

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

Week Ending 30 October 2020

Item Number 1			
Application Reference	LA05/2020/0532/F	Date Valid	10.07.2020
Description of Proposal	Dwelling- Change of house type and alterations to siting	Location	To rear of 63 Creevytenant Road Ballynahinch
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. Concern regarding two additional first floor dormer windows and extended glazing at ground floor level along rear and side elevation.	The application seeks repositioning of the dwelling 12m further north than the location approved under LA05/2019/0203/RM. It is also pushed further to the east away from 65. The dwelling is now located 21.5m from the boundary with 65 at the closest point; the separating distance had previously been 14.5m. The rear elevation of the dwelling has also been angled approximately 15 degrees away from 65 and is oblique. The portion of glazing at ground floor level along the rear and side elevation was as previously approved, indeed it's reduced from 10.4m in length to 9.4m. At first floor level two additional dormer windows are proposed serving two bedrooms, the middle dormer will continue to serve a bathroom. The new windows will not directly face the dwelling at 65 but will offer an oblique view across their garden. The windows will be located more than 20m from the boundary and this is considered an acceptable distance to prevent any unacceptable overlooking.		

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Item Number 2			
Application Reference	LA05/2019/1243/F	Date Valid	05.12.2019
Description of Proposal	Proposed new dwelling based on existing livery business and farm	Location	Site adjacent to 17 Upper Mealough Road, Carryduff, BT8 8LR
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
No prior knowledge of this proposal.	As this is a local planning application for a single dwelling the applicant is not compelled to undertake any pre-application consultation with neighbouring residents. The current application has been advertised in local newspapers and relevant neighbours notified as required.		
What type of property is being proposed and for whose occupancy.	A single storey dwelling is proposed. Full drawings have been provided with the application which are open to public scrutiny via normal channels (hard copy drawings and online via Planning Portal). The future occupation/occupants of the dwelling would not be a planning matter/concern in this instance.		
Planning history and current planning applications under consideration.	This application is for a farm dwelling (based upon the applicant's equestrian business) and each application is assessed upon its individual merits. In this instance the proposal is considered to be policy compliant. LA05/2019/1244/F 'Proposed demolition of existing dwelling/ barn and proposed new 'in-fill' dwelling' is a different application which is currently under consideration by LCCC. This would be an issue to be considered within LA05/2019/1244/F.		
What will the dwelling be used for.	The dwelling will be used for residential purposes.		

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Item Number 3			
Application Reference	LA05/2020/0146/O	Date Valid	18.02.2020
Description of Proposal	Proposed infill dwelling and garage	Location	Lands between 31 & 33 Lisdoonan Road, Saintfield
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		
The neighbour objects to sightlines encroaching onto their property.	Land ownership is a legal matter and the onus is on the applicant/developer to ensure that they have ownership or control of all lands necessary to implement a planning approval.		
Neighbour states that he has not been formally notified by the agent or applicant about the application.	Through the processing of the application an amended Certificate was submitted and a P2A form supplied advising that the applicant has notified the owner of the land in question.		
Neighbour does not want their trees disturbed.	The neighbours' trees are outside the red line of the application site.		