

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

Week Ending 12 March 2021

Item Number 1			
Application Reference	LA05/2020/0676/O	Date Valid	01.09.2020
Description of Proposal	Proposed farm dwelling under PPS21, farm dwelling accessed by existing farm laneway, clustered with farm buildings	Location	Lands to the north of 10 Spirehill Road, Hillsborough, BT26 6LU
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the provisions of the SPPS Paragraph 6.73 (Dwellings on farms) 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 the proposed development is visually linked (or sited to cluster) with an established group of buildings on the farm holding and that 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 or that verifiable plans exist to expand the farm business to justify an alternative site not visually linked (or sited to cluster) with an established group of buildings on the farm.</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/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; the proposed development would rely primarily on the use of new landscaping for integration and the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm 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 development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and it would, if permitted not respect the traditional pattern of settlement exhibited in the area 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
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 12 March 2021

Item Number 2			
Application Reference	LA05/2020/0387/F	Date Valid	28.05.2020
Description of Proposal	Erection of Replacement detached 2 storey new build dwelling	Location	40 Upper Braniel Road, Belfast
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
The proposal is contrary to the SPPS, Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that evidence would indicate that the existing dwelling has been previously replaced within the context of planning application Y/1984/0169/F and as such, it is not eligible for replacement again.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		