

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

Week Ending 11 September 2020

Item Number 1			
Application Reference	LA05/2017/0537/F	Date Valid	25.05.2017
Description of Proposal	Demolition of existing building and erection of 14 social housing apartments (2x1 bed and 12x2 bed) with associated car and cycle parking, site, access and landscaping works	Location	Former Richard Crothers Autos, 11 Sloan Street, Lisburn, BT27 5AF
Group Recommendation	Approval	Case Officer	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The issues raised were in relation to the development of the adjacent Barbour Play Park and the loss of protected open space	The site does not encompass any existing open space area and only relates to the former car repair sales building and surrounding curtilage. There is no loss of existing open space. The site is un-zoned within the city centre boundary		

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

Week Ending 11 September 2020

Item Number 2			
Application Reference	LA05/2019/0689/F	Date Valid	02.07.2019
Description of Proposal	Replacement 2 storey dwelling, garage and associated site works	Location	106 Saintfield Road, Largymore, Lisburn
Group Recommendation	Approval	Case Officer	Sinead Mc Closkey
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		
Objection solely regarding the location of the proposed garage.	The garage is located approximately 60m away from the dwelling at No. 115 Saintfield Road and at a lower level. There will no adverse effects of the garage on this property due to the sufficient separation distance		
Design of garage and blocking of views.	There is no policy context for the assessment of interrupted views from an existing dwelling, although the right to a view is a material consideration it has not been given determining weight in this instance. The proposed ridge height is 5.8m and this is considered to be an acceptable height that this is not an unacceptably high ridge height for a garage. This, and the 60m separation distance from the nearest dwelling, will negate against any potential adverse effects from the garage.		
The revised plans indicate a significant increase in floor area, elevation size and overall height of the garage	Amended plans were received for the garage on the 10th October 2019. The plans show a smaller garage in terms of floor space, going from 46sqm to 44.8sqm. The ridge height was raised from 5.15m to 5.8m. The garage was roughly located in the same position. The increase in ridge height will not create any adverse effects to any adjacent dwellings as the closest is approximately 60m away		

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

Week Ending 11 September 2020

Item Number 3			
Application Reference	LA05/2018/0314/F	Date Valid	27.03.2018
Description of Proposal	Proposed drive-thru restaurant with associated car parking	Location	Lands at 2 Ravernet Road, Lisburn
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
37	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking and impact on privacy of nearby residents	The proposal would not cause any overlooking or loss of light into any neighbour's private amenity space due to its positioning and the separation distances from neighbouring properties. It would not have a negative impact on the privacy of nearby residents		
Loss of sunlight and daylight to neighbouring residents	The design and scale of the proposal along with the separation distances from surrounding properties ensures that there would be no detrimental loss of light to neighbouring properties. Environmental Health have no objections to the proposal		
Light pollution	It is considered that the proposal would not lead to light pollution. Environmental Health have no objections subject to conditions. And any signage would be subject to a separate application for consent to display		
Litter	Provision is made for bin storage within the site for the proposal. Environmental Health have no objections to the proposal		
Odours and unpleasant smells	Through the processing of the application an odour assessment and amended plans were submitted for consideration. Environmental Health have no objections to the proposal subject to conditions		
Noise	Environmental Health have been consulted and have no objections to the proposal subject to conditions. Conditions would restrict the opening hours from 7am to 10pm and also that no activity which is likely to generate excessive noise e.g. waste collection, delivery or tannoy system to be undertaken outside the hours of 8am to 9pm		
Impact on residential amenity and health	It is considered that the proposal would not be detrimental to any neighbour's health. Environmental Health have been consulted and have no objections subject to conditions.		

