

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

Week Ending 27 September 2019

Item Number 1			
Application Reference	LA05/2018/0287/F	Date Valid	21.03.2018
Description of Proposal	Proposed two storey rear extension internal reconfiguration of existing shop, changes to elevations, extension to site, and relocation of HGV fuel point, provision of additional car and HGV parking and new access arrangements.	Location	SPAR Glenavy Road 1 Glenavy Road Moira Craigavon
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Impact on adjacent business continuing to trade	Reference is made to an adjacent business which has been trading since June 05 and that difficulties with continuing to run their business if application is approved are envisaged No further detail was provided as to why the proposal would result in the adjacent business not being able to operate and the proposal, assessed against planning policy is considered to be acceptable.		
The applicant did not approach them to advise on submission of the application.	There is no statutory requirement for applicants to approach neighbouring properties in advance of the submission of a local application.		

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Item Number 2			
Application Reference	LA05/2018/1137/F	Date Valid	07.11.2018
Description of Proposal	Proposed dwelling	Location	24 metres West of 21 Belmont Grove, Lisburn.
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposed development is contrary to the SPPS and Policy QD 1(a) of Planning Policy Statement 7 Quality Residential Environments in that the development, if permitted, would be out of character in this locality and as a consequence would not respect the surrounding context.</p> <p>The proposed development is contrary to the SPPS and Policy QD 1(c) of Planning Policy Statement 7 Quality Residential Environments in that the development, if permitted would not be able to provide an area of private rear amenity space.</p> <p>The proposed development is contrary to the SPPS and Policy QD1(h) of Planning Policy Statement 7 Quality Residential Environments in that the development, if permitted would result in potential overlooking of neighbouring properties.</p> <p>The proposed development is contrary to the SPPS and policy LC1 (b) of the Addendum to PPS7 Safeguarding the Character of Established Residential Areas the development, if permitted, would not be in keeping with the pattern of development/character found within the surrounding established residential area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Historical flooding incidents from work carried out within the site.	<p>Roads Service advised that the cause of these incidents was as a result of blocked gullies and that a new drainage system would be required.</p> <p>The site is not located within an area which is designated as being at risk from flooding within Rivers Agency maps. The maintenance of gullies within the local area would not fall within the control of planning.</p>		
Trees running along the rear boundary of no. 21 Belmont Grove site are protected via planning conditions.	<p>The historic planning documents for the Belmont Grove housing development are no longer available to assess.</p> <p>It is also noted that the rear wall of the proposed dwelling is 9m away from the rear boundary of 21 Belmont road. It is considered that this would be an acceptable separation distance for the trees.</p>		

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Item Number 3			
Application Reference	LA05/2019/0147/F	Date Valid	14.02.2019
Description of Proposal	Proposed erection of 1no detached dwelling, proposed retaining walls and all associated landscaping and site works.	Location	Lands approx. 28m to the north of Pond Park Care home 2 Derriaghy Road Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and PPS 7 QD1 (a) of Planning Policy Statement 7: 'Quality Residential Environments' in that, if permitted, it would result in unacceptable damage to the local character of the area, as it does not respect the surrounding context, and is inappropriate in terms of layout, scale, proportions, massing and appearance.</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 4			
Application Reference	LA05/2018/0720/O	Date Valid	11.07.2018
Description of Proposal	Proposed outline planning for 3 no. dwellings.	Location	32 Plantation Avenue Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
Overdevelopment	Concern is expressed that the proposal seeks to add 4 dwellings to a small area which already includes one house. The proposal has been amended to now propose 3 dwellings.		
Increased vehicles on road/Impact on road network	Concern is expressed that there will be an increase in cars onto Plantation Avenue, traffic is already considerable at the Plantation/Saintfield Road junction, and that Plantation Avenue does not have any traffic calming measures, and more traffic increases the likelihood of an accident in an area which does not have sufficient footpath. DFI Roads have been consulted on this application and have responded stating they have no objection to the proposal and raised no particular concerns in relation to an increase in traffic in the immediate area.		
Increase in light and noise pollution from the dwellings which will impact their property (2 Hollybrook Hill, Lisburn).	The dwelling at 2 Hollybrook Hill is sufficiently removed from the proposed dwellings so as not to cause any concerns in terms of noise or light pollution. The nearest proposed dwelling to this dwelling is 29m away (from the front elevation of site 2). It is considered that adequate separation distance are provided so as not to cause any adverse effects to this property.		
Loss of Trees	Concern is expressed that the trees that were cut down were the backdrop to the rear of their property (101 Ballantine Gardens).		

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	<p>The trees that were cut down did not benefit from TPOS therefore the land owner was entitled to cut them down without seeking permission as they were in his possession.</p>
<p>The site, in particular site No. 3, will overpower their property as it is higher than their site and rob them of their privacy and there will be windows overseeing their property.</p>	<p>The dwelling on site 3 is approximately 29 m away from the dwelling at No. 101.</p> <p>It is considered that there is an adequate separation distance between the proposed and existing dwelling. The gable of the proposed dwelling will face the rear of this property and no windows at first floor have been included in this gable to avoid any overlooking. A new 1.2m high fence is proposed along this boundary, along with a new hedge.</p>