

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

Week Ending 21 August 2020

Item Number 1			
Application Reference	LA05/2020/0271/F	Date Valid	09.04.2020
Description of Proposal	Two storey extension to side and rear. Changes to rear and side elevation. Raise of ridge height by 350mm to facilitate attic conversion.	Location	71 Mill Road, Carryduff
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		
New window on north facing gable - potential loss of privacy/overlooking.	Agent submitted amended drawing showing the new window to be frosted glass. This is an acceptable solution as it's not the only source of light serving that room.		
Potential overshadowing/loss of light due to increase in height.	The increase in height is 350mm. Therefore any possible exacerbation of overshadowing/loss of light would likely be negligible, and would not be sufficient to warrant refusal.		

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Item Number 2			
Application Reference	LA05/2019/0141/F	Date Valid	14.02.2019
Description of Proposal	2 detached infill dwellings	Location	Lands between 23 and 25 Lough Road Upper Ballinderry Lisburn
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 CTY8 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposal does not constitute a small gap in a substantial and built up frontage and would, if permitted, result in an unacceptable ribbon of development.</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 does not respect the existing development pattern found along the frontage in terms of size, scale, siting and plot size.</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 buildings and the addition of a ribbon of development detrimental 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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Item Number 3			
Application Reference	LA05/2019/0797/F	Date Valid	05.08.2019
Description of Proposal	Replacement dwelling	Location	Lands approximately 180 metres south west of No. 40 Sandy Lane Lambeg, Lisburn
Group Recommendation	Refusal	Case Officer	Cara Breen
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 at this location.</p> <p>The proposal is contrary to the SPPS and Policies CTY 1 and CTY 3 of Planning Policy Statement 21 - Sustainable Development in the Countryside, in that there is no permitted structure that exhibits the essential characteristics of a dwelling.</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 building to integrate into the landscape and it would, if approved, rely primarily on the use of new landscaping for integration.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		