

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

Week Ending 13<sup>th</sup> December 2019

Item Number 1			
<b>Application Reference</b>	LA05/2019/1078/F	<b>Date Valid</b>	23.10.2019
<b>Description of Proposal</b>	Proposed new entrance from Knockcairn Road to access land	<b>Location</b>	67m south east of 58 Knockcairn Road
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to 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 Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the ancillary works do not integrate with their surroundings and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the impact of ancillary works would damage rural character and result in a detrimental change to the rural character of the countryside.</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking/loss of privacy	It is not considered that there will be any overlooking to existing properties by anybody using the laneway		
Removal of a stretch of hedgerows along the Knockcairn Road	Hedgerow is to be removed to facilitate the access however the existing vegetation is to be replaced therefore it is unlikely there will be any adverse impact on natural heritage interests		
Proposal represents ribbon development	The proposal is for an access, ribbon development applies to buildings in the countryside		
Noise and disturbance	It is not considered that the proposed access will create unacceptable noise/disturbance however the intended use of the access is unknown		
Traffic generation/road safety	Transport NI have no objections with regards to the access however it is not known what the access will be used for and no justification has been provided		

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Lane running behind residential properties will leave them vulnerable to the risk of theft/burglaries	While Security issues are a material consideration they are not given determining weight in this proposal
Lack of information provided in support of the proposal	There has been no justification provided for the proposed new access in the countryside and in principle it is considered unacceptable

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2017/0875/F	<b>Date Valid</b>	21.08.2017
<b>Description of Proposal</b>	Proposed Light Industrial Unit.	<b>Location</b>	Site adjacent to 19A Maryland Industrial Estate, 286 Ballygowan Road, Castlereagh
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Jonathan Marley
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy AMP 2 and AMP 7 in that insufficient information has been submitted to demonstrate that the proposal would provide adequate access, visibility splays, forward sight lines and parking.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and PPS 21 Sustainable Development in the Countryside – Policy CTY 16 Development relying on Non-Mains Sewerage in that insufficient information has been submitted to allow a proper assessment and therefore demonstrate that it will not create or add to a pollution problem.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and PPS 4 PED 9 in that insufficient information has been submitted to demonstrate that it will not adversely impact features of the natural or built heritage; adequate access arrangements, parking and manoeuvring areas are provided; the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity; and appropriate boundary treatments and means of enclosure are provided and any areas of outside storage are adequately screened from public view.</p> <p>The proposed development is unacceptable in that insufficient information has been submitted to enable the Council to make an informed decision on the proposal.</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>	LA05/2019/0905/O	<b>Date Valid</b>	06.09.2019
<b>Description of Proposal</b>	Site for dwelling, garage and associated site works (infill opportunity as per CTY 8 of PPS 21)	<b>Location</b>	Land adjacent to 63 and opposite 56a Halfpenny Gate Road
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
<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>		
Overdevelopment in the area.	The principle of development on the site is considered to be acceptable with the proposal complying with Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside.		
Impact on traffic.	DfI Roads were consulted as part of the processing of the application and they subsequently responded with no concerns subject to the inclusion of conditions with any approval.		
Visual Impact.	The application is for outline approval therefore detailed design has not been included, however, a condition will be added to any decision notice restricting the ridge height to 6.5 metres therefore allowing the proposal to integrate into the surrounding area. Design details will be considered in full should a Reserved Matters application be submitted.		
Surface Water	NIEA Water Management Unit and N.I Water were both consulted as part of the processing of the application. No objection to the development was raised by either consultee.		
Impact of Septic Tank	NIEA Water Management Unit, NI Water and LCCC Environmental Health were consulted as part of the processing of the application and have no objection in principle		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2019/0168/F	<b>Date Valid</b>	22.02.2019
<b>Description of Proposal</b>	Proposed dwelling and detached garage	<b>Location</b>	Vacant Site 25m south west of 33 Carnreagh Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
<p>The proposed development is contrary to the SPPS and Policy QD1 (a) of Planning Policy Statement 7 Quality Residential Environments in that it would be out of character in this locality and would not respect the surrounding context in terms of layout.</p> <p>The proposed development is contrary to the SPPS and Policy LC1 (b) of the Addendum to PPS 7 Safeguarding the Character of Established Residential Area as the proposed development would not be in keeping with the pattern of development/character found within the surrounding established residential area.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Inaccuracies in the plans	Amended plans have been submitted to address any inaccuracies. The submitted plans are considered to now be accurate to enable processing of the application.		
Incorrectly completed Certificate C on the P1 form, query over land ownership, that relevant parties were not notified. Validity issue.	Land ownership is a legal issue and it is the responsibility of the applicant/developer to ensure that he has ownership/control of all lands necessary to implement a planning permission. It is the responsibility of the applicant to ensure that all relevant parties are notified and that the form has been filled in correctly. The application on the basis of the information provided is not considered to be invalid.		
Proposal will alter the established residential character	It is agreed that the proposal would have a negative impact on the established residential character.		
Orientation of the dwelling.	The dwelling is orientated to face towards the west however the existing dwellings in the immediate context face towards the road to the		

