

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

Week Ending 7 May 2021

Item Number 1			
Application Reference	LA05/2020/0355/F	Date Valid	18.05.2020
Description of Proposal	Demolition of existing buildings, proposed 15 no apartments and associated car parking and ancillary spaces.	Location	90-96 Grand Street and 2A Leamington Place Lisburn
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposed development is contrary to the SPPS and Policy QD 1 (a), Planning Policy Statement 7: Quality Residential Environments, in that the development does not respect the surrounding context, and will result in unacceptable damage to the local character in terms of its layout, scale, form, proportions, massing, and appearance.</p> <p>The proposal is contrary to the SPPS and policy QD1 (c) of the Department's Planning Policy Statement 7, Quality Residential Environments in that inadequate provision is made for public and private open space and landscaped areas as an integral part of the development</p> <p>The proposal is contrary to the SPPS and policy QD1 (h) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the development would not create a quality residential environment, and would, if permitted result in unacceptable overlooking, loss of light and overshadowing into adjacent properties, and consequent loss of privacy.</p> <p>The proposal is contrary to the SPPS and policy QD1 (g) of the Department's Planning Policy Statement 7, Quality Residential Environments in that the design of the development would not draw upon the best local traditions of form, materials and detailing.</p> <p>The proposal is contrary to Policy LC 1 (a) and (b) of the Addendum to PPS 7 in that the proposed density is significantly higher than that found in the established residential area and the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
41	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overdevelopment and insufficient space to accommodate 15	It is considered that the proposal for 15 apartments represents over-development of the site.		

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apartments along with parking.	
Lack of car parking for development - overspill onto street/congestion.	DFI Roads have considered the parking spaces provided for the proposal and are content.
Apartments not in keeping with the existing dwellings.	It is considered that the design, scale and form of the apartment block is not in keeping with the traditional red brick terrace properties along Grand Street and Leamington Place.
Impact on sewage system.	NI Water has indicated there is available capacity for connection to the mains sewers. Environmental Health are also content with proposal.
Impact on Infrastructure	Concern is expressed that the proposed development will have a negative impact on already overstretched infrastructure and facilities in area. Area already over-populated. NI Water, DFI Roads, Environmental Health and Rivers Agency all have no objections to the proposal. The issue relating to over-population in area is beyond the remits of planning.
Temporary housing will raise potential for increase in anti-social behaviour.	The proposal is for 15 no. private apartment units. Temporary housing is not proposed as part of the proposed development. In any case case anti-social behaviour is a matter for the PSNI.
Impact on Character	The view is expressed that the erection of modern flats in area will contradict the areas strong historical heritage/out of keeping with character of area. It is contended that the design, massing, scale, form and appearance of the apartment block is out of character with the area and will indeed conflict with the traditional terraced dwellings within the vicinity.
Adverse Impact on adjacent properties	The view is expressed that the development will have a significant adverse impact resulting in loss of natural light to individual properties and the street. It is considered that there will be loss of light/overshadowing and over dominance caused by the 3 storey apartment block.
Loss of visual amenity.	The design and appearance of the block is said to be out of keeping with the area and will result in detrimental impact on visual amenity.
Risk of noise pollution.	Environmental Health have no objections in terms of noise or nuisance.
Lack of amenity space.	The proposal will indeed result in a poor quality residential environment and there is no amenity space provided for the apartments with no justification for this.

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Item Number 2			
Application Reference	LA05/2018/0375/F	Date Valid	17.04.2018
Description of Proposal	Proposed outline application for the replacement of existing historic stone dwelling at lands 220m South of 16 Sheepwalk Road	Location	At lands 220m south of 16 Sheepwalk Road Lisburn
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
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 contrary to the SPPS and Policies CTY 1 and CTY 3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling.</p> <p>The proposal is contrary to Policy NH2 in Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the development proposals are not likely to harm a protected species.</p> <p>The proposal is contrary to Policy NH5 in Planning Policy Statement 2, Natural Heritage, in that it has not been demonstrated that the development proposal will not result in unacceptable adverse impacts on, or damage to priority habitats, priority species and other natural heritage features worthy of protection.</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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Item Number 3			
Application Reference	LA05/2019/0795/F	Date Valid	02.08.2019
Description of Proposal	Proposed erection of 6 no detached dwellings, garages, landscaping and all other associated site and access works.	Location	Lands at No 29 Belvoir View Park 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
13	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbour notification.	Concerns were raised about neighbour notification. The Council has fulfilled its statutory obligations with regards to neighbour notification and all relevant neighbours have been notified.		
Security of the site.	The view has been expressed that the development of the site is imperative as its current condition adversely affects all residents of Belvoir View Park, and particularly those properties immediately bordering the site, due to the site not being properly secured and vandalism of the site along with antisocial behaviour. The existing security of the site is a matter for the owners of the site however if this planning application is approved, the site would be developed and potentially remove the vandalism and anti-social behaviour.		
Impact of construction works.	Concerns have been expressed about the impact of construction works and it is noted that Environmental Health have recommended that construction work should be undertaken between the hours of 0700 to 1900 Monday to Friday and 0700 to 1300 on Saturdays to avoid disturbance to residents and asks that this be included in any potential planning approval.		

