

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

Week Ending 20 December 2019

Item Number 1			
Application Reference	LA05/2019/0942/O	Date Valid	17.09.2019
Description of Proposal	Proposed infill dwelling and garage	Location	50m South of no 41 Windmill Road, Hillsborough, BT26 6LX
Group Recommendation	Approval	Case Officer	Richard McMichael
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		
Inaccurate drawings	<p>The view is expressed that the orientation of the objector's and applicant's properties, as shown on the submitted plans is incorrect.</p> <p>After a site visit and use of various ortho maps, the orientation of the two properties is correct.</p>		
Confusion over the number of dwellings being proposed.	The second dwelling is being applied for under a separate application.		
Siting of drainage and septic tank.	This is an outline application and specific drainage details shall be provided under any subsequent Reserved Matters application.		
Applicant does not own all adjoining land.	The applicant has provided a site location plan and signed Certificate A stating that they own/control the land within the red line. Should this not be the case, any development would be subject to enforcement action and/or pursued via civil action.		
Loss of Hedge/Natural Heritage	<p>Concern was expressed that a hedge/tree will have to be cut down in objector's property due to the potential loss of light. Reference is also made to the hedge being used by local wildlife.</p> <p>The rear boundary of the proposed site will be approximately 50m from that of the objector's property. This will have no impact on natural light. Where a third party considers that a hedge on their land needs to be removed, the onus is on them to ensure that no harm is caused to protected species.</p>		

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Item Number 2			
Application Reference	LA05/2019/0624/F	Date Valid	13.06.2019
Description of Proposal	Proposed two storey extension to side of dwelling.	Location	49 Grove Park, Culcavy Hillsborough, BT26 6JF
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of light	The 45 degree light test was conducted as per Figure 1 of Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations to assist in assessing any potential loss of light/overshadowing to neighbouring property. The proposal met the test, and therefore there are no concerns regarding loss of light/overshadowing arising from the proposal.		

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Item Number 3			
Application Reference	LA05/2019/0383/F	Date Valid	08.04.2019
Description of Proposal	Proposed dwelling and garage (full application in lieu of approval LA05/2016/0315/O)	Location	Approximately 35m west of 37 Waterloo Road, Lisburn, BT27 5NW
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
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Design and Access Statement	Concerns is expressed about the content of the submitted design and access statement. The content of the design and access statement has been assessed as part of the application and is a material consideration. The Council makes its own determination on the design and access of the proposal.		
Boundary treatment between the application site and property number 37.	The existing boundary treatment is to be retained and additional planting is proposed to the inside of the boundary to supplement what is already there.		
Impact on neighbour's privacy, overlooking and residential amenity of property number 37.	The dwelling is positioned towards the middle of the application site and from building to building, from the proposal to the neighbours dwelling is 34m. It is also 24m away to the common boundary at the narrowest point. The existing boundary between the two properties is to be retained and also to be supplemented with additional planting. The side elevation facing property 37 has no 1 st floor windows. The upper floor balcony to that side has been repositioned and a new wall is proposed adjacent to the grass roof area to relay any concerns from the neighbours. The proposal does not cause concerns with regards to overlooking into the private amenity of property number 37		
Scale and massing of the proposal, would prefer the design of the proposed	The scale and massing of the proposal is considered to be acceptable for the site and its locality. The design of the house is considered to be acceptable and would not have a negative impact on neighbouring properties.		

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house to be handed.	
The footprint remains the same from the original submission, no indication of floor space on the plans.	The footprint of the dwelling is considered to be acceptable in this context. The agent is not obliged to indicate the floor space on the drawings as all drawings are to scale and can be measured off.
Unsuitability of the balconies.	The original balconies are incorporated into the overall design, however due to their positioning they would not cause any overlooking into neighbouring properties and considered to be acceptable.
Prominence and integration.	The proposal is set back from the road approximately 47m from the road and is in line with the existing buildings either side of the site. It has a maximum height of 7.6m above the finished floor level, which is similar to the adjacent two storey dwelling. It respects the existing pattern of development and additional planting is proposed to aid with its integration along with the existing boundary treatments. The proposal would not be a prominent feature and should integrate sufficiently.
Proposal, following existing site levels will protrude significantly in the area.	It is preferred that existing contours on the land are respected. The existing and proposed levels are considered to be acceptable.
Noise impact.	The proposal is for one domestic dwelling house. A dwelling proposed to be sited adjacent to other residential properties is considered to be a compatible use. Environmental Health have no objections to the proposal and no concerns were raised with regards to noise impact.
Building line.	The proposal respects the established building line and pattern of development in the area.
Fails to comply with policy CTY 13 and 14 of PPS 21.	The proposal has been assessed against policies CTY 13 and 14 and is considered to be fully compliant.
Request for condition of 1.5m - 2m frosted glass on any balconies that overlook 37 Waterloo Road	Through the processing of the application the balcony of concern that faced 37 Waterloo road has been re-positioned and a 2m wall is proposed adjacent to the grass roof area to relay any concerns. A condition is not therefore necessary.
Request for condition requiring landscaping to be planted along the eastern boundary of the site.	Additional planting is proposed along the eastern boundary and can be conditioned as part of any approval.
Would prefer the positioning of the	The proposed access point is towards the middle of the boundary that abuts the road and allow for the creation of a safe access. DfI Roads have no objections to the proposal.



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access to be to the eastern corner.	
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Item Number 4			
Application Reference	LA05/2018/1048/F	Date Valid	16.10.2018
Description of Proposal	Demolition of existing house and associated out building. Construction of a single split level dwelling with associated garage and external works	Location	23 Kilwarlin Road, Hillsborough, BT26 6DZ
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		
Overlooking	Through the processing of the application, the design has been revised to ensure that there would be no overlooking into the neighbours private amenity space.		
Clarification of levels required.	The revised plans now show details of the levels.		
Ridge height and the creation of an imposing building	Through the processing of the application, the design has been revised and the dwelling would not impose on the neighbours dwelling.		
Loss of light	Through the processing of the application, the design has been revised to ensure that the neighbours would not experience any unacceptable loss of light.		
Existing vegetation	Clarification is sought as to whether the existing trees are to be retained and if the hedge is to be planted. The existing trees along the boundary are to be retained and any new planting is detailed on the plans.		
Existing Planting	In respect of construction works, asks that provision is allowed to protect against existing planting. It is the responsibility of the applicant/developer to ensure that any construction works takes account of any surrounding vegetation to be retained.		
Proposed finishes	Clarification is sought as to the proposed building finishes. The revised plans detail all of the proposed finishes.		