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	south. This proposed orientation of the dwelling is considered to not be acceptable.
Impact on private amenity	It is considered that the proposal would not cause overlooking into any neighbours private amenity space.
Disagrees with the content of the design concept statement.	The content of the design concept statement has been considered and the proposal is not considered to be acceptable.
Substantial loss of existing vegetation.	Some vegetation within the site and along the eastern boundary would be lost however this is not considered to be detrimental to the area. Additional compensatory planting is proposed and is considered to be acceptable.
Negative impact on the Local Landscape Policy Area.	It is agreed that the proposal would have a negative impact on the Local Landscape Policy Area.

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<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2019/0970/O	<b>Date Valid</b>	25.09.2019
<b>Description of Proposal</b>	Proposed site for new dwelling and garage	<b>Location</b>	Lands between No. 38 & 40 Scroggy Road Glenavy Crumlin
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy CTY 1 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 Policies CTY 1 and CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the site is not considered to be a small gap in an otherwise substantial and continuously built up frontage, would not respect the existing development pattern and as a result the proposal will add to a ribbon of development.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal would, if permitted add to a ribbon of development, result in a suburban style build-up of development and would therefore result in a detrimental change to the rural character of the countryside.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 6</b>			
<b>Application Reference</b>	LA05/2019/0987/F	<b>Date Valid</b>	1.10.2019
<b>Description of Proposal</b>	Proposed 2 storey dwelling with integral garage	<b>Location</b>	Site between No. 140 & 142 Dromore Road, Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Cara Breen
<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>
3	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Height of trees	Any potential disputes regarding trees is a civil matter and is outside the remit of Planning.		
Create ribbon development as garage does not front the road.	The proposal complies with Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside. The site is located within a substantial and continuously built up frontage. Outline Planning permission was granted on 5 <sup>th</sup> September 2017 for a dwelling under Policy CTY 8 which remains extant.		
No other two storey dwellings along stretch of road.	It is noted that other two storey dwellings exist in the area. The 7.8m ridge height is considered acceptable.		
Effect on services to neighbouring property	The potential effect of the proposal on services to any neighbouring property is a civil matter and is outside the remit of Planning. All relevant consultees responded and have no issues		
Status of covenants that cover application site.	The status of covenants that cover the application site is a civil matter and is outside the remit of Planning.		
Integration of proposal.	The proposal has been assessed against Policy CTY 13 - Integration and Design of Buildings in the Countryside of Planning Policy Statement 21: Sustainable Development in the Countryside. The Building on Tradition design guide was also taken into consideration in the assessment of the application. There are no concerns regarding the integration of the proposal in the surrounding landscape.		



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Potential future development.	Each application is assessed on its own merits. Any future application will be assessed against the relevant Planning policy and any material considerations.
Ridge height restriction of Outline permission not adhered to.	The application has been submitted as a Full application and not a Reserved Matters application, therefore it is not required that the proposal complies with and adheres to the Outline conditions of LA05/2016/0138/O. As shown on the proposed section A-A, the dwelling at No. 142 has a higher ridge height to the proposed dwelling. It is therefore contended that the proposed 7.8m ridge height will not cause demonstrable harm to interests of acknowledged importance.