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	<p>Construction of any development is temporary and the onus is on the developer to ensure neighbours are not negatively impacted by the construction works. The recommendation from Environmental Health regarding the hours of construction works would be placed on any approval as an informative.</p>
Density/overdevelopment.	<p>The view is expressed that the proposal is overdevelopment and that six houses is still too many for the site and that consideration is given to the cumulative impact of additional housing. It is believed that the 2-3 bedroom housing would be more appropriate.</p> <p>The proposed density of 6 houses within the site of 0.31 hectares is considered to be acceptable and in keeping with the density of housing within the local area. The proposed 4 bedroom houses of different sizes are considered to be appropriate for the site and location. The proposal is not considered to be overdevelopment of the site.</p>
Impact on existing infrastructure.	<p>Concerns are expressed that the existing sewerage infrastructure will not cope and advises that the surface water runs down the park like a river.</p> <p>Water Management Unit and NI Water have been consulted on the development proposal and raised no concerns and refers to standing advice.</p>
Traffic and parking.	<p>Concerns are raised about the amount of vehicles that would be attracted to the site. The opinion is expressed that the road network cannot take anymore and that the proposal would lead to increased congestion and disruption to current residents. The view is also expressed that the proposal would have an impact on the elderly in that the emergency services could not get in.</p> <p>It is considered that the proposal for 6 domestic residential dwellings would not attract an unacceptable amount of vehicular traffic to the area. The proposal includes in-curtilage parking for each dwelling and there is also provision for visitor parking within the overall site. The proposal should not have a negative impact on emergency services getting in. DfI Roads have been consulted on the application and have no objections to the proposal subject to standard conditions.</p>
Existing bins.	<p>Concerns are expressed that the existing bins are not emptied on a regular basis because the bin lorry cannot gain access to Belvoir View Park because of very tight parking.</p>

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	<p>Each proposed dwelling has their own in-curtilage parking allocation. Parking on the street blocking access for the bin lorry is a matter for DfI Roads enforcement.</p>
History on the site.	<p>Views have been expressed that the Planning Appeals Commission (PAC) agreed that the proposal should be refused in the previous application. And the view is expressed that any new application should be benchmarked against the reasoning within the PAC decision.</p> <p>The proposal is not the same as what was proposed in the previous application on the site. The history on the site has been considered in the processing of the application.</p>
Residential amenity / Impact on privacy / Limited impact of proposed new planting as protection of privacy.	<p>Concerns have been expressed about the impact of the proposal on the neighbours residential amenity, about impact on privacy (particularly property 90b Newtownbreda Road) and about the separation distances. Also concerns is expressed about the perceived limited impact of proposed new planting as protection of privacy.</p> <p>The proposal has a minimum back to back separation distance of 28.5m with property 90b Newtownbreda Road, with the proposal being 14m away from the common boundary at the nearest point. The separation distances are considered to be in keeping with Creating Places and are considered to be acceptable. The proposed levels along with the proposed boundary treatments and separation distances along with the proposed design creates a quality residential development and would not have a negative impact on residential amenity or the privacy of neighbouring residents. The proposed planting is supplemented by the retention of some of the existing trees alongside a new fencing along the boundary (where the proposal bounds 90b Newtownbreda Road a 2.7m high fence is proposed), which would ensure no negative impact on neighbouring privacy.</p>
Boundary treatments/ landscaping.	<p>Concerns have been raised about the boundary treatments/landscaping and the relationship between the site and property 90b Newtownbreda Road. And concerns about reliance on long strip of vegetation for screening despite previous concerns having been validated by the PAC / absence of proposals to secure boundary once removed and absence of proposals to secure boundary once trees removed.</p> <p>The history associated with the site has been taken on board. Through the processing of the application amended plans have been submitted to deal with the concerns raised about the boundary treatment between the proposal and property 90b Newtownbreda Road. A 2.7m boundary fence is proposed alongside the retention of some existing trees and the planting of</p>

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	<p>some new shrubs and trees to fill in any gaps. The proposed boundary treatment is considered to be acceptable for the site and its location.</p>
<p>Information submitted not easy to interpret / inaccuracies and inconsistencies in the drawings.</p>	<p>The view is expressed that the information submitted is not easy to interpret and thus it is unclear if the proposals represent a satisfactory attempt to address the issues of potential loss of privacy and residential amenity to 90b Newtownbreda Road. Concerns have also been raised about the accuracy of some of the details on the plans and that there are inconsistencies.</p> <p>Through the processing of the application amended plans have been submitted that addresses any inaccuracies. The information submitted is considered to be accurate, the plans are to scale and all the information submitted is available for consideration. It is considered that the proposal would not have a negative impact on the privacy or residential amenity of 90b Newtownbreda Road.</p>

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Item Number 4			
Application Reference	LA05/2020/0916/F	Date Valid	10.11.2020
Description of Proposal	Extensions and alterations including sunroom at rear of property	Location	1 Waringfield Drive Moirá
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Neighbour notification not received.	All neighbour notifications are considered to be accurate and have been fully completed on this application.		
Overlooking and privacy concerns.	The new east gable window as part of the proposal is a fire escape window for the occupants. The window has been re-positioned further towards the front of the dwelling and has been reduced to 0.8m in width. It is considered due to the orientation of the applicants dwelling the new window will not directly face the rear of the neighbouring dwelling. It is considered that the proposal will not have an unacceptable impact on the privacy and amenity of neighbouring residents.		
Rear extension and patio area 5m from shared boundary.	The single storey rear extension is located between 4m-5m from the shared boundary. The boundary consists of a 1.8m boarded timber fencing. It is considered the extension and patio area will not give rise to any privacy and amenity concerns.		