

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

Week Ending 26 February 2021

Item Number 1			
Application Reference	LA05/2020/0855/F	Date Valid	26.10.2020
Description of Proposal	Attic conversion with raised ridge height and new roof to rear. Dormer to front and elevation changes. Single storey extension to rear.	Location	3 Baronscourt Close Carryduff
Group Recommendation	Approval	Case Officer	Barbara Hanna
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		
Overlooking and loss of privacy	<p>Concerns are raised regarding windows overlooking private amenity space and bedroom.</p> <p>Overlooking and loss of privacy in relation to 2 Carlton Hills – Amended plans were submitted 22nd January 2021 illustrating 2m high boundary fence along the shared boundary with Carlton Hills.</p>		
Finishes not in keeping with surrounding properties.	Proposed finishes are considered acceptable as existing dwelling includes render (albeit painted) and the use of grey framed windows and doors will cause no demonstrable harm.		

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Item Number 2			
Application Reference	LA05/2020/0938/F	Date Valid	16.11.2020
Description of Proposal	Proposed single storey extension to rear of dwelling providing family area and kitchen	Location	1 Church Glen, Derriaghy 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		
Concerns regarding height of single storey rear extension	The application is for a single storey kitchen utility snug area to the rear of the property which is subordinate to the original dwelling. The flat roof measures 3.4m from existing ground level. The neighbour at no 2 is at a higher ground level than the application site which reduces any issues of concern.		
Overshadowing / Loss of Sunlight	There will be no concerns with overshadowing or loss of sunlight and is complying with policy considerations. The neighbour's kitchen window is adjacent to the proposal. The sites at no 1 and 2 Church Glen contain gardens which are directly south facing and therefore the sunlight is not an issue of concern. The properties contain kitchen windows with patio doors serving the dining areas so this would be another source of light into the room.		

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Item Number 3			
Application Reference	LA05/2019/0605/F	Date Valid	07.06.2019
Description of Proposal	Proposed new dwelling and garage in associated cluster (crossroads) under CTY 2a.	Location	Lands adjacent to 29a Crumlin Road Lurgill 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
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Access via an entrance off the Crumlin Road which is open countryside beyond the cluster.	The access is proposed to run alongside an existing mature hedgerow and will integrate and form part of the cluster of development.		
The site is not bound on two sides by development.	It is considered the site is bound on at least two sides by development. It is bound by 29a to the west and 1c to the north.		
Site is located away from cluster and does not form part of it. Not located at crossroads.	It is contended that the site does form part of the cluster of development and is associated with the crossroads. It reads visually with the existing cluster and consolidates development at this location.		
Site lies within countryside and is not identified as a cluster in local plan.	The site lies within the countryside however Policy CTY 2A allows for development within an existing cluster provided it meets all of the criteria which it is considered to meet.		
Development will visually intrude into countryside.	It is contended a dwelling on the site will round off development at this location and consolidate the existing form. There will be no visual intrusion as a result of this proposal.		
Road Safety concerns in relation to increase in traffic, volume of traffic and visibility splays	DFI Roads were consulted in relation to the application and have no objections to the proposal. It is considered the application complies with PPS 3: Access, Movement and Parking and the proposal will not prejudice the safety of pedestrian or car users.		

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No rights to visibility splays have been granted.	The ownership of the splays has been queried with the applicant who has informed us that the splays required are within the DRD controlled verge.
Telephone in close proximity to entrance will be damaged/need to be removed and will impact on amenities in area.	The roads details drawing indicates the existing telegraph pole is to be relocated behind the visibility splays. DFI Roads are content with details.
Drainage issues -	Concern is expressed about soakaway close to boundary and surface water drainage. Environmental Health, NI Water and NIEA Water Management Unit have been consulted regarding the details of the septic tank and soakaway. The consultees have no objections to the details shown on the site layout. There are no drainage issues as a result of the development.
Flooding concerns.	The site does not lie within a fluvial or surface water flood plain and there are no flooding concerns.
Proposed dwelling obscures view and is in close proximity to objector's property.	The dwelling proposed is in excess of 25m to the closest property and will not obscure the main views or impact on the amenity of neighbouring properties.
Rear of dwelling and main living area will overlook property.	As stated above the dwelling is 25m from no. 25a and a minimum of 10m from the common boundary and will not overlook the property.
Concerns relating to overshadowing/loss of light/ over dominance.	Due to the distance from the nearest properties the dwelling proposed will not overshadow, cause loss of light or be over dominant.
Noise and light pollution.	Environmental Health have no concerns with regards to noise or light.
Creation of build-up.	The proposal will not create a build-up of development. It is considered it will consolidate the existing built form and round off the development at the cluster.
Development of site will erode character of cluster and extend into countryside.	The development will not extend into the open countryside as a dwelling on the site will integrate with the existing cluster and consolidate the existing form.
29a granted at appeal which	The dwelling respects the existing building line and will not come further forward than no. 1c.

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required dwelling to be set back from road to protect character.	
Site will extend a ribbon of development southwards.	The dwelling will not extend the ribbon of development and it fulfils the criteria within Policy CTY 2A of PPS 21 which allows for a dwelling within an existing cluster.
If dwelling granted on site it will create an opportunity for infill site to south.	The site is considered on its own merit and any future applications cannot form part of this consideration.

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Item Number 4			
Application Reference	LA05/2020/0975/O	Date Valid	23.11.2020
Description of Proposal	Proposed replacement dwelling	Location	7 Old Church Lane Aghalee Craigavon
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Narrow country road.	<p>Concerns have raised that Old Church Lane is a narrow country road and that many of the existing houses have 2 or more cars and that it is almost impossible to walk or cycle safely.</p> <p>It is acknowledged that Old Church Lane is a narrow country road. DfI Roads have been consulted and have no objections to the proposal.</p>		
Character of the area.	<p>Concerns have been raised that the character of the area is rapidly being destroyed by development.</p> <p>The proposal has been assessed against policy CTY 14 Rural Character of Planning Policy Statement 21 Sustainable Development in the Countryside. It is considered that the proposal would not be detrimental to the rural character of the area and is policy compliant.</p>		
The dwelling could have been replaced before.	<p>Concerns have been raised that some years ago permission was granted for a bungalow on the ground south of the proposed site and they conclude that this was a replacement dwelling.</p> <p>The planning history of the site shows that the dwelling that is proposed to be replaced has not been replaced before.</p>		