

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

Week Ending 20 November 2020

Item Number 1			
Application Reference	LA05/2019/0118/F	Date Valid	08.02.2019
Description of Proposal	Proposed stables, garage and store previously approved under planning ref S/2003/0136/F	Location	50 Kesh Road Maze Lisburn.
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
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 amenity levels of neighbouring properties by virtue of undue noise, odours and pests.			
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	LA05/2020/0479/O	Date Valid	26.06.2020
Description of Proposal	Site for a dwelling and garage (infill opportunity under CTY8 of PPS21)	Location	50m east of 18 Drumcill Road Lisburn
Group Recommendation	Approval	Case Officer	Richard McMullan
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		
Development in direct contravention of CTY 8.	The application after a full and careful assessment against prevailing planning policy, including policy CTY8 of PPS 21, is considered to be policy compliant, representing an acceptable infill development.		
Size of development frontage.	The frontage of the site measures approximately 88 metres. Policy CTY 8 outlines that permission will be granted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses. In this instance it is considered that the proposal (in conjunction with planning ref: LA05/2020/0480/O) is in keeping with the requirements of this policy. Two dwellings shall be provided in keeping with the requirements of policy CTY8. The proposed frontages shall measure approximately 40 metres & 42 metres. This is considered to be acceptable.		
Road safety including the number of existing and proposed accesses adjacent to the site.	DfI Roads have been consulted within the processing of this application and can be seen to offer no objections. It is therefore considered that no issues with respect to road safety etc. shall arise. The development seeks to provide a new access onto the Drumcill Road which is considered to be acceptable.		
Impact on Residential amenity.	It is considered that no issues of concern shall arise with respect to neighbouring amenity levels. LCCC Environmental Health unit have no objections to the development indicating no issues with respect to noise, smell or odours shall arise. Within any subsequent RM or Full application in which detailed house design drawings shall be provided issues in		

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	respect of overlooking can be assessed to ensure that no issues with regard to overlooking shall arise.
Detrimental to Rural Character of the area.	The development is considered to be an acceptable in fill site when assessed against prevailing planning policy. It is deemed to be acceptable in principle. As such it is felt that the rural character of the area will not be eroded to such a degree that would warrant the refusal of the application.
Loss of mature trees and hedgerow.	Within the processing of the application a biodiversity checklist was provided for consideration. DAERA Natural Heritage Division (NED) have been consulted and can be seen to offer no objections. It is noted that tree/hedge removal is required to provide access to the site. Following consideration of all relevant information NED are seen to offer no objections to the development. They have requested that a number of relevant informatives are utilised to ensure no harm shall arise with respect to protected or priority species or habitats.
Number of approved applications in the area.	Each planning application submitted for consideration is assessed upon its individual merits and assessed against prevailing planning policy. In this instance the current application is considered to be policy compliant.
Unauthorised business operating in the area.	Each planning application submitted for consideration is assessed upon its individual merits and assessed against prevailing planning policy. There is a current application (LA05/2019/0770/F) for the proposed change of use of part of existing redundant farm building to be used as storage for use of horticultural machinery and plants also associated parking. This application is currently under consideration.
Development would be prominent and would rely upon new landscaping for integration purpose.	Following a full assessment of the development it is considered that a dwelling of appropriate scale and design would not be a prominent feature within the local landscape. It is considered that the development would not rely upon new landscaping for the purposes of integration.
The site provides a visual break in the countryside	The site is seen to be an acceptable infill opportunity (for two dwellings in conjunction with planning application ref: LA05/2020/0480/O). Policy CTY 8 outlines that the development of a small site sufficient to accommodate no more than 2 dwellings is acceptable. As the principle of development is seen to be acceptable it is in turn considered that the rural character of the area will not be significantly compromised.

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Item Number 3			
Application Reference	LA05/2020/0480/O	Date Valid	26.06.2020
Description of Proposal	Site for a dwelling and garage (infill opportunity under CTY8 of PPS21)	Location	30m west of 16a Drumcill Road Lisburn
Group Recommendation	Approval	Case Officer	Richard McMullan
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		
Development in direct contravention of CTY 8.	The application after a full and careful assessment against prevailing planning policy, including policy CTY8 of PPS 21 is considered to be policy compliant, representing an acceptable infill development.		
Size of development frontage.	The frontage of the entire site measures approximately 88 metres. Policy CTY 8 outlines that permission will be granted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses. In this instance it is considered that the proposal (in conjunction with planning ref: LA05/2020/0479/O) is in keeping with the requirements of this policy. Two dwellings shall be provided in keeping with the requirements of policy CTY8. The proposed frontages will measure approximately 40 metres & 42 metres. This is considered to be acceptable.		
Road safety including the number of existing and proposed accesses adjacent to the site.	DfI Roads have been consulted within the processing of this application and can be seen to offer no objections. It is therefore considered that no issues with respect to road safety etc. shall arise. The development seeks to provide a new access onto the Drumcill Road which is considered to be acceptable.		
Detrimental to amenity of neighbouring dwellings.	It is considered that no issues of concern shall arise with respect to neighbouring amenity levels. LCCC Environmental Health unit have no objections to the development indicating no issues with respect to noise, smell or odours shall arise. Within any subsequent RM or Full application in which detailed house design drawings shall be provided issues in respect of overlooking can be assessed to ensure that no issues with		

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	regard to overlooking shall arise. The eastern boundary of the site shall be retained which shall protect the amenity levels of no.16a Drumcill Road.
Detrimental to Rural Character of the area.	The development is considered to be an acceptable in fill site when assessed against prevailing planning policy. It is deemed to be acceptable in principle. As such it is felt that the rural character of the area will not be eroded to such a degree that would warrant the refusal of the application.
Loss of mature trees and hedgerow.	Within the processing of the application a biodiversity checklist/supporting ecological statement was provided for consideration. DAERA Natural Heritage Division (NED) have been consulted and can be seen to offer no objections. It is noted that tree/hedge removal is required to provide access to the site. Following consideration of all relevant information NED are seen to offer no objections to the development. They have requested that a number of relevant conditions & informatives are utilised to ensure no harm shall arise with respect to protected or priority species or habitats. The eastern boundary of the site shall be conditioned to be retained.
Number of approved applications in the area.	Each planning application submitted for consideration is assessed upon its individual merits and assessed against prevailing planning policy. In this instance, the current application is considered to be policy compliant.
Unauthorised business operating in the area.	Each planning application submitted for consideration is assessed upon its individual merits and assessed against prevailing planning policy. There is a current application (LA05/2019/0770/F) for the proposed change of use of part of existing redundant farm building to be used as storage for use of horticultural machinery and plants also associated parking. This application is currently under consideration.
Development would be prominent and would rely upon new landscaping for integration purpose.	Following a full assessment of the development it is considered that a dwelling of appropriate scale and design would not be a prominent feature within the local landscape. It is considered that the development would not rely upon new landscaping for the purposes of integration. A condition of approval shall be that the eastern boundary of the site is retained.
The site provides a visual break in the Countryside	The site is seen to be an acceptable infill opportunity (for two dwellings in conjunction with planning application ref: LA05/2020/0479/O). Policy CTY 8 outlines that the development of a small site sufficient to accommodate no more than 2 dwellings is acceptable. As the principle of development is seen to be acceptable it is in turn considered that the rural character of the area will not be significantly compromised.