

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

**Week Ending 14 May 2021**

| <b>Item Number 1</b>   |   |                            |                                       |
|--|---|----------------------------|---------------------------------------|
| <b>Application Reference</b>   | LA05/2018/0302/F  | <b>Date Valid</b>          | 26.03.2018                            |
| <b>Description of Proposal</b>   | Temporary change of use of former petrol filling station building and site to use as a car wash and valet business and which includes the siting of an associated storage container on site.<br>(Retrospective application for temporary planning permission for 3 years) | <b>Location</b>            | Site at 225 Hillsborough Road Lisburn |
| <b>Group Recommendation</b>  | Refusal   | <b>Case Officer</b>        | Joseph Billham                        |
| <b>Reasons for Recommendation</b>  |   |                            |                                       |
| <p>The proposal is contrary to paragraph 4.11 of the SPPS in that insufficient information in respect of air quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</p> <p>The proposal is contrary to paragraph 4.12 of the SPPS in that insufficient information in respect of sewage and water quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</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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**Week Ending 14 May 2021**

| <b>Item Number 2</b>   |  |                            |                                       |
|--|--|----------------------------|---------------------------------------|
| <b>Application Reference</b>   | LA05/2018/0303/F   | <b>Date Valid</b>          | 26.03.2018                            |
| <b>Description of Proposal</b>   | Erection of admin/staff office building for continued use of site for car sales. (Retrospective application for temporary planning permission for 3 years) | <b>Location</b>            | Site at 225 Hillsborough Road Lisburn |
| <b>Group Recommendation</b>  | Refusal  | <b>Case Officer</b>        | Joseph Billham                        |
| <b>Reasons for Recommendation</b>  |  |                            |                                       |
| <p>The proposal is contrary to paragraph 4.11 of the SPPS in that insufficient information in respect of air quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</p> <p>The proposal is contrary to paragraph 4.12 of the SPPS in that insufficient information in respect of sewage and water quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</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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## List of delegated planning applications with objections received / recommendation to refuse

Week Ending 14 May 2021

| Item Number 3  |  |                            |  |
|--|--|----------------------------|--|
| <b>Application Reference</b>   | LA05/2018/0304/F   | <b>Date Valid</b>          | 26.03.2018                               |
| <b>Description of Proposal</b>   | Temporary change of use of a former car showroom building to a building for the sale of coal and retention of a change of use of part of a former car sales site to a site for the sale of children's climbing frame equipment including the retention of an associated staff admin building.<br>(Retrospective application for temporary planning permission for 3 years) | <b>Location</b>            | Site at 225 Hillsborough Road<br>Lisburn |
| <b>Group Recommendation</b>  | Refusal  | <b>Case Officer</b>        | Joseph Billham                           |
| Reasons for Recommendation   |  |                            |  |
| <p>The proposal is contrary to paragraph 4.11 of the SPPS in that insufficient information in respect of air quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</p> <p>The proposal is contrary to paragraph 4.12 of the SPPS in that insufficient information in respect of sewage and water quality has been provided to enable the Council to make an informed decision in relation to potential impacts on the environment and amenity.</p> |  |                            |  |
| Representations  |  |                            |  |
| <b>Objection Letters</b>   | <b>Support Letters</b>   | <b>Objection Petitions</b> | <b>Support Petitions</b>                 |
| 0  | N/A  | N/A                        | N/A                                      |
| Consideration of Objections  |  |                            |  |
| <b>Issue</b>   | <b>Consideration of Issue</b>  |                            |  |
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## List of delegated planning applications with objections received / recommendation to refuse

