

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

**Week Ending 11 December 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2019/1049/F	<b>Date Valid</b>	15.10.2019
<b>Description of Proposal</b>	Retrospective change of house type application	<b>Location</b>	Adjacent to 33 Manse Road Carryduff
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Margaret Manley
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
4	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Development commenced not in accordance with proposed plans	Council can only assess the development as detailed on the proposed plans. If the applicant has commenced works not in accordance with the proposed plans they have done so at their own risk. Approval of this change of house type would regularise the development as constructed.		
Negative impact of the proposed garage on neighbouring dwelling no. 33 Manse Road	The proposed garage has a modest ridge height just below 3 metres from finished floor level. The elevation plan shows it will reach only 0.45 to 0.5 metres above the height of the boundary fence. Given its modest height this garage will have minimal impact on the amenity of neighbouring dwelling no. 33 Manse Road.		
Removal of Trees	<p>The view is expressed in relation to the removal of trees along western boundary which is in breach of the previous planning approval and has had significant impact on neighbouring property.</p> <p>An amended site layout plan with further landscaping measures and a tree survey report has been submitted. These measures coupled with the separation distance between the proposed and neighbouring dwelling are considered adequate to protect amenity.</p>		
Fenestration should be revised to protect amenity of neighbouring dwelling to west	The proposed boundary treatment and separation distance between the proposed and neighbouring dwelling to the west is considered sufficient to avoid any significant loss of amenity in terms of overshadowing/overlooking.		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/1074/F	<b>Date Valid</b>	22.10.2019
<b>Description of Proposal</b>	Proposed access to tennis court, adjacent to existing access to 16B Station Road	<b>Location</b>	Land adjacent to 16B Station Road, Upper Ballinderry Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>The development is contrary to the SPPS and Policy NH5 of Planning Policy Statement 2 - Natural Heritage in that insufficient information has been submitted to demonstrated that there will not be an adverse impact upon acknowledged natural heritage features within the site, specifically hedgerows.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 3 - Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since visibility splays of 2.4 metres x 151 metres from the proposed access cannot be provided in accordance with the standards contained in the Departments Development Control Advice Note 15.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 3 - Access, Movement and Parking, Policy AMP 7, in that it would, if permitted, prejudice the safety and convenience of road users since adequate provision cannot be made clear of the highway for the parking and turning of vehicles which would be attracted to the site.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2019/1209/F	<b>Date Valid</b>	27.11.2019
<b>Description of Proposal</b>	Demolition of 2 no two storey semi-detached dwellings and erection of 2 no two storey apartments with associated site works	<b>Location</b>	15 & 17 Church Road Dundonald
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Lack of off street parking for the occupants of the apartments and visitors.	DFI roads have addressed the comments raised in the objection letter. The proposal is for two apartments and the site currently has two dwellings therefore this would reduce the parking requirement for the site. Dfi Roads have no objection to the proposal.		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2020/0725/F	<b>Date Valid</b>	16.09.2020
<b>Description of Proposal</b>	Application under Section 54 of the Planning Act NI 2011 to amend condition 13 of LA05/2017/0651/F (Provision of hard and soft landscaping works in accordance with approved drawing no 08D). Revised landscaping details are proposed on a new Landscape Proposal drawing to replace approved drawing no 08D	<b>Location</b>	Agricultural land south of Glenavy Road and west of Brokerstown Road, Lisburn section of Glenavy Road from Penworth Green to Brokerstown Road junction and section of Brokerstown Road from Glenavy Road junction to Mourneview Park.
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Rachel Taylor
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
5	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Disgrace that neighbourhood is being destroyed.	The remit of this Section 54 application is to amend an approved landscaping plan. It amounts to the removal of an additional portion of hedge and a tree which was to be retained on the earlier application LA05/2017/0651/F. Its removal is necessary as there is a cycle and footpath approved along the same area. It is proposed to replace with a new native species hedge.		
If this was temporary removal with replacement to facilitate site works they would consider them.	This is not temporary works however the there are two Beech trees permanently replacing the loss of an oak tree and a new hedge planted along a length of Brokerstown Road where there have already been some parts already removed.		

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<p>Too much Greenland has already been removed.</p>	<p>The net amount of landscaping has increased by the replacement of one tree with two and the replacement of a hedge with a new hedge.</p>
<p>This is retrospective as it has already happened.</p>	<p>The section 54 application seeks to regularise the landscape drawing. The works to the oak tree have already been granted by amendment to the Tree Preservation Order and the hedge has not completely been removed, although gaps have been created. There is further hedge removal and replacement to take place as detailed in the amended landscape drawing.</p>
<p>Too much removal to facilitate the development already.</p>	<p>This is an additional part of hedgerow to be removed and replacement of one tree with two. There are no further changes proposed beyond this.</p>