

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

Week Ending 23rd October 2020

Item Number 1			
Application Reference	LA05/2020/0362/F	Date Valid	20.05.2020
Description of Proposal	Retention of dressage area for an established horse livery stables.	Location	Site adjacent to 17 Upper Mealough Road, Carryduff, BT8 8LR
Group Recommendation	Approval	Case Officer	Richard Mc Mullan
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		
Additional noise from events, practice and exercising of horse etc	LCCC Environmental Health unit have no objections to the development. Their response indicates that no adverse impacts shall arise with respect to noise in this instance.		
Bright lights, cars parking and alleged blocking of laneway and access	No floodlighting is proposed within the development, therefore no issues with respect to light shall arise. DFI Roads have no objections to the development indicating no issues of concern in respect of car parking. The potential blocking of the adjacent laneway and access etc. would be a civil matter outside of the remit of planning control.		
View blocked as a result of the development	The development is for a horse ménage/dressage area which it is considered is visually acceptable within this rural landscape taking into account the established use of the site to which it is attached (Established equestrian centre/livery yard). This remit of this application does not include a recently constructed shed within the site.		
Noise and smells from chip van when events are being held within the site	This is not a planning consideration and would be a matter for Environmental Health to investigate.		
Potential other site available to the developer for the development.	This application is retrospective and has been assessed against prevailing planning policy, taking into account relevant consultation responses received. It is considered to be acceptable, and as such no need for its relocation exists.		
No overview of how development will be accessed	The submitted details illustrates that the development shall be accessed from the existing livery yard to the south of the site.		
Adverse impact on value of property	Although the value of a house property is a planning consideration it would be given determining weight in this instance.		

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Item Number 2			
Application Reference	LA05/2020/0313/F	Date Valid	30.04.2020
Description of Proposal	Existing dwelling house to be converted to offices and storage for ancillary and support of current Private Clinic at 2 Main Street, Hillsborough	Location	2B Main Street, Hillsborough, BT26 6AE
Group Recommendation	Approval	Case Officer	Richard Mc Mullan
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		
Development will further erode the character of Hillsborough as result of the loss of a traditional dwelling	As this is a change of use application and the building subject to the development will not physically change it is considered that the character of Hillsborough will not be altered in any way. LCCC Conservation unit outline that the development has no external changes proposed and will not affect the character of appearance of the Conservation Area.		
Permitting the development would erode neighbouring quality of life	LCCC Environmental Health unit have provided no objections to the application as submitted, illustrating no issues with respect to neighbouring amenity levels shall arise. Transport NI have also indicated they have no objections, indicating no issues in respect of car parking or road safety shall arise.		
Car parking-development will increase existing issues within Hillsborough	Transport NI within their consultation response indicate that they have no objections to the development. It is therefore considered that no significant issues in respect of car parking etc. shall arise. It is outlined that no additional vehicles or pedestrians will be attracted to the site.		
Current illegal and inconsiderate car parking of clinic users will increase	Transport NI have no objections to the proposed development. Alleged illegal car parking issues would be a matter for the PSNI and local traffic wardens.		

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<p>The development could be accommodated in an existing commercial use outside of Conservation Area/Village Centre</p>	<p>Each application is assessed upon its own merits and in this instance the proposal is deemed to be in keeping with the requirements of relevant planning policy. There is no requirement to locate such development outside of Conservation Areas or Village Centres.</p>
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Item Number 3			
Application Reference	LA05/2020/0522/F	Date Valid	09.07.2020
Description of Proposal	New dwelling	Location	17 Cairnshill Road, Belfast, BT8 6GG
Group Recommendation	Approval	Case Officer	Cara Breen
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		
Increased ridge height of over 1.5m to what currently exists	The ridge height difference between the dwelling which previously occupied the application site and that which is proposed under this application is 1.6m (approx.). Taking the scale of the difference, mix of dwelling types in the area, the lack of uniform building height due to the topography of the locality, and separation distances into account, this difference is considered to be acceptable.		
Overlooking and loss of privacy from upper floor windows – lack of intervening vegetation	A distance of 15m (approx.) would exist between the proposed dormer and the common boundary with No. 15 Gracemount Park at its closest point. A distance of 26m (approx.) would exist between the dormer, and the rear elevation and end of the main sitting out area at No. 15 Gracemount Park. These separation distances are considered to be in general conformity to the associated guidance set out in Creating Places. It is also noted that rear dormers can be constructed under Permitted Development Legislation, provided they meet the relevant criteria, regardless of whether or not there is any intervening vegetation. All existing boundary treatments are to be retained and will be conditioned as such and it is not considered that there is a need for additional landscaping.		

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Item Number 4			
Application Reference	LA05/2020/0459/RM	Date Valid	22.06.2020
Description of Proposal	Dwelling and garage	Location	To rear of 12a Whinney Hill, Lisburn
Group Recommendation	Approval	Case Officer	Joanna Magee
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		
A large industrial style building has been erected on the site and does not have planning permission.	The structure that has been erected on the site does not have the benefit of planning permission and has been referred to the enforcement section for investigation. It does not form part of this proposal for a dwelling and garage.		

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Item Number 5			
Application Reference	LA05/2019/1292/0	Date Valid	23.12.2019
Description of Proposal	Proposed dwelling garage and associated site works	Location	60m SW of and adjacent 240 Moira Road, Lisburn, BT28 2TU
Group Recommendation	Refusal	Case Officer	Maire Claire O'Neill
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 site does not constitute a gap within a substantial and continuously built up frontage and would, if permitted, result in the addition of ribbon development along Moira Road and would therefore adversely impact on the character of the area.</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 dwelling would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would, if permitted add to a ribbon of development, 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 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 therefore would not visually integrate into the surrounding landscape.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		