**Week Ending 14 May 2021**

| <b>Item Number 4</b>  |   |                            |                                |
|---|---|----------------------------|--------------------------------|
| <b>Application Reference</b>  | LA05/2018/0557/F  | <b>Date Valid</b>          | 07.06.2018                     |
| <b>Description of Proposal</b>  | Retrospective application for workshop extension to the rear of existing building   | <b>Location</b>            | 56 Moneyreagh Road Newtownards |
| <b>Group Recommendation</b>   | Refusal   | <b>Case Officer</b>        | Joseph Billham                 |
| <b>Reasons for Recommendation</b>   |   |                            |                                |
| The proposal is contrary to SPPS and Policy AMP 2 of PPS 3 – Access Movement and Parking in that, it has not been demonstrated that the access will not prejudice road safety or significantly inconvenience the flow of traffic. |   |                            |                                |
| <b>Representations</b>  |   |                            |                                |
| <b>Objection Letters</b>  | <b>Support Letters</b>  | <b>Objection Petitions</b> | <b>Support Petitions</b>       |
| <b>1</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>   |                            |                                |
| Working outside of business hours.  | Environmental Health have been consulted on the application and offered no objections. Environmental Health have provided relevant opening hours for the business. This is considered acceptable.                     |                            |                                |
| Validity of application built without permission.   | The application has been applied retrospectively for the extension to the workshop and is considered a valid application.   |                            |                                |
| Impact on privacy   | The existing business on site has planning approval under application reference LA05/2021/0333/LDE. It is considered the extension to the workshop will have no greater impact on privacy than the existing business. |                            |                                |
| Car parking.  | This application is dealing with the extension to the existing workshop. There is a separate planning application ref: LA05/2018/0793/F addressing the extension of curtilage and parking.                            |                            |                                |
| Impact of noise.  | Environmental Health have been consulted on the application regarding noise and offered no objections.  |                            |                                |
| Future stability of home with land dug out.   | The stability of a dwelling is outside the remit of planning control and is the responsibility of the developer.  |                            |                                |

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**Week Ending 14 May 2021**

| <b>Item Number 5</b>  |   |                            |                                |
|---|---|----------------------------|--------------------------------|
| <b>Application Reference</b>  | LA05/2020/0761/F  | <b>Date Valid</b>          | 28.09.2020                     |
| <b>Description of Proposal</b>  | Retrospective application for the erection of a retractable awning for an outdoor eating and drinking area to the rear of the restaurant                                      | <b>Location</b>            | 48 Lisburn Street Hillsborough |
| <b>Group Recommendation</b>   | Approval  | <b>Case Officer</b>        | Joseph Billham                 |
| <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>       |
| 14  | N/A   | N/A                        | N/A                            |
| <b>Consideration of Objections</b>  |   |                            |                                |
| <b>Issue</b>  | <b>Consideration of Issue</b>   |                            |                                |
| Issue with noise disturbance, light, smell, smoke and fire assessment.      | LCCC Environmental Health Unit have been consulted on the application regarding the potential impact on noise, light, smell, smoke and fire risk and offered no objections.   |                            |                                |
| Address is incorrect  | The address has been amended and is deemed to be fully accurate.  |                            |                                |
| Extends existing building line.   | The building line constitutes development at the front of the site. The development is located at the rear of the dwelling and will not impact on the existing building line. |                            |                                |
| Increased commercial floor area and no planning permission for beer garden. | The proposal is retrospective for the erection of the awning only. The beer garden is considered to be in connection with the existing restaurant/pub.                        |                            |                                |
| Increase capacity on parking.   | The proposal is retrospective for the erection of an awning only. The application has no bearing on parking provision.  |                            |                                |

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**Week Ending 14 May 2021**

|  |   |
|--|---|
| Impact on Conservation Area                                    | It is considered the proposal will not have a detrimental impact on the Hillsborough Conservation Area. The proposal is considered to preserve the character and appearance of the area.                        |
| No effective guttering and issue with rainwater.               | It is considered there will be no greater impact on drainage and rainwater from the retractable awning. The agent has provided more detail regarding the drainage. It is considered the drainage is acceptable. |
| Not neighbour notified   | All relevant neighbour notified have been identified and completed.   |
| Boundary wall has been damaged and unable to maintain property | The concern regarding boundary permission is between the two parties and lies outside of planning control.  |
| Canopy erected on boundary belonging to 52 Lisburn Street.     | The agent has completed Certificate A on the P1 Form certifying the applicant is in actual possession of every part of the land.  |
| Erected without planning permission.                           | The application has been applied for retrospectively and is considered a valid application.   |
| Front of premises converted to shop                            | This proposal is retrospective for the erection of an awning only.  |