

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

Week Ending 18 October 2019

Item Number 1			
Application Reference	LA05/2019/0674/F	Date Valid	27.06.2019
Description of Proposal	Proposed infill dwelling and garage	Location	Lands 40 metres south-east of 93 Fort Road, Ballylesson, Belfast
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 addition of ribbon development along Fort Road.</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 and approved buildings 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		

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

Week Ending 18 October 2019

Item Number 2			
Application Reference	LA05/2018/1106/F	Date Valid	30.10.2018
Description of Proposal	Erection of 2 no dwellings in compliance with PPS21 CTY8 (INFILL)	Location	Between 52 and 60 Gransha Road, Ballybeen, Dundonald
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 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 the Gransha Road.</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 create a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.</p> <p>The proposal is contrary to the SPPS and Policy CTY15 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> <p>The proposal is contrary to paragraph 6.77 of the SPPS in that it has not been demonstrated that there will be no unacceptable adverse impact on the proposed dwellings with respect to noise.</p> <p>The proposal is contrary to the SPPS and Policy RE 1 of Planning Policy Statement 18, Renewable Energy, in that it has not demonstrated that the approved wind turbine will not have an unacceptable adverse impact on the residential amenity of the proposed dwellings by way of noise.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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

Week Ending 18 October 2019

Item Number 3			
Application Reference	LA05/2019/0714/F	Date Valid	09.07.2019
Description of Proposal	Change of house types to plots 9 and 11 to include single storey sun lounge to rear elevation	Location	Plots 09 & 11 Pantridge Lane Development, 14 Dromore Road, Hillsborough
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Construction has already started on site	Any development undertaken without planning permission is at the developers own risk. This application will determine if the proposal is acceptable or not.		
Notification indicated no's 9 & 11 to have new sunrooms, however clearly 8 & 10 have construction of same also started	There are also current planning applications for a change of house type to sites number 8 and 10.		
Separation Distance	The view is expressed that the separation distance of 10m to the boundary wall is now being compromised. The proposal reduced the separation distance is not considered to be unacceptable. A single storey extension is proposed which is close to permitted development. It is considered that the proposal would not have a negative impact on any of the neighbouring properties		

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

Week Ending 18 October 2019

Item Number 4			
Application Reference	LA05/2019/0028/F	Date Valid	14.01.2019
Description of Proposal	Proposed construction of a two storey extension to the rear of the property to include a ground floor lounge area and a first floor bedroom with ensuite	Location	12 Blackquarter Lane, Carryduff, Belfast, BT8 8GA
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		
Loss of Light	<p>The first floor element of the proposal has since been amended and has been set back by approximately 1m. It has also been set off the boundary.</p> <p>The 45 degree light test as per Figure 1 of Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations has been conducted in line with the amended scheme. While it is acknowledged that the proposal moderately overlaps this, it is noted that it is not a rigid standard which must be met in every case.</p> <p>Taking the difference in levels between the two sites it is considered that the proposed two storey extension will not reduce the amount of light entering the neighbouring dwelling to an unreasonable degree.</p>		

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

Week Ending 18 October 2019

Item Number 5			
Application Reference	LA05/2019//0612/F	Date Valid	11.06.2019
Description of Proposal	Single storey living room extension to rear of existing dwelling	Location	3 Church Lane, Hillsborough, BT26 6GD
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbour has stated that he will have issues painting a window above the extension at No 2 Church Lane	Although this issue is a material consideration it is not given determining weight. The extension is single storey and it is considered that access is achievable to the upper floor window for painting and/or maintenance.		
Concerns regarding space left between No 2 Church Lane and the extension	The proposal has been designed so that there will be no infringement or encroachment into the neighbouring property.		
The overall risk assessment and the structural impact that this building may have on the existing rear boundary wall	The proposal will need approval from LCCC Building Control and the onus is on the applicant/builder to ensure safety of the proposal on the surrounding neighbouring properties.		

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

Week Ending 18 October 2019

Item Number 6			
Application Reference	LA05/2019/0479/F	Date Valid	07.05.2019
Description of Proposal	Proposed alterations to existing dwelling to include conversion of existing attached garage to living space plus erection of detached garage with games room above	Location	31 Burnside Park, Belfast, BT8 6HU
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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on stability of bank to rear	Amended plans have subsequently been submitted which incorporate details of a proposed reinforced concrete retaining wall which is to be designed and constructed as an integral part of the rear wall of the proposed garage. Building Control will also be required to inspect the site.		
Presence of sewer pipe and manhole access points located at top of bank	N.I Water have been consulted in relation to the application and responded with no concerns.		
Removal of trees along boundary line	Planning permission is not required for the removal of unprotected trees. Any removal of trees along the boundary line is a civil matter and is outside the remit of Planning.		
Not clear what re-enforcement is proposed	Amended plans have been submitted which incorporate details of a proposed reinforced concrete retaining wall which is to be designed and constructed as an integral part of the rear wall of the proposed garage. Drawing No. 03/3 bearing the Lisburn and Castlereagh City Council date stamp 17 th October 2019 also notes that necessary temporary support to the existing bank will be provided during the course of construction via steel sheet piles. Building Control will also be required to inspect the site.		



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

Week Ending 18 October 2019