

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

Week Ending 16 April 2021

Item Number 1			
Application Reference	LA05/2020/1017/O	Date Valid	04.12.2020
Description of Proposal	Single dwelling	Location	Site adjacent to 27 Knockbracken Road Carryduff
Group Recommendation	Refusal	Case Officer	Cara Breen
Reasons for Recommendation			
<p>The proposal is contrary to the Strategic Planning Policy Statement (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 Strategic Planning Policy Statement (SPPS) and Policy CTY 2a of Planning Policy Statement 21; Sustainable Development in the Countryside, in that the proposed dwelling would not be located within a cluster of development which lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) 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 or is located at a cross-roads, the proposed site is not bounded on 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 Strategic Planning Policy Statement (SPPS) and Policy CTY 8 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that the proposal would if permitted result in the addition of ribbon development along Knockbracken Road.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 14 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 buildings, add to a ribbon of development along Knockbracken Road and would not respect the traditional pattern of development exhibited in the area.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 15 of Planning Policy Statement 21; Sustainable Development in the Countryside, in that the development would if permitted mar the distinction between the defined settlement limit of Metropolitan Castlereagh and the surrounding countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			

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Issue	Consideration of Issue
No houses were to be built on this side of Knockbracken Road – classified as Greenbelt.	Areas designated as Greenbelt now fall for assessment under Planning Policy Statement 21: Sustainable Development in the Countryside. Page 2 of Planning Policy Statement 21: Sustainable Development in the Countryside states that the policy provisions contained within it will take precedence over the policy provisions of designations (including Greenbelts) contained in existing statutory and published draft development plans. It is not contended that the proposal meets the policy provisions of Planning Policy Statement 21: Sustainable Development in the Countryside.
Infrastructure (road speed, lighting etc.) cannot cope with more houses.	The proposal relates to a single dwelling only. DfI Roads were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of conditions with any approval. Taking the nature of the proposal (single dwelling) into account, it is not contended that additional lighting would be required.
Creates ribbon development (contravenes Policy CTY 8 of PPS 21).	It is considered that the proposal would result in the addition of ribbon development to the south side of Knockbracken Road. The application site abuts the road, as do the existing curtilages of both No. 27 and No. 29 Knockbracken Road which are located immediately to the east of the application site. It is therefore considered that the proposal contravenes Policy CTY 8 of PPS 21.

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Item Number 2			
Application Reference	LA05/2020/0877/O	Date Valid	03.11.2020
Description of Proposal	Proposed outline infill planning application for a single dwelling and detached rear garage on land contained between No. 51 and No. 53 Drennan Road. Domestic use only	Location	Land contained between No.51 and No. 53 Drennan Road Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to the Strategic Planning Policy Statement (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 Strategic Planning Policy Statement (SPPS) and Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that no gap exists in an otherwise substantial and continuously built up frontage of three or more buildings along a road frontage without accompanying development to the rear.</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 3			
Application Reference	LA05/2019/0733/O	Date Valid	11.07.2019
Description of Proposal	Proposed infill dwelling with retention of an outbuilding as garage and store	Location	Approximately 67 metres west of No.77 Comber Road Hillsborough
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
<p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy FLD 1 of PPS 15 - Development in Fluvial Floodplains in that insufficient information has been submitted to demonstrate that the proposed development lies outside of a 1 in 100 year flood plain or is an exception to FLD1.</p> <p>The proposal is also considered to be contrary to the Strategic Planning Policy Statement (SPPS) and PPS 15 FLD 1 - Development in Fluvial Floodplains in that insufficient information in relation to land raising (infilling) that has taken place to elevate the site above the flood level within the undefended fluvial flood plain has been submitted to enable the Council to fully and properly consider the potential impacts on the flood plain.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy FLD 2 of PPS 15 - Protection of Flood Defence and Drainage Infrastructure in that no 5 m working strip is provided to demonstrate that the development would not impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS), paragraph 6.77 in that it has not been demonstrated that prospective residents of the proposed dwelling would not suffer loss of amenity due to noise, odour and pests arising from the open slurry tank and agricultural buildings located adjacent to the site.</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	LA05/2019/0732/O	Date Valid	11.07.2019
Description of Proposal	Proposed infill dwelling with retention of an outbuilding as garage and store	Location	Approximately 83 metres west of No.77 Comber Road Hillsborough
Group Recommendation	Refusal	Case Officer	Margaret Manley
Reasons for Recommendation			
<p>The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and PPS 15 FLD 1 - Development in Fluvial Floodplains in that insufficient information has been submitted to confirm the extent to which a portion of this site adjacent to the undesignated watercourse has been raised (infilling) using demolition rubble to elevate the site above the flood level within the undefended fluvial flood plain and as such, the Council is unable to fully and properly consider the potential impacts on the development on the flood plain.</p> <p>The proposal is contrary to the Strategic Planning Policy Statement, paragraph 6.77 in that it has not been demonstrated that prospective residents of the proposed dwelling would not suffer loss of amenity due to noise, odour and pests arising from the open slurry tank and agricultural buildings located adjacent to the site.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		