

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

Week Ending 24 April 2020

Item Number 1			
Application Reference	LA05/2019/0347/RM	Date Valid	25.03.2019
Description of Proposal	Proposed 2 No additional dwellings comprising 1 no 2.5 storey 4 bed detached and 1 no 2 storey 3 bed detached dwelling.	Location	1 Bells Lane, Lambeg 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 private amenity space.</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 not draw upon the best local traditions of form and detailing by virtue of its design.</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, result in an unacceptable adverse effect on existing properties by virtue of undue overlooking and loss of light.</p> <p>The proposed development is contrary to the SPPS and Policy LC1 of the Addendum to Planning Policy Statement 7, as it is considered that the proposal would not be in keeping with the pattern of development and character found within the surrounding established residential area.</p> <p>The proposal is contrary to the SPPS and Policy AMP 1 of Planning Policy Statement 3, as insufficient information has been submitted in relation to transport issues to allow the Council to make an informed decision on the proposal.</p> <p>Insufficient information in respect of existing/proposed levels, finished floor levels, retaining walls and the existing dwelling within the site 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>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions



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0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2019/0944/O	Date Valid	17.09.2019
Description of Proposal	Proposed site for a single dwelling, development of a small gap site within an otherwise substantial and continuously built up frontage-PPS 21, CTY 8.	Location	At lands adjacent to 9B Lough Road Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of PPS 21 in that there are no overriding reasons why the 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 the proposal would, if permitted, not respect the existing development pattern along the frontage in terms of size, scale and plot size and as a consequence would add to a ribbon of development along this section of Lough 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 building would, if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings, add to a ribbon of development and would therefore result in a detrimental change to further erode 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		

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Item Number 3			
Application Reference	LA05/2017/0154/O	Date Valid	14.02.2017
Description of Proposal	Proposed petrol station and forecourt including erection of 1.5 storey building comprising ancillary retail, office and car parking.	Location	20-25 City Business Park McKinstry Road Dunmurry Belfast
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy PED 7 of PPS 4 – Planning and Economic Development in that it has not been demonstrated that: the proposal is compatible with the predominant industrial use; it is of a scale, nature and form appropriate to the location; and approval will not lead to a significant diminution of the industrial/employment land resource in the locality and the plan area generally.</p> <p>The proposal is contrary to paragraph 6.91 of the SPPS and Policy PED 9 of PPS 4 – Planning and Economic Development, in that, it has not been demonstrated that it is compatible with surrounding land uses and will not cause or exacerbate flooding.</p> <p>The proposal is contrary to paragraphs 6.113 and 6.115 of the SPPS and Policy FLD 3 of PPS 15– Planning and Flood Risk, in that it has not been demonstrated through a drainage assessment that adequate measures will be put in place to effectively mitigate flood risk from the development.</p> <p>The proposal is contrary to paragraph 3.3 of the SPPS in that it has not been demonstrated that the development would have no significant adverse impacts on the water environment.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		