

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

Week Ending 13th September 2019

Item Number 1			
Application Reference	LA05/2019/0583/F	Date Valid	04.06.2019
Description of Proposal	Change of Use from Vacant Retail Unit to Oasis Gaming Lounge/Amusement Arcade	Location	Unit 1 Eastpoint Entertainment Village, Old Dundonald Road Dundonald
Group Recommendation	Approval	Case Officer	Jonathan Marley
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		
Provision of street lighting in the future along the Comber Greenway	This application is for a change of use of an existing retail unit only.		
Attract young people and anti-social behaviour around the newly built bridge connecting the Greenway to the Eastpoint and would affect the area and the nearby campsite/caravan park.	<p>Environmental Health have been consulted and have no objections to the proposal.</p> <p>The site lies within a previously approved Entertainment Village. This is considered as an appropriate location for the proposed use.</p>		

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Item Number 2			
Application Reference	LA05/2019/0761/F	Date Valid	22.07.2019
Description of Proposal	Construction of 1 No. 2 bed apartment on top of an existing flat roof terrace area	Location	The Rose Garden Queensway Derriaghy
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Road Safety and inadequate car parking facilities	Dfi Roads were consulted on the application and have no objection to the proposal subject to appropriate conditions. The proposal indicates a total of 47 no. private parking spaces for 31 no. 2 bedroom apartments. This complies with the parking requirements as set out in Creating Places ie 1.5 unassigned spaces per apartment.		
Inadequate bin storage	Environmental Health have been consulted on the application and have no objections. The proposed bin storage area has been marked on the submitted drawing.		
Proposal out of keeping	The apartment block that is being converted was previously approved under planning application S/2004/0490/F. The proposal involves minor alterations to construct of 1 No. 2 bed apartment on top of an existing flat roof terrace area. This would result in no increase in height to the building and the 2 no. additional car parking spaces would not have a significant impact on the character of the area or on the amenity of neighbouring properties. The external finishes to the apartment and landscaping remain consistent with the previous approvals.		

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Item Number 3			
Application Reference	LA05/2018/1100/O	Date Valid	30.10.2018
Description of Proposal	Proposed infill dwelling and garage	Location	Lands located between Nos 124 and Nos 126 Moira Road Hillsborough
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 CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that it fails to meet the exceptions for an infill dwelling as the application site does not respect the existing development pattern 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 CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted result in a suburban style build-up of development when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in that 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		

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Item Number 4			
Application Reference	LA05/2019/0452/F	Date Valid	29.04.2019
Description of Proposal	Proposed 2 person/ 1 bedroom retirement bungalow and associated private amenity space and car parking	Location	Site adjacent to No.1 Hillview Avenue, Lambeg, Lisburn
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy QD1 of Planning Policy Statement 7 Quality Residential Environments in that the development would, if permitted fail to respect the surrounding context in terms of scale and massing, adequate provision has not been made for private open space and adequate and appropriate provision has not been made for parking.</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 of vehicles which would be attracted to the site.</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 2.0 metres x 33 metres from the proposed accesses cannot be provided in accordance with the standards contained in the Department's Development Control Advice Note 15.</p> <p>The proposal is contrary to the SPPS and Policy LC1 of the Addendum to PPS7 Safeguarding the Character of Established Residential Areas as the proposed dwelling fails to meet the minimum space standard requirement in accordance with Annex A.</p>			
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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Item Number 5			
Application Reference	LA05/2019/0706/O	Date Valid	05.07.2019
Description of Proposal	Proposed dwelling in a cluster at adjacent and north east of Ballycolin Road Dunmurry, under PPS21 CTY2a	Location	Lands to the rear and North west of 8 Ballycolin Road Dunmurry
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwellings; the cluster does not appear as a visual entity in the local landscape; the cluster is not associated with a focal point nor is it located at a cross-roads; the proposed site is not bounded on at least two sides with other development in the cluster, and; the dwelling would if permitted visually intrude into the open countryside.</p> <p>The proposal is contrary to the SPPS and Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking, in that it has not been demonstrated that the intensification of use of such access will not prejudice road safety or significantly inconvenience the flow of traffic.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		