

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

**Week Ending 06 September 2024**

Item Number 1			
<b>Application Reference</b>	LA05/2023/0661/F	<b>Date Valid</b>	14.08.2023
<b>Description of Proposal</b>	Proposed single storey garage with caravan storage and workshop. Application to extend curtilage of application LA05/2021/0911/O	<b>Location</b>	80B Belfast Road, Glenavy, Crumlin.
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
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>
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The garage	<p>The view is expressed that the height of the proposed garage is disproportionate, that the scale and massing of the garage would compromise the amenity of number 82, concern about its proximity to the boundary with number 82, have a negative effect on the character of the locality and cause disruption to neighbouring properties. And have a negative visual impact.</p> <p>The proposed garage is single storey and measures 12m by 9m and has a maximum height of 4.1m. It is sited to the rear of the dwelling house and would not have a negative visual impact on the landscape. A domestic garage in proximity to another residential property is considered to be a compatible use and an acceptable ancillary building. The character of the locality would not be negatively affected by a domestic garage in association with the dwelling house. There are no windows facing private amenity space of any neighbouring dwellings. The private amenity of the neighbouring properties would not be negatively affected by the proposed garage.</p>		
The workshop/caravan garage#	<p>The view is expressed the scale and designation as a workshop is concerning, that the size and scale of the proposal would appear to be greater than the specified need for a workshop and caravan garage, and that the size and scale is more reminiscent of industrial activity. The concern is raised that the workshop and any industrial activity on the site would create a conflict between the existing nearby properties and cause disruption. The view is also expressed that as a consequence of the size,</p>		

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	<p>scale and potential usage an environmental impact and a noise impact assessment is necessary. The visual impact of the workshop/garage and the impact of noise and odour emission is also raised. The view is expressed that a thorough assessment is necessary to accurately gauge the extent of the workshop activities. The view is expressed that a workshop is an inappropriate additional to this residential area and that approving this application could establish an undesirable precedent for the area.</p> <p>The proposal is for a garage with caravan storage and workshop. Through the processing of the application the size of the proposed garage has been reduced significantly from the original submission. The amended proposed garage measures 12m by 9m and has a maximum height of 4.1m. The size and scale of the amended proposal is considered to be acceptable. The applicant/agent has confirmed that the proposal is for domestic use only and this can be conditioned. A noise and odour impact assessment are not considered to be necessary for a domestic garage. Environmental Health have raised no concerns in relation to the proposal. The proposal is positioned to the rear of the site and would be set in behind the dwelling house. Visually the proposal is considered to be acceptable.</p>
Impact on amenity of numbers 80, 82 and 84 Belfast Road.	<p>Concern is raised about the impact of the proposal on the amenity of numbers 80, 82 and 84 Belfast Road.</p> <p>A domestic garage in association with a dwelling house, adjacent to existing domestic dwellings is considered to be a compatible use. The proposal is sited as to not have a negative impact on the amenity of the adjacent properties. No unacceptable overlooking or loss of light would be caused by the proposal.</p>
Ribbon effect.	<p>The view is expressed that the proposal would create a ribbon effect in the countryside.</p> <p>The proposal is to be positioned in behind the dwelling house and would not create a ribbon effect.</p>
Contrary to Northern Ireland Planning Policy.	<p>The view is expressed that approving the application would be contrary to Northern Ireland Planning Policy and would have significant negative consequences for the community and the environment.</p> <p>The proposal has been assessed against the relevant planning policies and is policy compliant.</p>
Contrary to PPS 3.	<p>The view is expressed that the proposal is contrary to PPS 3.</p> <p>PPS 3 is not the relevant policy context and PPS 3 has been superseded by the Plan Strategy and has been considered under the relevant TRA policies. The proposal does not involve any changes to the access. DfI Roads have been consulted and have no objections to the proposal.</p>

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<p>Conflict with PPS 7.</p>	<p>The view is expressed that the proposal goes against the principles of policy PP7 which seeks to ensure that development is compatible in scale, form and character of the surrounding area.</p> <p>PPS 7 is not the relevant policy context for this proposal. The proposal has been considered against the relevant HOU policies in the Plan Strategy and it is considered to be acceptable.</p>
<p>Contradicts Policy PPS 2.</p>	<p>The view is expressed that the proposal could jeopardise the local ecosystem and contradicts Policy PPS 2's aim to protect and enhance the natural environment.</p> <p>PPS 2 is not the relevant policy context and has been superseded by the Plan Strategy. The proposal has been considered against the NH policies and it is considered that the proposal would not harm any natural heritage.</p>

