</p>		

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Week Ending 1 November 2019

Item Number 3			
Application Reference	LA05/2019/0198/O	Date Valid	04.03.2019
Description of Proposal	Proposed dwelling and garage	Location	Immediately NW of 126, Ballinderry Road, Ballinderry Upper, Lisburn
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Ballinderry Road.</p> <p>The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that:</p> <ul style="list-style-type: none"> -the farm business is currently active and has been established for at least six years. -other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application. -the proposed new building is visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane. -health and safety reasons exist to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm. -verifiable plans exist to expand the farm business at the existing building group(s) to justify an alternative site not visually linked or sited to cluster with an established group of buildings on the farm. <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.</p> <p>The proposal is contrary to the SPPS and Policy BH11 of Planning Policy Statement 6 Planning, Archaeology and the Built Heritage in that it has not been demonstrated the proposal will not adversely affect the setting of neighbouring Listed Building Glebe House.</p> <p>The proposal is contrary to Policy ENV1 of Draft Belfast Metropolitan Area Plan 2015 in that it has not been demonstrated the proposal will not have a significant adverse effect on the setting of Glebe House which contributes to the environmental quality, integrity and character of Local Landscape Policy Area Ballinderry River Corridor.</p>			

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Week Ending 1 November 2019

The proposal is contrary to the SPPS and PPS15 Revised Planning and Flood Risk in that it has not been demonstrated that the proposal development does not lie in a flood plain and that the proposed site is not at risk of flooding.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue

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Week Ending 1 November 2019

Item Number 4			
Application Reference	LA05/2019/0329/RM	Date Valid	28.03.2019
Description of Proposal	Proposed new cluster dwelling and garage	Location	Approximately 20m south of 52 Gransha Road, Newtownards
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
The proposal is contrary to paragraph 6.12 of the SPPS and Policy BH11 of Planning Policy Statement 6 as the proposed development would if permitted have a significant adverse impact on the setting of the neighbouring Listed Building Granshaw Church.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 1 November 2019

Item Number 5			
Application Reference	LA05/2019/0690/F	Date Valid	02.07.2019
Description of Proposal	Conversion of rear 1st floor external terrace to sunroom	Location	2 Lenaghan Heights, 183 Saintfield Road, Belfast
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		
Loss of light/overshadowing to rear garden.	The 45 degree light test was conducted as per Figure 1 of Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations to assist in assessing any potential loss of light/overshadowing to neighbouring property. The proposal met the test, and therefore there are no concerns regarding loss of light/overshadowing arising from the proposal.		
Drawings unclear as to how high the structure will sit.	The submitted plans have been drawn to scale. The structure will have a height of approximately 6m from ground floor level, which is considered acceptable.		
Loss of privacy/overlooking.	Taking the existing use of the area as a terrace, the proposed obscure glazing to the western and eastern window units of the proposal and the distance from neighbouring dwellings into account, there are no concerns regarding potential overlooking or loss of privacy arising from the proposal.		
Out of character with the existing design of the property and street.	The proposal is considered to be acceptable in the context of the existing design of the dwelling. The proposal is positioned to the rear of the property and therefore will not be visible from the street.		
Lenaghan Heights Management Company refused consent.	The refusal from the Lenaghan Heights Management Company to allow an extension to the property is a legal matter.		

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Week Ending 1 November 2019

Details are unclear as to the materials.	Drawing No. 04/1 denotes the proposed external material finishes which are deemed to be acceptable and in keeping with the existing dwelling.
Structural engineer report to confirm the load weight of the proposal could be supported and details of support structure.	Any Planning approval will also require Building Control approval to ascertain that the proposal complies with the relevant building control regulations so as to ensure that the structure is safe.
Proposal would set a precedent.	Each Planning application submitted to the Council is assessed on its own merits.
Design and coverage of obscure glazing.	Amended drawings incorporating obscure glazing to the western and eastern side elevations of the proposal were submitted following the request of the Council. Obscure glazing to these elevations of the proposal will be conditioned as part of any Planning approval.
Against deeds legally signed by all residents of the street.	This is a legal matter and is outside the remit of Planning.
Construction cause disruption to street for period of time.	The length of time and scale of disruption from construction is a material consideration, however, taking the nature/scale of the proposal into account it is not considered to be of determining weight in the assessment of the application.