

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

Week Ending 31st July 2020

Item Number 1			
Application Reference	LA05/2020/0220/F	Date Valid	22.6.2020
Description of Proposal	First floor extension above existing garage to create bedroom, en-suite and walk in wardrobe	Location	94 Alveston Park, Carryduff
Group Recommendation	Approval	Case Officer	Jonathan Marley
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		
Loss of view.	The proposal is found to be policy compliant in respect of scale. Having a view is not a planning consideration that is given determining weight.		
Overshadowing.	The scale of the proposal and distance from the boundary means there will be no significant increase in overshadowing.		
Potential loss of privacy.	The new windows at first floor level on the north facing elevation will serve a bathroom and a walk in wardrobe. Both will be conditioned to have obscure glazing and so there will be no increase in overlooking to an unreasonable degree.		

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Item Number 2			
Application Reference	LA05/2018/0510/O	Date Valid	25.05.2018
Description of Proposal	Proposed demolition of existing dwelling and erection of 4no. semi-detached dwellings	Location	Lands at 42 Gransha Road Dundonald Belfast
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
8	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Traffic concerns and parking. Increased traffic volume. Cars speeding and impact on access to neighbouring driveway. Insufficient parking provision	From the original submission the number of proposed accesses to the site has been reduced from three to one with visibility splays of 2.4m by 60m in both directions. There is provision for two parking spaces per dwelling unit and there is an additional three visitor parking spaces and a cycle rack. Cars speeding on the road is a matter for the PSNI. Unauthorised parking on pavements is a matter for DfI Roads enforcement. DfI Roads have been consulted on the application and raised no objections to the proposal. The proposal complies with PPS 3 Access, Movement and Parking.		
Noise Impact.	Concerns have been raised about the noise impact from cars and cyclists. It is considered that domestic properties within an established residential area would not have a negative impact with regards to noise. Environmental Health have raised no objections to the proposal.		
Light pollution.	The proposal is for 4 domestic properties within an existing residential area. It is considered that 4 dwellings would not lead to light pollution. Environmental Health have raised no objections to the proposal.		
Refuse collection and bin storage.	There is room within the site for bin storage for all 4 dwellings. Environmental Health have been consulted and have raised no objections to the proposal.		
Character of the area.	Concerns have been raised that the area is characterised by detached and semi-detached dwellings and concern that an apartment block is not acceptable. And the view is expressed that there has already been a number of new developments in the area and that this would have further impact on the established character of the area.		

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	The apartment block has been removed from the proposal and replaced with 2no semi-detached dwellings. The amended proposal is now for 4no. Semi-detached dwellings. It is considered that the amended proposal would not have a negative impact of the character of the area.
Water pressure.	NIW have been consulted on the application and have raised no objections to the proposal.
Impact on privacy of 7 and 8 Wanstead Gardens by removals of vegetation.	The trees referred to are on the applicants land and are not protected by a Tree Preservation Order and could be cut down or removed at any time. The loss of these trees would not lead to a loss of privacy due to the separation distances between the proposal and existing properties. The block of apartments has been removed from the proposal and replaced with semi-detached dwellings which will ensure that no overlooking would occur.
Loss of light to 7 and 8 Wanstead Gardens by apartments.	Where the apartments were originally proposed has been replaced with 2no semi-detached dwellings. It is considered that they would not obstruct sunlight into the back gardens of 7 and 8 Wanstead Gardens.
Obstruction of view of the countryside.	Having a view of the countryside is not a planning consideration that is given determining weight.
Not enough detail provided to make a detailed objection.	The application is for outline permission to establish the principle of development on the site. Further details would be provided at Reserved Matters if this application is approved.
Impact on birds and wildlife	A biodiversity checklist, Preliminary Ecological Appraisal and Bat survey has been submitted for consideration. Natural Environment Division have been consulted and have no concerns. The proposal would not have a negative impact on birds or wildlife and complies with PPS 2 Natural Heritage.

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Item Number 3			
Application Reference	LA05/2020/0275/F	Date Valid	09.04.2020
Description of Proposal	Replacement 2- bed ancillary annex (retrospective application in lieu of one and a half storey 2- bed ancillary annex with floor plans and elevations as approved under LA05/2019/0205/F)	Location	134 Mealough Road Carryduff
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 Annex A of the Addendum to Planning Policy Statement 7- Residential Extensions and Alterations in that the development does not provide a modest scale of accommodation, does not demonstrate dependency on the main dwelling within the site and could practically and viably operate on its own.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7-Residential Extensions and Alterations in that it has not been demonstrated that the required ancillary accommodation cannot be provided via an extension to the existing/main dwelling within the site.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7-Residential Extensions and Alterations, paragraph 2.10 which outlines that the construction of a separate building, as self-contained accommodation, within the curtilage of an existing dwelling house will not be acceptable, unless a separate dwelling would be granted permission in its own right.</p> <p>The proposal is considered to be contrary to the SPPS and Policy EXT 1 of the Addendum to Planning Policy Statement 7-Residential Extensions and Alterations in that it would result in undue overlooking of no. 134 Mealough Road.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A



