

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

Week Ending 4 June 2021

Item Number 1			
Application Reference	LA05/2019/1281/F	Date Valid	18.12.2019
Description of Proposal	Proposed development of 16, 2 storey, new build dwellings comprising 12 semi-detached and 4 detached houses and associated site works.	Location	134 Causeway End Road, Lisburn
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
26	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Structural damage.	<p>The view is expressed that houses in the area are built on piles and that more building could cause structural damage to neighbouring houses.</p> <p>The onus is on the owner/developer to ensure that no neighbours would be negatively affected during the construction phase of a development.</p>		
Natural heritage.	<p>Concerns have been raised about the impact of the proposal on wildlife/badgers and foxes. The view is also expressed that there are concerns that the contractor is responsible for checking and confirming that the fox dens are vacant or not.</p> <p>Through the processing of the application the agent has submitted a biodiversity checklist and additional information with respect to natural heritage issues. Natural Environment Division have been consulted numerous times through the processing of the application and have considered the impacts of the proposal on natural heritage interests and, on the basis of the information provided, has no concerns subject to standard conditions.</p>		
Impact on sewerage system.	<p>The view is expressed that the sewerage system is already at its max and that further buildings will worsen the problem.</p> <p>NI Water and Water Management Unit have both been consulted and have raised no concerns or objections to the proposal.</p>		

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

Week Ending 4 June 2021

<p>Access/Traffic.</p>	<p>The view is expressed that the access to the Causeway End Road is highly unsuitable for any increase in the volume of traffic, and that it is a narrow road without a footpath. The view is expressed that Roads Service should re-visit the site.</p> <p>Two new access points are proposed from the Causeway End Road and a new footpath is included as part of the proposal. Provision is also made for 2 car parking spaces for each unit and there is also space for visitor parking. DfI Roads have been consulted and have no objections. The proposal complies with PPS 3 Access, Movement and Parking.</p>
<p>Loss of light.</p>	<p>Concerns have been raised that the proposal would cause loss of light to existing properties and to a neighbour's greenhouse.</p> <p>The proposal has been assessed against the relevant policy provisions and it is considered that the proposal would not cause an unacceptable loss of light to neighbouring properties.</p>
<p>Noise.</p>	<p>The view is expressed that the proposal would bring additional noise to the area.</p> <p>The proposal is for domestic housing which is considered to be compatible within an established residential area. Environmental Health have raised no concerns with regards to noise and have no objections to the proposal.</p>
<p>Privacy/overlooking/ impact of levels.</p>	<p>Concerns have been raised that the proposal would impact on the privacy of existing residents and would cause overlooking due to the levels.</p> <p>The proposal has been assessed against PPS 7 Quality Residential Environments and the guidance document of Creating Places. The design of the proposal along with the separation distances and the positioning of the dwellings ensures that there would be no overlooking into any neighbouring private amenity space. The proposed levels in relation to the existing neighbouring development are considered to be acceptable.</p>
<p>Overdevelopment.</p>	<p>The view is expressed that the area is becoming over populated and that this semi-rural location is being cramped with an overabundance of housing.</p> <p>The proposal has been assessed against the relevant policy provisions and is considered not to be overdevelopment of the site.</p>
<p>Social Housing.</p>	<p>Concerns have been expressed that an increasing number of houses are being built for social tenants, that the levels of social housing in Lisburn are already having a negative impact on the community overall,</p>

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

Week Ending 4 June 2021

	<p>with a rise in anti-social behaviour. The view is also expressed that social housing is not wanted or needed in the area.</p> <p>Strategic policy promotes a mix of housing types and tenures. The Council cannot control who occupies these properties and no concessions have been agreed or weighed in the assessment specific to a social housing need. The planning process cannot control the behaviour of tenants occupying such properties. This is the responsibility of the housing provider whether this be in the private or social rented sector.</p>
Consideration should be given to single storey dwellings.	<p>The view is expressed that consideration should be given to single storey dwellings which are required by so many of the elderly population.</p> <p>The proposal is for two storey dwellings and the assessment is based on the application as proposed.</p>
Impact on value of existing properties.	<p>Concern has been expressed about the impact that the proposal would have on the value of existing properties.</p> <p>The monetary value of a property is not a material consideration that can be given determining weight in the processing of a planning application.</p>
Impact on archaeology.	<p>The view is expressed that a Bronze Age settlement was located in the area and proposal may result in the loss of a valuable site of Ireland's heritage.</p> <p>Historic Environment Division: Historic Monuments has considered the impacts of the proposal. They are content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6. It is considered that the proposal complies with PPS 6 Planning, Archaeology and Built Heritage.</p>
Flooding/Drainage.	<p>Concerns have been raised that the proposal could lead to flooding of existing properties.</p> <p>Through the processing of the application a Drainage Assessment was submitted for consideration and DfI River Agency have also been consulted. Rivers Agency have no objections to the proposal. It is considered that the proposal complies with PPS 15 Planning and Flood Risk.</p>
Impact on existing boundary planting.	<p>Concern have been expressed about the impact of the proposal on the existing boundary trees and vegetation.</p>

