

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

Week Ending 24 July 2020

Item Number 1			
Application Reference	LA05/2019/0575/F	Date Valid	03.06.2019
Description of Proposal	Erection of dwelling to rear of existing property with associated site access and landscaping works	Location	Lands to side and rear of 2 Antrim Road, Lisburn
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
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Potential renovation of Antrim Road.	Each application is assessed upon its own merits. Potential further applications would not fall within the remit of the assessment of this application.		
Development would dominate surrounding dwellings.	It is considered that the proposal is in keeping with surrounding dwellings and would not be a dominate feature. The development as proposed provides adequate separation distances from neighbouring dwellings, existing landscaping is to be retained and dwellings to the north are at a higher level. Therefore it is contended that no issues regarding dominance shall rise.		
No garages/ outbuildings proposed within application-may result in overdevelopment of the site if planned in the future.	Each application is assessed upon its own merits. If a proposal is submitted in the future for such a development within the site it will be assessed against prevailing planning policy.		
Landscaping Details	<p>Concern is expressed that landscaping details are unclear regarding proposed beech hedging.</p> <p>The scheme proposes to provide a low beech hedge to provide a new boundary within the site. This shall enclose the whole of the site. A</p>		

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	detailed landscaping plan has been provided which illustrates the retention of existing landscaping and proposed planting etc.
Entrance details provided subject to interpretation.	The submitted drawings provide a scaled drawing illustrating the proposed entrance which is considered to be acceptable.
Gravel driveway does not seem practical solution due to noise, falling leaves etc.	It is considered that the proposed materials of the driveway are acceptable. No issues in respect of undue noise shall arise. LCCC Environmental Health unit have no concerns. Falling leaves would not be an issue to be considered through the planning process.
A substantial dig out of the site would be required.	It is considered that the alteration of levels proposed would be of a scale which would be acceptable.
Car parking spaces	Six car parking spaces can be seen to be provided within the scheme. This is seen to be acceptable. DfI Roads have no objections to the development.
Tree removal and potential impacts upon bats.	Within the processing of the application a Prem. Ecological Appraisal (PEA) has been submitted for consideration. Following consultation with DAERA Natural Heritage it is seen that they have no concerns. It was noted that all the trees and structures within the site had negligible bat roosting potential and that there was no evidence of any protected species or habitats within the site.
Accuracy of submitted drawings	<p>Concern is expressed in relation to the sectional drawing submitted as no levels provided in respect of 25 Clonevin Park upon submitted topographical drawing.</p> <p>The submitted drawings provided are considered to be acceptable. They are drawn to scale and it is noted that the ridge height and eave height of no. 25 Clonevin Park is provided (in conjunction with those of the proposal) which illustrates the relationship between the two.</p> <p>The submitted drawings also illustrate the proposed chimneys upon the ridge line of the dwelling. This arrangement is considered to be acceptable. The positioning of fireplaces internally within the dwelling would not be an issue of concern. One of the chimneys is seen to be non-functioning.</p>
First floor window resulting in potential overlooking of the rear of 42 Antrim Road	This window shall be fitted with obscure glazing. Therefore, no issues with respect to overlooking of the rear amenity space of adjacent properties shall arise.

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Potential overlooking of rear amenity space of 2 Antrim Road.	It is considered that adequate separation distances between the two and proposed landscaping shall result in there being no undue concerns with regard to overlooking.
Potential overlooking of rear amenity space of the development from exiting dwellings.	It is noted that a degree of overlooking of the amenity space of the development shall arise from the dwellings to the north. This would be of a similar scale/degree to which the dwellings to the north overlook the existing amenity space of 2 Antrim Road. It is considered that any overlooking would be of a scale that would be acceptable.

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Item Number 2			
Application Reference	LA05/2019/1161/F	Date Valid	13.11.2019
Description of Proposal	3 no. additional houses to previously approved scheme	Location	95A Halftown Road Maze Lisburn
Group Recommendation	Approval	Case Officer	Brenda Ferguson
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		
Concerns regarding site no. 33- additional dwelling in the row of 4 townhouses which was previously agreed	Site 33 is 4 metres away from the common boundary with 95B and side gable facing onto the rear amenity space of this property. It is 25 metres away from the dwelling itself. There are two ground floor windows and one upper floor window which is a hall window only. There will be no overlooking into this dwelling and no loss of light or loss of privacy will arise as a result of this additional dwelling.		
Overshadowing	As concluded above there will be no overshadowing onto no. 95B Halftown Road due to the side gable only facing onto the rear of the property and the separation distance from the property.		
Loss of privacy	Again, as concluded above there will be no loss of privacy as there are no first floor windows from habitable rooms facing the rear of no. 95B Halftown Road.		
Original application reduced from 35 to 30 due to concerns re. privacy.	The Planning Unit is satisfied that the proposal will not result in the loss of residential amenity.		

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Item Number 3			
Application Reference	LA05/2019/1117/F	Date Valid	01.11.2019
Description of Proposal	Application under Section 54 of the 2011 Planning Act to vary Condition 4 (for an anaerobic digestion plant relating to the requirement submission of Nutrient Management Plan) approval reference LA05/2015/0716/F	Location	150m south west of No 5 Hannahstown Road Slievenacloy Lisburn
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		
Object to the removal of Condition 4 of application LA05/2015/0716/F to read as suggested in submitted RVC 1 Form.	It is noted that the application relates to the variation of Condition 4 and not its removal. It is acknowledged that DAERA Natural Environment Division have been consulted as part of the processing of the application and have subsequently provided appropriate wording for the variation of Condition 4, to prevent adverse impacts on the integrity of European sites from deposition of ammonia.		
Recommend that the original planning conditions are upheld due to the threat of damage to the adjacent Area of Special Scientific Interest.	This Section 54 application relates solely to the variation of Condition 4 of LA05/2015/0716/F alone. All other conditions of LA05/2015/0716/F will remain applicable. DAERA Natural Environment Division have been consulted as part of the processing of the application and have subsequently provided appropriate wording for the variation of Condition 4, to prevent adverse impacts on the integrity of European sites from deposition of ammonia.		