

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

**Week Ending 4 September 2020**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2020/0434/F	<b>Date Valid</b>	15.06.2020
<b>Description of Proposal</b>	Proposed 2 storey extension to rear of dwelling including demolition of existing garage	<b>Location</b>	16 Carrisbrook Gardens Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
<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>
2	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Flat roof not in keeping in character with surrounding area.	The flat roof extension is located at the rear of the dwelling and will not exceed the existing ridge. The proposal is not visible from critical viewpoints on Carrisbrook Gardens and will not have a detrimental impact on the character of the area.		
Roof of ground floor extension used as sun terrace.	The agent has provided clarification that the Juliette balcony will have a barrier and that the flat roof of the ground floor extension will not be used as a sun terrace. This can be conditioned.		
Overlooking and loss of privacy issues.	The windows at first floor level on the side elevations accommodating a bathroom and en-suite will be fitted with obscured glazing that will prevent the potential for overlooking. The windows on the first floor rear elevation are considered to not have a greater impact than the existing dormer windows. There is a separation distance of 42m to the shared rear boundary with the dwellings on Moss Road. It is considered that no direct overlooking will arise from the proposal and the separation distance is deemed acceptable. The proposal will not have a detrimental impact on the privacy or amenity off neighbouring residents.		
Inaccurate drawings.	The drawings submitted with this application are considered to be fully accurate.		