

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

**Week Ending 03 November 2023**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0075/O	<b>Date Valid</b>	23.01.2023
<b>Description of Proposal</b>	Planning application for 2 dwellings and garages	<b>Location</b>	Lands contained between 37 and 39 Pine Hill, Ballymullan, Lisburn, Down, BT27 5JL
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Richard Mc Mullan
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Potential for precedent	<p>Concern is expressed that the area has historically been replacement dwelling only and that if permission is allowed for ribbon development it will set a precedent and that this could lead to a large number of developments, significantly impacting the rural feel of the area</p> <p>The principle of development in each application is assessed against prevailing planning policy which in this instance is policy COU8 Infill/Ribbon Development of LCCC Local Development Plan 2032 Part 2: Plan Strategy September 2023. In this instance the principle of development is seen to be acceptable. Therefore, this will not set an unwanted precedent</p>		
Road Safety	<p>Concern is expressed that the proposed new access from the site onto Pine Hill could be very dangerous. The road is becoming increasingly busy due to recent housing developments in the area and due to lots of farm equipment using the road</p> <p>DFI Roads can be seen to offer no objections to the development as proposed. Therefore it is considered that no issues of concern shall arise with respect to road safety or the flow of traffic within the local road network</p>		
Impacts on privacy and natural light	<p>Concern is expressed that there is limited information provided regarding the size of the two houses and as such, it is difficult to determine the impact on privacy and natural light levels to existing dwelling. The view is expressed that both privacy and light will be impacted and that the impact will be increased as a result of the site being elevated.</p>		

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	<p>As this application seeks outline approval only, no detailed house designs have been provided. An indicative site plan has been provided for consideration illustrating the potential relationship between the development and existing dwellings. It is considered that adequate separation distances are in place so as to ensure that no significant loss of light will occur. Conditions in respect of the use of obscure glazing/high level windows to be placed within upper floors of the side elevation of the dwellings is to be utilised, which will negate any potential overlooking concerns.</p>
Disturbance to household and impacts upon homeworking during the building period	LCCC EHO unit have expressed no concerns in respect of the development, illustrating no significant concerns in respect of disturbance upon neighboring dwellings
Disturbance to local wildlife (foxes, badgers, pheasants, hares, bats and birds of prey)	A N.I. Biodiversity Checklist (filled out by an ecologist) has been provided for consideration and DAERA NED unit have outlined via consultation that they have no concerns in respect of the impacts of the development upon biodiversity subject to a number of standard informatives. Therefore, no issues of concern shall arise.
Insufficient evidence provided to determine the size of the proposed properties.	This application seeks outline approval only at this stage and sufficient information has been provided to assess same. Relevant conditions have been recommended so that detailed information in relation to design, levels layout, ridge height and overlooking etc. can be fully assessed within any subsequent reserved matters application, should it be made
Impact of Surface Water and Waste	<p>The amount of surface water and waste water generated by the development will add to issues in relation to water that currently runs down the road which is of concern during winter months as a result of ice forming etc.</p> <p>DFI Roads have no issues of concern with the development illustrating no issues in respect of water running from the site onto the road have arisen. The issue of ice on the road during winter months would be one that DFI Roads would cover in respect of the gritting.</p>

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/0660/F	<b>Date Valid</b>	07.07.2022
<b>Description of Proposal</b>	First floor side and rear extension to accommodate bedroom and en-suite with associated works	<b>Location</b>	30 Finsbury Avenue, Belfast, BT8 6GW
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Malcolm Kinghan
<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>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Impact on overshadowing.	The siting and aspect of the adjacent properties shows that there is little or no loss of sunlight and overshadowing from the proposal, accepted by the neighbour.		

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Item Number 3			
<b>Application Reference</b>	LA05/2021/0710/RM	<b>Date Valid</b>	18.06.2021
<b>Description of Proposal</b>	Proposed dwelling and garage (Amended site address)	<b>Location</b>	140m South of 16 Magheradartin Road, Hillsborough, BT26 6LY
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Rosaleen Heaney
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Failure to comply with duty to make EIA screening	This is not considered to be Schedule 2 development in the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 and no determination is required for this proposal. This is not EIA development.		
Principle of Development	<p>The application is for approval of reserved matters and as such, the principle of development for a dwelling on a farm was accepted.</p> <p>The matters reserved principally relate to the siting, design and layout of the proposed buildings, the means of access and landscaping. They do not engage matters of activity or ownership. There is no requirement to revisit criteria (a) or (b) of policy COU10.</p> <p>The dwelling is designed in a courtyard arrangement and is located beside the group of buildings that were assessed as meeting criteria (c) at the outline stage. The new buildings still cluster with the existing group of buildings. No condition was imposed requiring the existing group of buildings to be retained but they were still in situ at the date of the most recent inspection.</p> <p>The proposal can be visually integrated into the landscape without harming rural character consistent with Policies COU15 and 16.</p>		



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Planning Advice Note	The planning advice note referred to has been withdrawn and is not a material consideration in the assessment of this application.
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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2022/1081/O	<b>Date Valid</b>	16.11.2022
<b>Description of Proposal</b>	Proposed infill dwelling and garage	<b>Location</b>	Between 15 and 15a Crumlin Road, Upper Ballinderry, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
<b>Reasons for Recommendation</b>			
<ul style="list-style-type: none"> <li>▪ The proposal is contrary to paragraph 6.73 of the SPPS, and 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.</li> <li>▪ The proposal is contrary to bullet point 5 of paragraph 6.73 of the SPPS and policy COU8 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the site is not a substantial and continuous built up frontage; the site is not of sufficient size to accommodate two dwellings and the development would if permitted fail to respect the existing pattern of development in terms of plot size adding to a ribbon of development.</li> <li>▪ The proposal is contrary to the SPPS and policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy 2032 in that the proposed development would if permitted fail to respect the traditional pattern of settlement resulting in an adverse impact on rural character of the area due to urban sprawl.</li> </ul>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		