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

Week Ending 11 September 2020

24/7 business will not support wildlife, biodiversity and ecology generally	The proposal will have restricted opening hours of 7am to 10pm. Policy does not stipulate that a new proposal must support ecology
Anti-social behaviour	Anti-social behaviour is not a material planning consideration and would be a matter for the PSNI. With regards to the car park being used at night, anti-ram bollards are proposed to the entrance for when the business is not open.
Access, traffic and road safety	A transport assessment was submitted for consideration and amended plans have been submitted through the processing of the application to deal with the original concerns raised by DfI Roads. The transport assessment shows that there will be a slight increase of vehicle strips during the busiest peak hours, but will cause no demonstrable harm to the surrounding highway network due to the proposed right turn pocket that will accommodate the traffic turning right, causing no queuing to block straight ahead. DfI Roads have no objections to the amended plans subject to standard conditions. The proposal complies with PPS 3 Access, Movement and Parking.
Out of character with the residential area	The land is un-zoned and taking on board the surrounding land uses it is considered that the proposal would be suitable for the site and its location. The proposal would not be out of character and is policy compliant.
Neighbour notification	The Council has fulfilled its statutory obligations with regards to neighbour notification.
Visual impact	Visually it is considered that it would not detract from the surrounding area. HED have also been consulted on the application and have no objections to the proposal, it would not have a negative effect on the setting of the nearby Listed Building. No signage is proposed as part of this application and any signage would be the subject of a separate application for Consent to Display.
Objects to a KFC on the site and no justification given for another in the area	No evidence has been provided to show that the proposal would be a KFC outlet. The agent has confirmed that the proposal will likely be occupied by a coffee retailer
Negative impact on the historic Lagan Navigation House	The proposal would not have a negative impact on Lagan Navigation House. It complies with PPS 6 Planning, Archaeology and the Built Heritage Historic Environment Division have no objections to the proposal

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

Week Ending 11 September 2020

De-value properties in the area	The impact of a proposal on the value of surrounding properties is a material consideration however in this instance it is not given determining weight.
Stress on local services like water and adequate sewage processing	NIW have been consulted on the application and have advised that there is a public water supply within 20m of the proposal, that there is a foul sewer within 20m of the proposal and that there is available capacity at the receiving waste water treatment works. NIW have raised no objections to the proposal. Water Management Unit have also been consulted on the application and raised no objections.

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

Week Ending 11 September 2020

Item Number 4			
Application Reference	LA05/2020/0003/F	Date Valid	03.01.2020
Description of Proposal	Proposed infill dwelling and garage	Location	Approx 40m south east of 19A Mullaghcarron Road, Lisburn
Group Recommendation	Refusal	Case Officer	Maire Claire O'Neill
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 CTY6 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused and it has not been demonstrated that there are no alternative solutions to meet the particular circumstances of this case.</p> <p>The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet the provisions for an infill dwelling as the application site does not respect the existing pattern of development along the frontage in terms of plot size, and would if permitted result in the addition of ribbon development.</p> <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, and the design of the proposed building is inappropriate for the site and its locality, and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted would result in the addition of ribbon development and would also result in a suburban style build-up of development when viewed with existing buildings, and would therefore result in a detrimental change to further erode the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	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 11 September 2020

Scale of dwelling proposed does not respect the area.	The scale of the proposed dwelling is not considered to be in keeping with the character of the area. It is considered that it is contrary to policy CTY 13.
Proposal will be overbearing and result in a loss of light to neighbours property.	The proposed dwelling is larger than those in the surrounding area, however it is not considered that the proposal will result in a loss of light. Due to the separation distances, it is not considered that the proposal will be overbearing.
Additional traffic will create a hazard for road users.	Whilst the proposal will result in additional traffic, DFI Roads are content with the access and egress arrangements and a refusal on this basis cannot be sustained.
Impact on wildlife and ecology.	The proposal will not result in the loss of natural habitats and it is found to comply with policy PPS 2.
Proposal will result in increase in flood risk.	The site does not lie in a designated flood plain and it is considered that the proposed development will not result in an increase in flood risk.
Proposal will devalue surrounding properties.	The impact of a proposal on the value of surrounding properties is a material consideration however in this instance it is not given determining weight.