

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

**Week Ending 3 July 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2018/0870/O	<b>Date Valid</b>	17.08.2018
<b>Description of Proposal</b>	Site for a detached dwelling, garage and associated siteworks (Infill opportunity under CTY 8 of PPS21)	<b>Location</b>	Land 50m east of 12 Clogher Road, Hillsborough
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Grainne Rice
<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>		
Removal of trees to the front of the site will impact on protected species such as bats and they act as a wind protector.	The existing trees to the front of the site will be conditioned to be retained on any potential decision notice. A preliminary ecological appraisal was submitted and Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, is content that the proposed development is unlikely to impact on protected or priority species/habitats.		
Road safety.	DfI Roads have been consulted on the planning application on have no objections subject to appropriate conditions. The proposal complies with PPS 3 Access Movement and Parking.		
Low water pressure as result of additional houses.	NI Water and NIEA Water Management Unit have been consulted and have no objections to the proposal. The necessary consents to discharge and connection to the water supply will be required from the relevant authorities outside of the planning process.		
An existing building located to the rear of No. 12 Clogher Road has not been marked on the planning application.	The building referred to is a domestic garage/store approved under planning application S/2014/0584/F. This agent has confirmed this building is used for domestic purposes only and that a timber structure nearest the north western corner of the curtilage is a log store.		
Is there going to be a third application.	The agent has advised it is unlikely that any further planning applications will be submitted on the land in question given that an		



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	<p>approval would not be forthcoming under current planning policy. All planning applications are assessed on their own merits and if a valid planning application is received by the planning unit it must be considered.</p>
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**Week Ending 3 July 2020**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2019/0700/F	<b>Date Valid</b>	03.07.2019
<b>Description of Proposal</b>	Proposed development to be a mix of two storey residential detached and semi-detached dwellings with six detached single storey garages provided to dwelling no 01, 02, 03, 07, 08 and 09. Total number of residential units is nine units	<b>Location</b>	227 Moira Road, Lisburn
<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>
3	1	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Position of the western boundary of the site/right of way/verge/position of garages	The concerns raised in relation to the above are all relating to a dispute of land ownership. The agent's solicitor has responded and includes an up to date land registry folio map of what the applicant owns. Through the processing of the application an amended red line was submitted. Land ownership is a legal matter and is not a planning consideration		
Separation distances	The proposed separation distances are acceptable. The 10m as stipulated in Creating Places is guidance not policy and it is considered that 9.5m in this case is acceptable		
Impact on privacy	Due to the positioning and design of the proposal is it considered that the proposal would not cause overlooking into any neighbours private amenity space		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2018/1136/F	<b>Date Valid</b>	07.11.2018
<b>Description of Proposal</b>	Proposed demolition of 3 number existing retail/commercial buildings and replacement with 6 number social housing apartments	<b>Location</b>	18-22 Grand Street, Lisnagarvey Lisburn, BT27 4UD
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Sinead Mc Closkey
<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>
<b>84</b>	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
No need for this type of housing – it's a well settled community	A need for housing does not have to be demonstrated with an application of this type as it is not required by policy		
Inadequate parking provided and limited on street parking available	DFI Roads were consulted with the application and based on an parking survey provided they had no objections to the application		
Additional vehicles would create traffic problems, parking is restricted	DFI Roads had no objections to the application in terms of additional vehicles, traffic concerns or parking		
The pedestrian entrance is opposite a rear garden and could lead to loitering	The Planning Unit cannot control potential loitering in an area		
Overlooking from Block 2.	The window on the side elevation, that closest to a rear garden, is shown to be obscured and therefore there will be no overlooking from here. The window on the courtyard elevation faces towards block 1 and is 7.2m away from the nearest rear garden and it is positioned at an oblique angle therefore there will be no overlooking. Any other adjacent properties are		

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	sufficiently removed from any first floor windows to cause overlooking. The application therefore complies with the policy requirements
Only Block 1 to be constructed with direct access off Grand Street	Two apartment blocks were applied for and having assessed them against the relevant policy context they were found to be acceptable
It is contrary to Policy QD1 and the Addendum to PPS7	The application was assessed against the Policy provisions of Policy QD1 and the Addendum to PPS7 and found to be policy compliant
The problems associated with social housing elsewhere in Lisburn	Any problems that were created by social housing in another area or on another site cannot be considered in the assessment of this application
Overdevelopment of the area/site	The proposal has been assessed against the relevant policy provisions and found not to be overdevelopment of the site, where the site was thought to be large enough to accommodate 6 apartments without adversely affecting the character of the area having amenity concerns
Impact on infrastructure	All the relevant consultees were consulted on the application and none raised any concerns in terms of impact on infrastructure
Lack of green space/amenity space	Amenity provision has been provided within the site. There is a large, public area of open space within close proximity of the site
The area is currently very highly populated	The population density in an area is not a policy consideration
There is space in other places in Lisburn for apartments	The application was received for this site with an assessment made on this site, accordingly. The possibility of other site assessments was neither applied for, nor made by the Council.
Antisocial behavior and unnecessary noise and disturbance	Any anti-social behavior or noise/disturbance from the apartments when occupied is not within the remit of the Planning Unit.
The destruction of other areas due to people being given social housing	The destruction of any area as a result of a social housing application being approved cannot be considered as a material planning consideration
Area is too busy	This is not a material planning consideration that can be given determining weight, except from DFI Roads in terms road and public safety who have been consulted and have no concerns.
Local housing should be prioritised to local people	The Planning Unit has no control over who the housing will be allocated to/ who will occupy the apartments upon completion

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Oversubscribed school allocation	The Planning Unit has no remit when it comes to the allocation of school places for children
New building out of character with the area.	The proposal has been assessed against Policy QD1 and LC1 and found not to be at odds with the character of the area. It is an area largely of high density housing with other apartment development seen in the vicinity
It will affect the cost of private houses close by	Whilst the value of a house/price is a material consideration it was not given determining weight in this instance
Impact on local businesses with customers not being able to park to visit the shops	A parking survey was completed and issued to DFI Roads who had no objections
There is enough family homes	The amount of residential dwellings in an area would not preclude the addition of new residential development - there is no policy consideration in this regard
Keep the place safe for children to grow up	The safety considerations of a new residential development on an existing area cannot be controlled by Planning outside of any assessment by in accordance with policy
There is enough housing in the area - more retail would be beneficial	The application was presented for housing and was assessed as such. The site is not within a retail core. The Planning Unit can only assess the application that is presented.
People feeling unsafe	The safety considerations of a new residential development on people cannot be controlled by Planning outside of any assessment by in accordance with policy
Existing flooding in the area - inadequate sewage system in place	Rivers Agency, NIEA Water Management Unit and NIW were all consulted on the application and had no concerns in terms of flooding or sewerage infrastructure in regard to the application

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**Week Ending 3 July 2020**

<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2020/0114/O	<b>Date Valid</b>	07/02/2020
<b>Description of Proposal</b>	New dwelling in accordance with CTY2a	<b>Location</b>	Opposite 9 Ballyknockan Road, Saintfield
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>The proposal is contrary to the SPPS and Policy CTY1 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.</li> <li>The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure and the dwelling along with the ancillary works would if permitted visually intrude into the open countryside.</li> <li>The proposal is contrary to the SPPS and Policy CTY 13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the site is unable to provide a suitable degree of enclosure and would rely on new landscaping for integration and the proposed ancillary works do not integrate with their surroundings.</li> <li>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the ancillary works, if permitted would therefore result in a detrimental change to the rural character of the countryside.</li> </ul>			
<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>		