

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

**Week Ending 28 February 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2020/0053/F	<b>Date Valid</b>	23.01.2020
<b>Description of Proposal</b>	Single storey extension to side and rear of existing dwelling to provide accommodation for disabled persons use.	<b>Location</b>	36 Ardis Avenue, Magheralave (Belfast Upper), Lisburn, County Antrim
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Richard McMichael
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking.	The extension is single storey, separated by a garden fence, at an angle of more than 45 degrees from the rear boundary and approximately 16m from the rear elevation of the objector's property. It is not considered that the objector's property will be impacted upon, by way of overlooking, for these reasons.		
Decking and extension within centimetres of boundary with objector's property.	The closest point of the extension will be approximately 6m from the boundary with the neighbouring property, not 'centimetres', as suggested.		
Increase in flooding of objector's property.	The site is not within the 1 in 100 flood plain and there is no evidence to suggest that the development would increase flooding into the neighbouring garden.		
Value of property is affected.	This is not a material planning consideration of determining weight.		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/1207/F	<b>Date Valid</b>	27.11.2019
<b>Description of Proposal</b>	Proposed 2 storey extension to side of dwelling, including conversion of garage	<b>Location</b>	4 Windermere Avenue, Belfast, BT8 6SZ
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Jonathan Marley
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Loss of light .	The front of the dwellings are north facing thus any possible loss of light would be in the late evening, when the sun is generally lower. The proposed extension extends only 1m forward of the existing dwelling, therefore there are no grounds to refuse the application on loss of light.		
Impact of retaining wall.	<p>Concern is expressed that the additional weight of extension will impact retaining wall to rear of property and could result in slippage, impacting properties to rear at a lower level.</p> <p>The safe construction of any development lies with the owner/developer. This is not something that can be given significant weight in the determination of a planning application as it is a civil matter between landowners.</p>		
Not in keeping with other extension in the wider area – it goes beyond the garage wall – others do not.	<p>Council acknowledge that the proposal extends in front of the existing dwelling and will result in a new 2 storey return on the front façade. However, these are a design feature of the wider area.</p> <p>DfI Roads were consulted in relation to the possible loss of in-curtilage parking but are satisfied with the proposal which shows and annotates that 2 parking spaces of the required dimensions can still be achieved within the site.</p>		

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

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Item Number 3			
<b>Application Reference</b>	LA05/2018/0164/F	<b>Date Valid</b>	16.02.2018
<b>Description of Proposal</b>	Demolition of 2 No. existing dwellings and provision of 9 No. dwellings housing development including associated site works.	<b>Location</b>	107-109 Antrim Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Rachel Taylor
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
8	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Site includes land not within the applicant's ownership.	Amended location plan received removing neighbouring lands.		
Differences in levels between existing dwellings and the application site.	Existing topographical survey submitted acknowledges level differences.		
Concern over damage to third party property, retaining walls and boundaries.	This is not something that can be given significant weight in the determination of a planning application as it is a civil matter between the landowners.		
Townhouses are inappropriate in character to the area.	A similarly styled townhouse was approved on the single site of 107 Antrim Road (S/2014/0050/F) which is a material consideration.		
The density is too high for the area.	A similarly styled layout was approved on the single site of 107 Antrim Road (S/2014/0050/F) which is a material consideration.		
Potential loss of light.	Separation distances to neighbouring properties are within the acceptable guidelines.		

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Impact on amenity of neighbouring properties/privacy/overlooking.	Several amendments were south throughout the processing of the application, firstly to reduce the scheme from 10 to 9 and then to pull the proposed dwellings away as far as possible from the common boundaries, to minimise any potential impact and to give appropriate boundary treatments between them due to the change in levels.
Additional traffic to an already congested junction and traffic impact survey required.	DFI Roads have been fully consulted with regards to the application and are content with the proposals. A transport Assessment Form was requested, submitted and agreed with DFI Roads.
Overdevelopment.	The site is within the development limits for Lisburn and not within any area of constraint therefore the presumption is in favour of development provided the scheme is policy compliant. The amended scheme, when affording material weight to the extant permission already on the site of a similarly dense development, is considered acceptable.
Height is three storey and inappropriate with single storey and story and a half dwellings surrounding.	The heights of the proposed dwellings are in-keeping with that approved under S/2014/0050/F being two storey with accommodation provided within the roof.
Exacerbated noise with changes in levels.	The Council have consulted their Environmental health Department as part of the processing of the application and they are content.
Contrary to Area of Townscape Character.	The site is not located within an Area of Townscape Character.
Suitable boundaries required to existing properties.	Several amendments have been south to include timber closed boarded fencing and additional planting along the boundaries in order to help protect the amenity of existing and proposed properties.
Queries in relation to inconsistency in drawings.	There have been a number of iterations of the drawings and the final amendment now offers a complete and consistent set.