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

Week Ending 4 June 2021

	<p>The landscaping plan details that where possible existing vegetation is to be retained and a number of existing trees are to be retained and protected during construction phase.</p>
<p>Builders have already arrived on site.</p>	<p>Concern has been expressed that builders have already arrived on site with a bulldozer yet none of the residents have been informed that the application has been approved.</p> <p>There is a valid planning approval under planning reference S/2009/1173/F for 14no. dwellings which was approved on 13/12/2016 which can be developed.</p>
<p>Impact of building work.</p>	<p>Concerns have been raised about the impact of building work/construction on existing properties.</p> <p>Construction of any development is of a temporary nature and the onus is on the owner/developer to ensure that construction works do not have a negative impact on any neighbouring properties.</p>
<p>Vegetation has already been cleared along the boundary.</p>	<p>Concern has been expressed that vegetation has already been cleared along the boundary.</p> <p>There is a valid planning approval under planning reference S/2009/1173/F for 14no. dwellings which was approved on 13/12/2016 which can be developed. The agent has advised that due to recently discovered/unforeseen locations but necessary drainage layout works, as required by NIW, it was necessary to prune back and/or remove some of the existing boundary trees/hedging to accommodate this statutory infrastructure. Under the 'existing' planning permission (S/2009/1173/F) it stipulates that the Developer should "<i>retain existing mature boundary planting where possible</i>", however, due to these mandatory drainage infrastructure works this was clearly not possible in this instance. We would assure you that any existing boundary soft landscaping, which has had to be removed to accommodate the above, will be replaced with similar "<i>mixed native shrubs/hedge planting</i>" as per the proposed landscape proposals.</p>
<p>Quality of life.</p>	<p>The view is expressed that the proposal would have a negative impact on the quality of life for residents in Knockdarragh Park who are rate paying citizens.</p> <p>The proposal has been assessed against the relevant policy provisions and it is considered that the proposal would not have a negative impact on neighbouring residents. Environmental Health have also been consulted and have raised no objections to the proposal.</p>
<p>Other sites would be much more suited.</p>	<p>The view is expressed that other sites would be much more suited to such a development.</p>



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

Week Ending 4 June 2021

	The Planning Unit is not required to consider the potential for alternative sites and must assess the proposal as submitted.
--	--

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

Week Ending 4 June 2021

Item Number 2			
Application Reference	LA05/2020/0228/F	Date Valid	11.03.2020
Description of Proposal	Single storey rear extension for dining and living space	Location	26 Fountain Mews Lisburn
Group Recommendation	Refusal	Case Officer	Hannah Luke
Reasons for Recommendation			
The proposal is contrary to paragraph 4.26 of the Strategic Planning Policy Statement and Policy EXT 1 of the Addendum to Planning Policy Statement 7: Residential Extensions and Alterations in that, if permitted, insufficient amenity space would remain within the curtilage of the dwelling for recreational and domestic purposes.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Lack of amenity space.	The extension is proposed to project across the entire rear yard in length and width, leaving no room for private amenity space within the private rear yard. This fails to meet the present and future occupiers' need for adequate usable amenity space for activities such as bin storage, clothes drying and sitting outside. It fails to comply with criteria (d).		
Planning history for no. 28.	The extension seeks to mirror that of an extension approved to no. 28 in 2018, under LA05/2018/0473/F, which is almost full length within the garden. Circumstances were different for the neighbouring extension approved to no. 28 in 2018, where an albeit small area was left as amenity space. This smaller area was found to be acceptable as the extension was constructed to meet the requirements of disabled persons, and therefore a more flexible position was adopted and a reduced area of amenity space was acceptable in that case. The proposed extension under this application does not leave any small area of amenity space.		
Scale & design.	The proposed extension is single storey in height and measures 8.8m x 5m with a height of 3m. The footprint of the extension will be longer in length than the house itself, but it is single storey. The proposal matches the original design and materials of the dwelling in render finish and uPVC sliding doors.		

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

Week Ending 4 June 2021

<p>Neighbouring amenity.</p>	<p>No adverse impact is expected to no. 28 Fountain Mews, as the extension will not be longer or higher than the extension belonging to this neighbour which is already in situ. It will not cause overshadowing to this property. No windows are proposed along this extension as it would be side-by-side with the neighbour's. No neighbouring properties are located directly north of the site.</p>
------------------------------	--

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

Week Ending 4 June 2021

Item Number 3			
Application Reference	LA05/2018/1141/F	Date Valid	08.11.2018
Description of Proposal	Retention of structure to allow for agricultural storage	Location	Approximately 150m East of 75 Gransha Road, Dundonald Belfast
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that it is located within a currently active and established farm holding and that it is necessary for the efficient use of the agricultural holding; insufficient information has been provided to confirm that the proposal is sited beside existing farm or forestry buildings; there are no suitable existing buildings on the holding or enterprise that can be used; there are no available sites at the existing group of buildings on the holding and it has not been demonstrated that the proposed siting of the development is essential for the efficient functioning of the farm business or that there are demonstrable health and safety reasons which justify its proposed location.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		