

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

Week Ending 23 April 2021

Item Number 1			
Application Reference	LA05/2020/0624/F	Date Valid	17.08.2020
Description of Proposal	Two new build apartments to side garden of 7 Alexander Avenue, off street parking and additional overflow parking to street	Location	Side and rear garden of 7 Alexander Avenue Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy QD1 (a) of Planning Policy Statement 7: Quality Residential Environments in that the site is located in an established residential area and if permitted would result in unacceptable damage to the local character and environmental quality of the area in terms of its layout, scale, form, proportions, massing and appearance.</p> <p>The proposal is contrary to the SPPS and Policy QD1 (c) of Planning Policy Statement 7: Quality Residential Environments in that the proposal would if permitted provide inadequate amount of usable private amenity space.</p> <p>The proposal is contrary to the SPPS and Policy QD1 (h) of Planning Policy Statement 7: Quality Residential Environments in that the proposal would if permitted have an unacceptable adverse impact upon the adjacent dwelling (no. 7 Alexander Avenue) by virtue of undue loss of light, overshadowing and dominance.</p> <p>The proposal is contrary to the SPPS and Policy QD1 (g) of Planning Policy Statement 7: Quality Residential Environments in that the proposal would if permitted fail to draw upon the best local tradition of form by virtue of its scale and massing.</p> <p>The proposal is contrary to the SPPS and Policy LC1(c) of the addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Neighbourhoods in that the proposal would provide an apartment unit which would have an unacceptable level of internal floor space.</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 2			
Application Reference	LA05/2021/0192/O	Date Valid	18.02.2021
Description of Proposal	Site for infill dwelling in accordance with policy CTY8 of PPS21, with demolition of vacant workshop	Location	Lands between no 54 and 56 Lisnabreeny Road Castlereagh Co Down
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of PPS 21 in that there are no overriding reasons why this development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.</p> <p>The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it fails to meet the provisions for an infill development as no gap exists within the application site and the development would not respect the existing development pattern long the frontage in terms of size, scale, siting and plot size and would if permitted result in the addition of ribbon development along the Lisnabreeny Road.</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 it would not if permitted respect the traditional pattern of settlement exhibited in the area and it would, if permitted add to a ribbon of development along the Lisnabreeny Road and would therefore result in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		