

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

Week Ending 6 December 2019

| Item Number 1 | | | |
|--|---|----------------------------|--|
| Application Reference | LA05/2019/0115/F | Date Valid | 07.02.2019 |
| Description of Proposal | Proposed 2 detached dwellings and garages (change of house type from previous approval S/2015/0192/F) | Location | Lands adjacent to and North of 3 Oak Hill, Ravernet Road Lisburn |
| Group Recommendation | Approval | Case Officer | Sinead McCloskey |
| Reasons for Recommendation | | | |
| All relevant planning material considerations have been satisfied. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 5 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Issue with neighbour notification | All neighbours have been notified in line with the statutory neighbour notification process. | | |
| History of the site | There are no restrictions on the number of applications that can be submitted for a particular site. The scale form massing and design have been amended from the proposal determined by the PAC. | | |
| Previous refusals on the site | Each application is assessed on its own merits. The details in subsequent applications have changed. | | |
| Number of buildings on the site | Four buildings were approved in the 2015 application. The garages are slightly bigger within this proposal however the dwellings sizes remain largely the same. | | |
| Removal of frontage Hedgerow, | Amended plans were received showing 60m of hedgerow to be removed to the front of the site and that 50m will be re-planted. | | |
| Proposal is contrary to CTY14 | The proposal will not be prominent in the site. They will occupy a similar position to those previously approved. Planting will ensure that the proposal is not a predominant feature in the landscape. | | |
| Height of dwellings | The dwellings are 6m in height - an acceptable height and similar to that previously approved. Stamped drawing identifying the dwellings and single storey only and no first floor accommodation is proposed. | | |
| The site is an important gap along this stretch of road | The site is deemed to be an appropriate gap site to accommodate two houses as required by Policy CTY8. | | |
| Unacceptable change of character of the area | The proposal will not alter the character of the area as it is found compliant with Policy CTY14 - Rural Character. | | |

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| Access to the site/additional traffic | The previous extant permission consisted of a shared laneway in the middle of the site. The current proposal consists of two laneways, one of which follows a hedge boundary and the second laneway is roughly in the same position as the previously approved laneway. DFI Roads have been consulted and have no objections. |
| Removal of frontage vegetation | An amended Biodiversity Checklist was received upon request and sent to NIEA NED. No other concerns of the contents of the report were found. There is no evidence to suggest there will be any remodelling of the site. |
| The proposal is contrary to Policy CTY8. | The proposal complies with Policy CTY8 and it was found to comply with this element of the policy at the previous appeal hearing and determination. |
| Impact on local Wildlife | NIEA NED have been consulted on the proposal and have no biodiversity concerns having received a Preliminary Ecological Appraisal that was requested from the agent. |
| Accuracy of Biodiversity Checklist | The agent submitted an amended biodiversity checklist indicating the correct amount of hedgerows/tree lines to be removed. NIEA NED had stated the proposed development is unlikely to impact on protected or priority species or habitats. |

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| Item Number 2 | | | |
|--|--|----------------------------|---|
| Application Reference | LA05/2019/0693/F | Date Valid | 02.07.2019 |
| Description of Proposal | Dwelling and garage and associated site works | Location | 50m South of 19 Brookside Road Ballynahinch |
| Group Recommendation | Approval | Case Officer | Richard McMichael |
| Reasons for Recommendation | | | |
| All relevant planning material considerations have been satisfied. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 9 | 1 | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Impact on the outlook from the objector's property | Amendments were received that relocated the dwelling to the rear of the existing dwellings, which is considered to deal with the impacts on outlook and ensure the proposal will not have a detrimental impact on residential amenity. | | |
| Impact on the rural character of the area | The proposal complies with policy CTY 10 and the amended siting will mean the proposal will not have a negative impact on rural character. . | | |
| Increase vehicle movements and impact on road safety | The number of vehicle movements is not considered to be significantly increased by introducing a new dwelling. DFI Roads have been consulted and offer no objections to the proposal. | | |

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| Item Number 3 | | | |
|--|--|----------------------------|--|
| Application Reference | LA05/2019/0853/F | Date Valid | 19.08.2019 |
| Description of Proposal | Two storey detached dwelling with associated site works and landscaping | Location | Site adjacent to south of 24B Lisburn Street, Hillsborough |
| Group Recommendation | Approval | Case Officer | Richard McMichael |
| Reasons for Recommendation | | | |
| All relevant planning material considerations have been satisfied. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 3 | 7 | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Road safety issues based on the visibility splays being affected by parked cars. | Parked cars are not permanent structures. Therefore, visibility splays would be considered acceptable should they be achievable from the access if parked cars were not within the splays. | | |

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| Item Number 4 | | | |
|--|-------------------------------|----------------------------|--|
| Application Reference | LA05/2019/0945/O | Date Valid | 18.09.2019 |
| Description of Proposal | Dwelling and garage | Location | Adjacent and south of 2 Braithwaites Road, Lisburn |
| Group Recommendation | Refusal | Case Officer | Brenda Ferguson |
| Reasons for Recommendation | | | |
| <p>The proposal is contrary to 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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that;</p> <ul style="list-style-type: none"> - the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwellings; - 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 would if permitted visually intrude into the open countryside. | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 0 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
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with objections received /
recommendation to refuse**

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| Item Number 5 | | | |
|---|---|----------------------------|---|
| Application Reference | LA05/2019/0340/F | Date Valid | 01.04.2019 |
| Description of Proposal | Proposed infill dwelling to be erected in a gap along a substantially built up frontage between existing dwelling and outbuilding | Location | Lands adjacent to 14b Halfpenny Gate Road Moira |
| Group Recommendation | Refusal | Case Officer | Catherine Gray |
| Reasons for Recommendation | | | |
| <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 Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the site is not considered to be a small gap in an otherwise substantial and continuously built up frontage, would not respect the existing development pattern and as a result the proposal will create a ribbon of development.</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 proposal would, if permitted add to a ribbon of development and would therefore result in a detrimental change to the rural character of the countryside.</p> | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 0 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
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