

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

**Week Ending 21 May 2021**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2020/0971/F	<b>Date Valid</b>	20.11.2020
<b>Description of Proposal</b>	Proposed detached dwelling to rear garden of 65 Antrim Road, Lisburn	<b>Location</b>	Rear detached garden of 65 Antrim Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
5	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Road safety, proposed access to narrow and unsafe.	The proposed access lane was approved previously under planning application S/2006/1300/O. DfI Roads have been consulted on the application and have no objections. The application is considered to be policy compliant with PPS 3 Access Movement and Parking.		
Concerns about the sewage system.	NI Water and NIEA Water Management Unit have been consulted on the planning application and are content subject to appropriate informatives. It is considered there is available capacity to serve the site subject to the necessary consents.		
Proposal is out of character with the area.	Given the fall back of the previous planning permissions for 1 dwelling (LA05/2017/0095/F) and the proposed access on this site (S/2006/1300/O) planning approval is recommended. The only change in design of the proposed dwelling is the orientation which has been handed. Otherwise the design details of the proposed house type and boundary treatment remain the same as previously approved. Similar planning conditions would be applied to any potential decision notice as previous approval.		
Potential loss of privacy, sunlight and noise issues to neighbouring properties. Inadequate separation distances and devaluation of property.	The separation distances, house type and boundary treatment are the same as previously approved. A condition will be applied that the proposed obscure glazing on 2 no. first floor windows on the south western elevation will be retained in perpetuity ensuring no detrimental impact on residential amenity. Devaluation of property is not a planning consideration that can be given a determining weight in this assessment.		

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

**Week Ending 21 May 2021**

<p>Land Ownership, the red line indicating ownership is incorrect.</p>	<p>During the processing of the application the agent confirmed the applicant contends the correct ownership certificate A has been completed and are in control of all the necessary lands contained within the application site. Planning permission does not confer title and does not give the applicant any right in land which he/she would not otherwise have. The Council has no role to play in the determination of disputes over land ownership or access to it.</p>
--	---

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

**Week Ending 21 May 2021**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2018/0770/F	<b>Date Valid</b>	23.07.2018
<b>Description of Proposal</b>	Renovation and improvements to existing shop	<b>Location</b>	Opposite Graham gardens shopping centre and approx. 15m south of 8 Graham Gardens, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policy BH 12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, in that insufficient information has been submitted to demonstrate that the scale, form, materials and detailing of the development respect the characteristics of adjoining buildings in the area.</p> <p>Insufficient information has been provided regarding the above proposal, as required in accordance with Section 3(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015, to enable the Council to make an informed decision.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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

**Week Ending 21 May 2021**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2017/0852/O	<b>Date Valid</b>	14.08.2017
<b>Description of Proposal</b>	Proposed farm dwelling and garage for use in association with equestrian business	<b>Location</b>	Land 30 metres north east of 19 Leverogue Road Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<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 Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active (and has been established for at least six years) and that other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application.</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/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and as a consequence the proposed building would rely primarily 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 development 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> <p>The proposal is contrary to the Habitats Regulations, the SPPS, and Planning Policy Statement (PPS) 2: Natural Heritage, Policy NH 2, in that insufficient information has been submitted in order to demonstrate that the development would not cause harm to harm bats, badgers and newts protected by law and establish otherwise.</p> <p>The proposal is contrary to the Habitats Regulations, SPPS, and Planning Policy Statement (PPS) 2: Natural Heritage, Policy NH5, in that insufficient information has been submitted in order to demonstrate that the development would not have an unacceptable adverse impact on priority habitats and natural heritage features worthy of protection and insufficient information has been submitted to establish otherwise.</p>			

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

**Week Ending 21 May 2021**

<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	N/A	N/A	N/A