

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

Week Ending 21st February 2020

Item Number 1			
Application Reference	LA05/2019/0640/F	Date Valid	17.06.2019
Description of Proposal	Proposed development of 5no residential dwellings (4no. semi-detached and 1no. detached), garages, landscaping and all other associated site works	Location	Lands opposite and north-west of no. 10-20 (even) Old Church Heights, Milltown, Lisburn
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 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 Milltown and the surrounding countryside and result in urban sprawl</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	3	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Entrance road at present is not wide enough.	The entrance road is 6m wide as approved under S/2014/0796/F and is to continue as such for this proposal. DFI Roads are content with the access arrangements		
Site does not include a pedestrian footpath	There is no footpath proposed as part of the application however DFI Roads are satisfied with the site layout and do not deem that a footpath is required.		
Additional cars will cause obstruction for emergency vehicles	The development proposes in-curtilage parking spaces for each dwelling and DFI Roads are content with parking arrangement and manoeuvring/turning of vehicles in and out of development		
Extra parking spaces needed	DFI Roads are satisfied with parking arrangements and as a minimum 2 parking spaces have been allocated per dwelling unit. The shared road surface proposed is 6m wide which is to DFI's satisfaction		



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Proposal will cause loss of light and overshadowing on existing properties	The proposal has been assessed in terms of the impact on residential amenity and it is not considered there will be an adverse impact on the properties opposite with regards to overshadowing or loss of light
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Item Number 2			
Application Reference	LA05/2019/0646/F	Date Valid	18.06.2019
Description of Proposal	Retention of commercial livery business involving the reuse of three agricultural buildings and yard.	Location	Immediately adjacent and north of 46 Ballyworfy 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
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Livery business has been operating for the past two years	Any unauthorised development is undertaken at the applicants own risk. There is a current enforcement case regarding the unauthorised livery business. This application is a retrospective application		
Increase in traffic and unsuitability of the laneway.	DfI Roads have been consulted on the application and have no objections to the proposal		
Impact on the laneway	The maintenance of the laneway is a civil issue between land owner and users of the laneway		

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Item Number 3			
Application Reference	LA05/2019/0835/F	Date Valid	13.08.2019
Description of Proposal	Proposed new dwelling and garage. Amended scheme for approval S/2014/0761/RM that has been lawfully commenced	Location	Land to the south of 23 Ballycrune Road, Annahilt, Hillsborough, BT26 6NQ
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbours drain for septic tank passes through the site.	It is a civil/legal issue between land owners to ensure they have ownership/control of the land in which their septic tank and soakaway is within. There is a valid permission on the site which can be implemented at any time. Water Management Unit and Environmental Health have been consulted on the proposal and have no objections		
Proximity of proposal to neighbouring trees	The neighbouring trees are not protected by a Tree Preservation Order. However when considering development in close proximity to existing trees, the suggested amenity distance that development should be located away from trees is 6.0 metres from the front and rear elevations and 3.0m from side elevations. The side gable of the proposal is sited 8m away from the common boundary to which the trees are and this is considered a sufficient distance away.		

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Item Number 4			
Application Reference	LA05/2019/0119/F	Date Valid	08.02.2019
Description of Proposal	Retrospective approval to alteration previously approved under LA05/2015/0729/F. 2 storey rear extension to allow utility room on lower ground floor with kitchen above and external patio area	Location	11 Commons Brae, Carryduff, BT8 GHX
Group Recommendation	Approval	Case Officer	Grainne Rice
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		
Potential for overlooking and loss of privacy	Given the boundary treatment of a 1.8m high close boarded fence, the location of the proposed extension and the separation distance between neighbouring properties the proposal would not significantly affect the privacy or amenity of neighbouring residents. A drawing was submitted indicating the angle test had been carried out and this demonstrated that no loss of light or overshadowing would occur.		
Man hole covered	NI Water have been consulted on the application and have no objections. Appropriate informatives will be added to any potential decision notice.		