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Consideration of Objections	
Issue	Consideration of Issue

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Item Number 4			
Application Reference	LA05/2018/0683/F	Date Valid	05.07.2018
Description of Proposal	Proposed residential development for 8 no. apartments in two blocks (5+3) three storey high, parking and associated site works	Location	121-123 Hillsborough Old Road Largymore 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
8	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns regarding design/height/loss of light/overlooking and loss of privacy.	Approval was granted on same site for 9 apartments. This scheme has been reduced to 8 to address concerns raised by Planning regarding the impact on properties in Ryan's Court. The block at the front has been reduced in height and now resembles a 2.5 storey block. The design is acceptable as similar apartments lie opposite the site. There will be no loss of light or loss of privacy into the dwellings at Ryan's Court. The two blocks are an acceptable distance away from these properties. The side gable has small kitchen/bath/lounge windows on first and second floor level however these are to be fitted with obscure glazing and will be conditioned as such.		
Noise issues for residents of apartments due to proximity to industrial estate.	An acoustic report was submitted for consideration. Environmental Health have no objections to the scheme subject to conditions.		
View to property no. 6 from apartments will be main habitable rooms.	No. 6 is approximately 30m from Block A and 42m from Block B. There will be no view to this property from proposed apartments due to separation distance.		

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Inaccuracy with the drawings and buildings are closer to property in Ryans Court than shown.	The drawings have been measured against the scale shown and the extent of the red line and deemed to be accurate.
Visibility splays ownership issues which was never resolved previously.	The agent has clarified this issue. The works extend to the public footway however DFI roads have advised that if the applicant has control over the land the Certificate C may not necessarily need to be completed. DFI roads have been consulted with proposal and are content.
Concerns regarding additional traffic along the Hillsborough Old Road.	DFI Roads are content with the access and parking arrangements and have no public safety concerns with regard to the additional traffic generated by the proposal.
Height of 3 storey blocks unacceptable.	A 2.5 storey block is proposed to the front and a 3 storey to the rear. Apartments of a similar size and scale are located at 122 Hillsborough Old Road. The 3 storey block is at a lower level and there are no concerns with regards to residential amenity.
Location of parking spaces will affect privacy of garden areas of properties in Ryans Court.	The location of the parking spaces has been amended to address this. The parking spaces have been repositioned and are now facing each other internally as opposed to looking into the rear amenity spaces of the properties in Ryan's Court.
Proposed ash/beech trees to be planted along property will grow to some 30-40m high – concerns regarding further loss of light.	The trees will provide additional privacy and screening and responsibility for trimming of the trees lies with the properties management company.
P1 form not correct with regards to alterations to the public footpath. Certificate A has been completed.	The agent has clarified this issue. The works extend to the public footway however DFI roads have advised that if the applicant has control over the land the Certificate C may not necessarily need to be completed. DFI roads have been consulted with proposal and are content.
Hard standing in excess of 1000m squared therefore Drainage Assessment required.	The hardstanding has been calculated at approximately 540 square metres therefore does not require a Drainage Assessment in accordance with Policy FLD 2 of PPS 15.
Biodiversity Checklist required due to mature vegetation to rear	Vegetation throughout the site consisting of shrubs and hedging is considered to be of no biodiversity value, particularly the conifers along the north eastern boundary. A biodiversity checklist has been provided

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and possible Preliminary Risk Assessment required due to soil and ground conditions.	by the agent and it is considered there is no impact on natural heritage interests. Buildings to be demolished on site are residential and a Preliminary Risk Assessment is not considered necessary in this instance.
Cross sections and noise impact assessment required and have not been provided.	Acoustic Report has been provided and cleared by Environmental Health and sections through the site are not considered necessary as there is sufficient information to determine the potential impact of the proposal on the adjacent properties. Existing and proposed levels have been provided.
Planning considerations changed since granting of last permission on site – housing on site contrary to PED 8 of PPS 4.	The proposal has been assessed against PPS 4 and it is considered that the development will not prejudice the existence and future operation of the adjacent industrial use. Environmental Health are content with the Noise and Odour reports and there is currently residential development on the site therefore the use is fully compatible.
Substandard amenity space provision.	Communal open space is provided and the amenity space provision is calculated as approximately 175 square meters which equates to 21.8 square metres per apartment unit. This is well above the minimum requirement of 10 square metres per unit.
Overdevelopment in terms of density.	The block to the front is a similar scale and massing to the dwellings that already exist on the site. The block to the rear fits within the site without detriment to residential amenity and adequate public open space is provided. The density is in keeping with the area and will not be out of character.