

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

Week Ending 16 August 2019

Item Number 1			
Application Reference	LA05/2019/0205/F	Date Valid	05.03.2019
Description of Proposal	Retention of existing 2 bed ancillary annex with alterations & extensions including raising of eaves and ridge to accommodate first floor bedrooms	Location	134 Mealough Road, Carryduff
Group Recommendation	Refusal	Case Officer	Richard McMullan
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 considered to be contrary to Policy EXT 1 Annex A of the Addendum to Planning Policy Statement 7-Residential Extensions and Alterations in that the development does not provide a modest scale of accommodation, does not demonstrate dependency on the main dwelling within the site and could practically and viably operate on its own.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 (b) of the Addendum to Planning Policy Statement 7 in that the proposal will unduly affect the privacy and residential amenity of 134 Mealough Road by virtue of overlooking and overbearing impact.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7 - Residential Extensions and Alterations in that it has not been demonstrated that the required ancillary accommodation cannot be provided via an extension to the existing/main dwelling within 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 2			
Application Reference	LA05/2019/0625/O	Date Valid	13.06.2019
Description of Proposal	Proposed site for 2 no dwelling and garages	Location	Adjoining and south-west of no.40 Eglantine Road, Lisburn
Group Recommendation	Refusal	Case Officer	Margaret Manley
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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the creation of ribbon development along Eglantine Road.</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 and is unable to provide a suitable degree of enclosure for the buildings to integrate into the 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 buildings would, if permitted result in a suburban style build-up of development when viewed with existing buildings and would therefore result in a detrimental change to 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 3			
Application Reference	LA05/2019/0311/F	Date Valid	22.03.2019
Description of Proposal	Single storey extension to rear of dwelling (Amended Plans)	Location	3 Lenaghan Avenue, Belfast, BT8 7JF
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		
Overlooking from new side window (kitchen) into private rear amenity space of number 5.	Existing fencing conditioned to be retained or replaced with same height fence. Cross section has shown with fence height and window height that there should be no exacerbation of overlooking to an unreasonable degree.		
If side kitchen window approved it may prevent objector being able to extend in the future (because their future extension may block light to aforementioned window)	All applications are considered on their own merits and the site specifics at the time. It is noted that the low level kitchen window is not the only source of light serving the kitchen. Policy advises that all windows serving the room be considered when assessing potential loss of light. This would therefore be the position on future applications for the neighbouring property.		

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Item Number 4			
Application Reference	LA05/2018/0981/F	Date Valid	24.09.2018
Description of Proposal	Proposed infill dwelling on lands between 4a and 6 Drumcill Road, Lisburn.	Location	Lands between 4a & 6 Drumcill Road Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
6	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Traffic and road safety.	The proposal is to create one new access from the Drumcill Road for a domestic dwelling. DfI Roads have been consulted and have no objections to the proposal		
Need for the proposal.	Planning policy makes provision for certain types of development within the countryside. The applicant has applied for an infill dwelling which is one of the allowed types of development within the countryside. The proposal has been assessed against the infill policy and is considered to comply with it.		
Neighbour notification.	All relevant neighbours have been notified and the council has fulfilled its statutory obligations with regards to neighbour notification.		
Impact on Natural Heritage.	The proposal involves the removal of a small portion of the existing hedgerow to accommodate a safe access and the visibility splays. New hedgerow is proposed to replace what would be removed and also additional planting is proposed throughout the site which should increase wildlife habitat. It is not considered that the proposal would have a detrimental effect on any natural heritage.		
Confliction with policy CTY 13.	The proposal has been assessed against policy CTY 13 and it is considered that the proposal would integrate sufficiently.		
Doesn't conform to DES7/PPS 21/CTY8.	Policy DES7 was a policy within the Planning Strategy for Rural Northern Ireland and is superseded by policy CTY 8 of PPS 21. There is a continuously built up frontage along this portion of the Drumcill Road of which the proposed site is a small gap. The plot size is comparable to		

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	the plot sizes in the immediate area. The proposal has been assessed against PPS 21, including policy CTY 8 and is considered to comply.
The site is a visual break.	It is considered that the proposal meets the exception as set out in policy CTY 8 and constitutes a gap site. The site is not considered to be a significant visual break in the landscape.
Would weaken adjoining land.	The existing and proposed levels are considered to be acceptable and no significant ground works would need to be undertaken to implement the proposal.

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Item Number 5			
Application Reference	LA05/2018/0784/F	Date Valid	24.07.2018
Description of Proposal	Retention of existing façade to facilitate the erection of dwelling and retail unit.	Location	1 Arthur Street & 21 Ballynahinch Street Hillsborough
Group Recommendation	Approval	Case Officer	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increase in traffic.	DFI Roads offer no objections and advise that the proposal is unlikely to impact on the local road network in terms of traffic progression and road safety.		
On-street parking at present under extreme pressure without additional demand.	Information was submitted by the agent on 19th October 2018 that demonstrated sufficient on-street car parking available on the street. DFI Roads responded to this and offer no objections to the proposal. They stipulate that there is some on-street parking available in proximity to the proposal and on-street parking available on Ballynahinch Street.		
Removal of bus stop and bench	<p>The view is expressed that the retail unit here will remove the facility of the Bus stop and bench at this location making it more difficult for residents to wait for a bus.</p> <p>It is unlikely that the existing bus stop and bench will be affected by the proposal.</p>		
No need for a further retail unit - detrimental for village taking away from village feel.	The site lies within Hillsborough village which has no designated village centre or retail core however there are existing retail units along Ballynahinch Street and the proposed retail element is small in scale and would be compatible with existing uses. The re-use of the existing façade and renovation of the listed building will enhance the existing character at this location.		