

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

Week Ending 16 October 2020

Item Number 1			
Application Reference	LA05/2020/0572/F	Date Valid	03.08.2020
Description of Proposal	Proposed conversion and reuse of the existing stone built barns to a single dwelling under Policy CTY4 of PPS21 with a sympathetic extension	Location	Lands between 52 and 54 Dows Road, Ballycarn, Belfast
Group Recommendation	Refusal	Case Officer	Grainne Rice
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 CTY4 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings are not locally important and their reuse or conversion would not maintain or enhance the form, character and architectural features, design and setting of the existing buildings and would have an adverse effect on the character and appearance of the locality and the new extensions are not sympathetic to the scale, massing and architectural style of the existing buildings</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 development lacks long established natural boundaries and the ancillary works in the form of a shared access would not integrate with their surroundings primarily relying on the use of new landscaping for integration</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 build-up of development when taken cumulatively with other existing and approved buildings which does not respect the existing pattern of settlement exhibited in the area and would result in a detrimental change to the rural character of the area</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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Week Ending 16 October 2020

Item Number 2			
Application Reference	LA05/2019/0933/F	Date Valid	13.09.2019
Description of Proposal	Proposed housing development to comprise of 6 apartments with communal open space and parking. Designated areas for bin compound and bicycle parking	Location	No. 7 Meeting Street, Moira, Craigavon, BT67 0NR
Group Recommendation	Approval	Case Officer	Sinead Mc Closkey
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The height of the building resulting in overlooking/ loss of privacy in the garden/front of house	Since these objections have been received, amended plans have been submitted and re-neighbour notified. These amendments included moving the building 1m further away from the rear boundary, reducing the height by 1m, FFL by 300mm on site and internal floor heights reduced to 2550mm per floor, resulting in a 1.3m overall height reduction in the building. No subsequent objections were received in respect of the revised amendments. The building is now 8.8m in height with windows from habitable rooms only at first floor, with roof lights at second floor. The building at the closest point to the boundary is approx. 9.5m to the rear boundary, with this distance increasing to 10.5m. In light of these I am satisfied that there will be no overlooking onto surrounding properties. There are other buildings within the immediate vicinity which are over two storey in height, No. 1 Harlow Green as an example. A building of this height is therefore not out of character for this area. Sections show the building is now falling below the ridge heights of surrounding buildings and is equal to the ridge height of all the surrounding buildings and less in height than the neighbouring 2.5 and 3 storey buildings.		
Detrimental effect on the value and	The effect a development proposal may have on the value of a property is material consideration but it is not given determining weight		

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Week Ending 16 October 2020

desirability of the property	
Inadequate parking on an already busy street	Based on the evidence submitted with the application, the parking provision is considered to be adequate.
The village parking is inadequate and there is a speeding problem on the road.	<p>The existing parking provision with the village is not considered in the assessment of this application. DFI Roads were consulted and had no objection to the proposal in terms of parking or vehicles entering and accessing the site onto Meeting Street.</p> <p>The site is within the development limits of Moira and has been assessed against the relevant policies and found to be policy compliant.</p>
Loss of light and overshadowing	There will be no adverse effects in terms of loss of light or overshadowing as the building is of an acceptable height within the context of the immediate area and is sufficiently removed from the boundaries of the adjacent.
Damage of neighbouring lands as a result of demolishing shed	Any damage incurred to neighbouring land during the development of this proposal is a civil matter and not within the remit of the Planning Department.
Loss of trees	The trees within the site are shown to be retained as per the plans. They will also be supplemented with additional planting.
Noise and privacy affected by gardens to the rear	Any noise issues created by the proposed gardens cannot be controlled by the Planning Department. The site is within an urban environment where rear gardens back onto each other. There was a rear garden existing on the site. There is an expectation within this environment due to the close proximity of dwellings that noise may be incurred from an adjacent property. There will be no privacy issues in terms of overlooking from these properties.

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Week Ending 16 October 2020

Item Number 3			
Application Reference	LA05/2019/1272/F	Date Valid	13.12.2019
Description of Proposal	Site for dwelling	Location	15 Millvale Road, Hillsborough
Group Recommendation	Approval	Case Officer	Cara Breen
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		
Request that in determining any Reserved Matters application, relevant policies contained in PPS 7: Quality Residential Environments and Creating Places are taken into account	Any Reserved Matters application will be determined in accordance with the relevant Planning policy context, with all other material considerations also taken into consideration as part of the assessment.		
Overlooking/Privacy	An indicative layout was submitted during the processing of the application. Whilst this application relates solely to Outline permission which seeks only to establish the principle of development on the site and no design details per se have been provided, it is contended from the indicative layout that sufficient separation distances could be achieved. Full design consideration, in terms of fenestration detailing and landscaping etc. would be considered as part of any Reserved Matters application. Any approval would however be subject to condition requiring that the proposed dwelling would be in general conformity to the indicative layout plan.		
Loss of Light	An indicative layout was submitted during the processing of the application. Whilst this application relates solely to Outline permission which seeks only to establish the principle of development on the site and no design details per se have been provided, taking into account; separation distances (from the indicative layout) and orientation and layout of neighbouring properties, it is contended that the application site		

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

Week Ending 16 October 2020

	could accommodate a single dwelling which would not result in a detrimental loss of light to any neighbouring property. Full design details would be considered as part of the assessment of any Reserved Matters application. A 6.5m ridge height restriction condition, with a maximum 0.45m under build condition would be applied to any approval. A condition requiring that the proposed dwelling is in general conformity to the indicative layout would also be applied.
Siting and Scale	From the indicative layout, it is considered that a single dwelling could be sited appropriately within the application site. This application relates to Outline permission only and therefore full design details have not been provided. However, a 6.5m ridge height restriction condition with a maximum 0.45m under build condition would be applied to any approval, which is considered acceptable in the context of the site and surrounding area. A condition requiring that the proposed dwelling is in general conformity to the indicative layout would also be applied to any approval.
Request notification of any application of Reserved Matters and to be afforded the opportunity to make comment accordingly	Neighbour notification/advertisement for any future Reserved Matters application which is submitted for Council consideration will take place as per the statutory publicity obligations.