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Item Number 5			
Application Reference	LA05/2019/0983/F	Date Valid	01.10.2019
Description of Proposal	One, two storey apartment building block comprising of 4 apartments, car parking and associated site works. (Amended proposal description and plans)	Location	Land 75 meters north east of 74 Mosside Road, Dunmurry, Belfast, BT17 9HQ
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		
Site address is misleading	The site address is considered to be accurate and represents where the site is located		
Concerns over how the proposal has been described	From the initial submission the proposal has been amended to accurately reflect the proposal and it has been re-advertised		
Impact on the zebra crossing and footpaths in the link road	The existing pedestrian crossing will remain in place and the existing footpath will only be altered where necessary to gain access to the development		
Concerns over safe access to the adjacent school	It is considered that proposal would not have a negative impact on the safe access of people to the nearby school		
Considers it appropriate that the proposal is appropriately risk assessed by Ms Godfrey's officials	As part of the planning process The Department for Infrastructure Roads Department have been consulted		
Initial planning application for the site, which now has approval was not correctly evaluated	The previous application was thoroughly assessed through the planning process		

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Item Number 6			
Application Reference	LA05/2018/1043/F	Date Valid	12.10.2018
Description of Proposal	Proposed extension to existing warehousing to provide more floor space for the storage of stock (Amended Description)	Location	3 Ballyknockan Road, Saintfield, Co. Down, BT24 7HG
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	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Currently no access down the side of the warehouse to allow the development	Applicant/agent made aware of this issue. In turn confirmation was provided that applicant owns all land required to undertake the development. Any dispute with regard to land ownership is seen to be a civil matter		
Activity near bedroom creating noise and impacting upon privacy	LCCC Env. Health unit have been consulted and have no objections illustrating that no issues with respect to noise worthy of refusing this application shall arise. No windows are proposed within the scheme therefore no issues regarding overlooking from the development shall arise		
Proximity of new warehouse extension wall to existing dwelling and bedroom	The development as proposed has been considered to be acceptable when assessed against prevailing planning policy. This includes an assessment of the potential impact upon neighbouring amenity levels		
Height of new warehouse extension to be no more than height of objector's bungalow	The height of the proposed extension is in keeping with the height of the existing warehouse within the site and is deemed to be visually acceptable		
Potential blocking of Sky TV signal	This would be a civil matter. Applicant has indicated that they have consulted with a SKY TV engineer whom is content that the proposed		

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	development would have no effect upon the current signal levels experienced
Electricity Pole/ electricity supply and use of 3 phase/ commercial electric	The arrangements for the provision of electric to the site via 3rd party land would be a civil matter outside the control of the planning system
Potential for light pollution to impact upon bedroom	No floodlighting has been proposed within this scheme therefore no issues shall arise
Commercial use of warehouse extension not to change to include manufacturing	This application seeks to provide an extension to an in situ warehouse. A condition of approval can be utilised to ensure that the approved warehouse is used for this purpose
Impacts of extension upon adjacent road network	Transportni have been consulted within the processing of this application and can be seen to have no objections. They have been made aware of the issues of concern raised and are seen to be content. Issues with respect to degradation of adjacent roads outside of the application site would not be a material consideration
Light loss to bedroom	It is considered that any potential light loss would not be of the magnitude that would warrant the refusal of this application. An assessment of the submitted site layout drawing illustrates that the development is acceptable taking into account the orientation of the development in relation to the neighbouring property and the suns path etc
Negative impact upon rural setting	Following a full assessment of the application taking into account the existing building within the site and the nature and scale of the extension works it is considered that the development is visually acceptable and will not significantly adversely impact upon the rural nature of the area
Air Pollution	LCCC Env. Health unit have no objections to the development indicating that no issues with respect of air pollution shall arise
Provision of new car parking area within site	This is seen to be outside of the red line of the current application which is under consideration. The applicant has also provided information outlining that no new car parking space has been provided but that existing space has been improved etc
Request to build the proposed extension within different section of the site (outside of current application site)	All applications are considered upon their individual merits and assessed against prevailing planning policy. In this instance the application is considered to be acceptable. Therefore there is no need to seek to have the development re-sited
Impact of development upon flooding of neighbouring properties	The site is not located within a designated flood risk area. Any issues with run-off from the site into neighbouring land would be considered to be a civil matter

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No consultation between applicant and neighbouring 3rd party	As this application is a local planning application the applicant/developer is under no legal obligation to consult with neighbouring 3rd parties. As is normal procedure the application was advertised in local press and neighbours were notified via letter from the Council
Why is extension required	Clarification has been provided by the applicant outlining that the development is to provide additional storage space, permit remodelling of the existing internal layout of the building to provide a more secure workshop, permit relocation of shelving and to provide a better working environment for employees. For such a development it is noted that there is no requirement to provide a need for the development