

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

**Week Ending 02 April 2021**

<b>Item Number 1</b>			
<b>Application Reference.</b>	LA05/2018/0815/F	<b>Date Valid</b>	01.08.2018
<b>Description of Proposal</b>	Proposed first floor extension to the side elevation of the property to provide habitable first floor above the existing single storey garage	<b>Location</b>	22 Cumberland Drive, Dundonald, Belfast, BT16 2AT
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
The proposal is contrary to the SPPS and Policy EXT1 of the Addendum to PPS7 Residential Extensions and Alterations in that the development would, if permitted, be out of scale and unsympathetic with the built form and appearance of the existing property and will detract from the appearance and character of the surrounding area.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2020/0628/F	<b>Date Valid</b>	18.08.2020
<b>Description of Proposal</b>	Two storey dwelling house	<b>Location</b>	Site 13 Belgravia Court, Culcavy Road, Hillsborough, rear of 34 and adjacent to 36, Culcavy Road, Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
<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>		
Impact on the original site layout	It is considered that the proposal would not have a negative impact on the original site layout of the adjacent housing development. The proposal is policy compliant and would create a quality residential environment.		
Would result in the loss of the only green amenity in the development	The proposal is on part of an originally approved green space however this area is not designated as useable open space. With the addition of this dwelling the overall number of houses approved would be 13. Policy does not require for public open space to be provided for this number of dwellings. It is considered that the level of private amenity space provided is acceptable.		

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Item Number 3			
<b>Application Reference</b>	LA05/2020/0613/F	<b>Date Valid</b>	17.08.2020
<b>Description of Proposal</b>	Site for detached farm dwelling under PPS21 CTY10	<b>Location</b>	Lands adjacent to and south of 48 Garlandstown Road, Glenavy, Crumlin, BT29 4HJ
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard Mc Mullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that the farm business is currently active (and has been established for at least six years).</p>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
2	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Original DAERA Business Number remains in use/applicant has only recently applied for herd and business number	<p>Query is raised in relation to the DAERA Business Number being used.</p> <p>Application submitted via applicant's current farm business number. Site location as submitted with Cert. A. of P1 application form filled out. All submitted information available to view via the planning portal.</p> <p>Following consideration of comments received from DAERA &amp; supporting information etc. in respect of the DEARA business numbers associated with the site (both past and present) the Council contends that the site does not fall within a currently active and established farm business (6 years plus) which is a policy requirement. This is reflected within the Councils refusal reasons as outlined.</p>		
Can you confirm if no. 50 is a valid address as it has only recently appeared?	<p>This would not be a matter that would fall within the remit of planning control. A search of LPS valuation lists illustrates that no. 50 Garlandstown Road does not appear upon same. A search of the Royal Mail website illustrates that a postal address of 50 Garlandstown road exists.</p> <p>Number 50 Garlandstown Road can be seen to exist within Royal Mail records. It is noted that this would however, not be a planning matter. The provision of hardstanding etc. may require investigation by the council's planning enforcement section to determine its planning status.</p>		