

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

Week Ending 19th April 2024

Item Number 1			
Application Reference	LA05/2022/0564/O	Date Valid	08.06.2022
Description of Proposal	Site for 2 no. detached dwellings, garages and associated site works (renewal of existing permission LA05/2019/0808/O)	Location	Land between 82 and 82a Moira Road, Hillsborough, BT26 6DY
Group Recommendation	Refusal	Case Officer	Laura Mc Causland
Reasons for Recommendation			
<p>The proposal is contrary to Policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposed development is not a type of development which in principle is acceptable in the countryside.</p> <p>The proposal is contrary to Policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy, in that the development is not sited within a substantial and continuously built-up frontage and would if approved, add to a ribbon of development along Moira Road. Furthermore, the gap is not sufficient to accommodate two dwellings whilst respecting the existing pattern of development in terms of design and being appropriate to the existing size, scale, plot size and width.</p> <p>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy, in that the proposed development if permitted does not respect the traditional pattern of settlement exhibited in that area and would damage the rural character by adding to a ribbon of development at this part of Moira Road.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2023/0485/F	Date Valid	12.06.2024
Description of Proposal	Proposed first floor bedroom extension to rear	Location	62a Pond Park Road, Lisburn, BT28 3JZ
Group Recommendation	Approval	Case Officer	Barbara Hanna
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking/loss of privacy	<p>Concern that the windows will directly overlook garden of No.22 Cherry Lane, resulting in a loss of privacy. Second objector failed to provide address but expressed concerns regarding overlooking of kitchen/dining/bedroom/bathroom windows to rear of property. Assessment includes consideration of all residential properties abutting the application site.</p> <p>The proposed separating distance of first floor bedroom windows to the shared boundary is 9.3m at closest point. This is considered to be an acceptable separation distance and the proposal will therefore not result in a loss of privacy to overlooking.</p>		
Concerns regarding consistency of assessment	<p>Previous application to extend No.22 Cherry Lane not permitted to include windows in gable facing No.62, other than obscured bathroom window.</p> <p>Every application is assessed on its own merit against current planning policy. Property No.22 is only located 0.7m from the shared boundary which is well below the recommended 10m.</p>		

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Item Number 3			
Application Reference	LA05/2022/0236/O	Date Valid	03.03.2022
Description of Proposal	Proposed demolition of existing derelict dwelling and erection of replacement dwelling with associated works	Location	Lands 120m southwest of 80 Redhill Road, Dromore, BT25 1RL
Group Recommendation	Refusal	Case Officer	Joseph Billham
Reasons for Recommendation			
<p>The proposal is contrary to policy COU1 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed development is not an acceptable form of development in the countryside.</p> <p>The proposal is contrary to policy COU3 of the Lisburn and Castlereagh City Council Plan Strategy in that the building does not exhibit the essential characteristics of a dwelling.</p> <p>The proposal is contrary to policy COU3 (b) of the Lisburn and Castlereagh City Council Plan Strategy in that a dwelling if approved would have a visual impact significantly greater than the existing building.</p> <p>The proposal is contrary to policy COU15 (a) and (c) of the Lisburn and Castlereagh City Council Plan Strategy in that a dwelling if permitted would result in a prominent feature in the landscape and would fail to blend with the landform.</p> <p>The proposal is contrary to policy COU16 (a) and (e) of the Lisburn and Castlereagh City Council Plan Strategy in that a dwelling if permitted would be unduly prominent in the landscape and have an adverse impact on the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	0	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		