

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

**Week Ending 6 November 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2020/0360/O	<b>Date Valid</b>	19.05.2020
<b>Description of Proposal</b>	Farm dwelling to replace existing vacant dwelling (38 Rafferty's Hill)	<b>Location</b>	38 Rafferty's Hill, Drumlough Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Grainne Rice
<b>Reasons for Recommendation</b>			
<p>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</p> <p>The proposal is contrary to the SPPS and Policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and has been for at least six years;</p> <p>The proposal is contrary to the SPPS and Policy CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed new building is not visually linked or sited to cluster with an established group of buildings on the farm and access to the dwelling is not obtained from an existing lane.</p> <p>The proposal is contrary to the SPPS and Policy CTY3 Replacement Dwellings of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building No. 38 Rafferty's Hill, Drumlough, indicated in green on Drawing 01 date stamped 18th March 2020 has previously been granted planning permission for a replacement dwelling and a condition has been imposed restricting the future use of the original building for farm storage only thus it is not be eligible for replacement again and the policy does not apply to buildings where planning permission has previously been granted for a replacement dwelling and a condition has been imposed restricting the future use of the original building.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed development would be unduly prominent and the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the development to integrate into the landscape and the proposal would rely primarily on the use of new landscaping for integration.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted be unduly prominent and result in a suburban style build-up of development when viewed with existing buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>



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0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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**Week Ending 6 November 2020**

Item Number 2			
<b>Application Reference</b>	LA05/2019/1303/F	<b>Date Valid</b>	23.12.2019
<b>Description of Proposal</b>	Proposed 2 storey dwelling with garage	<b>Location</b>	Site immediately west of 47C Carnreagh, Hillsborough, BT26 6LJ
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
6	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Inaccurate representation of existing landscaping.	Natural Environment Division of NIEA sought clarification initially in relation to retention of all on site trees. Plans have since been amended to address this concern and NIEA responded with no further objections subject to conditions on 25 <sup>th</sup> March 2020.		
Concerns in relation to damage of existing trees.	Amended site block plan bearing date stamp 29 <sup>th</sup> September 2020 refers to a 2.3m high protective barrier which will be erected around the base of all trees to be retained. These areas will also be identified on the site as a 'Construction exclusion zone – no accesses. There are no TPO's recorded on the site.		
Overlooking and a loss of private amenity.	All first floor windows along the rear elevation are to be fitted with obscure glazing. The proposed roof terrace is to be fitted with a 1.8m high privacy screen, the stairs remain open but are positioned behind the existing boiler house at No.41a to reduce any perceived overlooking. Glazing and screen will be conditioned.		
Dominance	The dwelling will be positioned to the north of No.41a and section D-D of drawing No.02A date stamped 29 <sup>th</sup> September 2020 illustrates that the ridge of No.41a is 100.67m and the proposed dwelling will be 98.35m. The proposed north elevation is 26.8m in length and No.41a is 32m in length. Property No.41a is sited at a higher level to the site and is set back 14m from the shared boundary and the window to window separating distance is 20.8m from the rear elevation.		
Main sewers connection – land ownership.	Proposed new man hole not contained within the red line of the site or on land within the ownership of the applicant. The applicant no longer intends to connect to main sewers. Question 18 on the P1 Form was amended 10 <sup>th</sup> July 2020 to verify that the applicant intends to dispose of		

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	<p>foul sewage via a Balmoral BCap 6 Treatment Tank. This treatment tank is located within the red line of the site. Environmental Health responded 10<sup>th</sup> August 2020 with no objections and has included a condition in relation to consent to discharge.</p>
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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2020/0251/F	<b>Date Valid</b>	23.03.2020
<b>Description of Proposal</b>	Conversion of existing attached garage to store room and single storey extension to rear of dwelling and new porch to front of dwelling.	<b>Location</b>	7 Thorndale Road South Carryduff
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Barbara Hanna
<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>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overlooking and loss of privacy.	The extension is no closer to No.2 than the existing sunroom which is already fully glazed, so there will be no greater overlooking or loss of privacy.		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2020/0745/F	<b>Date Valid</b>	24.09.2020
<b>Description of Proposal</b>	Proposed replacement dwelling and garage.	<b>Location</b>	No. 11 Edenticullo Road Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Catherine Gray
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the SPPS and Policies CTY1 and CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been shown that the alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2019/0963/F	<b>Date Valid</b>	23.09.2019
<b>Description of Proposal</b>	New synthetic sports pitch to include 5m high ball stop fencing with 10m high floodlighting columns.	<b>Location</b>	Carryduff Primary School Killynure Road Carryduff
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joanna Magee
<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>		
Neighbour notification.	All relevant neighbour notification has been carried out in addition to the application being advertised.		
Floodlighting restrictions.	The hours of operation will be conditioned from 9am -10pm by Environmental Health at Lisburn and Castlereagh City Council.		
Noise concerns.	Any noise related incidents can be referred to Environmental Health at LCCC as matter for them to investigate.		