

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

Week Ending 8 January 2021

Item Number 1			
Application Reference	LA05/2020/0791/F	Date Valid	25.09.2020
Description of Proposal	Agricultural fodder store.	Location	Lands 30m north east of 10 Killynure Road West Carryduff.
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the provisions of the SPPS Paragraph 6.73 (Agricultural and forestry development) which states that new buildings must be sited beside existing farm or forestry buildings on the holding and no exceptional circumstances have been provided which would result in the proposed site being deemed to be acceptable.</p> <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 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> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would if permitted, result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countywide.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
6	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Site layout drawings submitted with buildings numbered incorrectly.	Amended drawing requested and in turn submitted by the agent with buildings numbered correctly.		
Site layout drawing annotated that hedge and tree	Amended drawing provided with annotation removed as hedge and tree not within control of applicant.		

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outside of control of applicant to be retained as part of the development.	
Location/siting	<p>Concern is expressed that the Location/siting of proposal may lead to issues with respect to odours and vermin.</p> <p>LCCC Environmental Health unit have been consulted and offer no objections to the development.</p>
Restricted access to Septic Tank	<p>The view is expressed that access to septic tank may be compromised as a result of the proposed development.</p> <p>This would be a civil matter outside of the remit of planning control.</p>
Would request that the proposal is re-located.	<p>Each application is assessed on the basis of the information provided. In this instance as it is considered that the principle of the development is unacceptable when assessed against prevailing policy.</p>

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Item Number 2			
Application Reference	LA05/2020/0576/F	Date Valid	30.07.2020
Description of Proposal	Extension over existing garage to provide 2nr bedrooms and bathroom. Change from garage to provide home office.	Location	47 Ashbourne Park, Lambeg, Lisburn
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		
Reduce the light into my property.	The 45 degree light test was conducted as per Figure 1 of Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations to assist in assessing any potential loss of light/overshadowing to neighbouring property. Drawing 01B indicates the proposal met the test, and therefore there are no concerns regarding loss of light/overshadowing arise from the proposal.		
Impact on privacy.	Taking into consideration the separation distance from the first floor window on the rear elevation back to back is 14.5m and there are no new windows on the side elevation facing No 46 Ashbourne Park. It is considered the proposal will not have a detrimental impact on the privacy of neighbouring dwellings.		
Reduce the value of my property	Whilst this is a material consideration in this instance it would not be considered to be off determining weight.		
Drawings are not correct.	The drawings have been considered and are deemed to be fully accurate.		
Drainage issues.	The agent has clarified the rainwater goods will from the rear downpipes using the existing drainage.		

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Item Number 3			
Application Reference	LA05/2020/0394/F	Date Valid	26.05.2020
Description of Proposal	Proposed front porch, with home office above. Rear extension for open plan kitchen/ living room, with bedroom (with en-suite) and bathroom on first floor	Location	12 Beechill Avenue Belfast
Group Recommendation	Approval	Case Officer	Joanna Magee
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		
Design not in keeping with the character of the property or surrounding area.	Amendments were received and neighbours re-neighbour notified of changes made. No further comments have been made to date. The proposal does seek to modernise and extend the property however there are a mixture of house types in the area and therefore the proposal will not detract from the character of the area.		
Office to front of property	This is an application for a domestic extension for householder development and not a commercial office space.		
Loss of Sunlight	The properties opposite the site are located at a much higher level so loss of sunlight is not a concern.		
Concerns regarding Overlooking:	The properties objecting to the proposal are at a high elevation and gradient and any windows would be looking onto the road and front car parking areas and front elevations which is not classed private amenity space. Private amenity space is normally deemed to the rear of a property.		

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Item Number 4			
Application Reference	LA05/2020/0151/O	Date Valid	18.02.2020
Description of Proposal	Proposed Dwelling	Location	Rear of 2 Richmond Drive, Lisburn
Group Recommendation	Approval	Case Officer	Brenda Ferguson
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Subsidence/Erosion	<p>Concern over subsidence into 6 Richmond Crescent due to road being located at higher level and inadequate support. Additional dwelling will result in further erosion, subsidence and filling.</p> <p>DFI Roads have raised no objections to the proposal and as this section of Richmond Drive has been identified as a public right of way the responsibility for maintenance of the road does not lie with the applicant.</p>		
Visibility Splays	<p>The view is expressed that the lack of sight visibility splays at junction of Richmond Drive and an additional dwelling will require increase in sight lines at entrance</p> <p>DFI Roads have raised no objections in principle to the proposal for an additional dwelling on the site subject to conditions. The outline proposal satisfies the requirements of PPS 3 - Access, Movement and Parking in terms of access and road safety.</p>		
Owner of Richmond Drive has not been informed of proposal to use road as access to development.	The road which is to be used for access to the site has been identified on the P1 form as a public right of way and is therefore not in private ownership.		