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Item Number 2			
<b>Application Reference</b>	LA05/2023/0632/F	<b>Date Valid</b>	01.08.2023
<b>Description of Proposal</b>	Proposed farm dwelling and garage	<b>Location</b>	35a Lurganure Road, Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Brenda Ferguson
Reasons for Recommendation			
<ul style="list-style-type: none"> <li>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.</li> <li>The proposal is contrary to policy COU10 of the Lisburn and Castlereagh City Council Plan Strategy in that the proposed dwelling and garage are not visually linked or sited to cluster with an established group of buildings on the farm.</li> <li>The proposal is contrary to Policy COU15 of the Lisburn and Castlereagh City Council Plan Strategy in that it not sited to cluster with an established group of buildings and fails to blend with the landform, existing trees, buildings, slopes or other natural features which provide a backdrop and if approved, will be a prominent feature in the landscape. The site is also unable to provide a suitable degree of enclosure for the development to integrate into the landscape, it will rely primarily on the use of new landscaping for integration and the ancillary works do not integrate with their surroundings.</li> <li>The proposal is contrary to Policy COU16 of the Lisburn and Castlereagh City Council Plan Strategy in that it is not sited to cluster with an established group of buildings, and if approved, would mar the distinction between the settlement and the surrounding countryside and otherwise result in urban sprawl. It would be unduly prominent in the landscape and the impact of ancillary works would have an adverse impact on the rural character of the area.</li> </ul>			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
9	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
41, 43, 43a, and 43b were not notified about this application. Correct neighbour notification	All neighbours have been notified as of 19/09/23, 20/09/23, and 23/02/24.		

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procedures not carried out.	
Entrance on dangerous bend of road and visibility splays will not be achieved.	The latest site plan indicates the access point to be further south of the bend in the road. DFI Roads have been re-consulted on the revisions and have no objections to the latest drawing.
Proximity of soakaway for new dwelling to River Lagan.	Environmental Health have been consulted regarding the location of the proposed soakaway and advised they have no objections. NIEA Water Management Unit refer to standing advice.
Lack of biodiversity checklist, to assess potential impact on local biodiversity.	A biodiversity checklist was not considered to be necessary in this instance. The site consists of an open field with undefined boundaries and the provision of sight splays will not require removal of any roadside vegetation. There will be no adverse impact on natural heritage features
Site location map and site layout map appear to be incorrect.	Revised site layout drawing has been submitted, the scale has been shown and measurements have been taken to the neighbouring boundaries to form an assessment.
Negative impact on value of property.	This matter lies outside the remit of planning and as such cannot form part of the overall assessment.
Loss of privacy/loss of light into neighbouring garden.	It is concluded that the dwelling is a suitable distance from the neighbouring properties and will not cause overlooking into the gardens or rear of dwellings along the Lurganure Road.
Access prejudices road safety.	DFI roads are content with the latest revised site plan indicating the access point off the Lurganure Road and required visibility splays.
Map does not show additional ground purchased to rear of 34b and 34c.	A small portion of land to the rear of nos. 34b and 34c included within the curtilage is not reflected on the site plan however this has been taken into consideration and forms part of the assessment and measurement of the dwelling to the existing properties.
Additional farm dwelling should use existing entrance.	It is concluded that the proposed new access will have a detrimental impact on the rural character of the area.
It would be a further detriment and blight to the countryside permitting an entrance and driveway that has	As above, it has been concluded that the proposed new access is detrimental to the rural character and will be visually prominent in the landscape.

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little to no connection to the proposed property or existing farm.	
The potential loss of light and privacy to 43b, 43c and 45 Lurganure Road.	The proposed dwelling is deemed to be a suitable distance from these properties so as not to cause overlooking however it is noted that the dwelling will be unduly prominent in the landscape.
If the proposed entrance is approved, it would make the new property even more separate from the farm	It is contended that the proposed dwelling and garage will not be visually linked or clustered with the group of buildings on the farm.
The proposed dwelling does not seem to be sensitively positioned within the farm building/contrary to policy	It is considered that the proposed dwelling is not positioned to cluster with the farm buildings and will be prominent in the landscape.
An outdated map been used to misleadingly show the boundaries incorrectly for 43, 43A, 43B & 43C, but that it has been doctored to include the property at 35A.	The plans as submitted has been considered and are sufficient for an assessment of the proposal to be made. The boundaries of the neighbouring sites have been taken into account in the assessment.
The proposed two-story dwelling does not align with the architectural style of the surrounding properties	The dwelling as proposed is considered to be typical of other farm dwellings in the surrounding area however the dwelling and ancillary features on this particular site will be unduly prominent in the landscape and is contrary to policy.
Dwelling is significantly larger and more imposing than those around it.	As above, the dwelling is said to be suitable in terms of design however will be a prominent feature in the landscape due to its positioning on the site, the lack of integration and the ancillary features.
Parking identified for the existing farm dwelling and	DFI Roads are content with the site layout drawing indicating parking and turning arrangements.

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proposed dwelling not sufficient.	
Proposal contravenes policy CTY2A – new dwellings in existing clusters.	The dwelling is assessed against Policy COU10 – farm dwellings. Policy CTY2A does not form part of this assessment.
Proposal dwelling is also not in keeping with the “conversion and re-use of existing buildings” principles of PPS 21.	As above, the proposal has been assessed against the policy for farm dwellings in the countryside and proposes a new dwelling and not conversion/re-use of existing.
The proposed dwelling at 35a would prove detrimental to an important visual break in existing development.	It is concluded that the proposal will mar the distinction between the settlement limit of Lurganure and the surrounding countryside and contribute to urban sprawl therefore having an adverse impact on the character of the area.
Proposal does not fit within the definition provided as having “little appreciation of any physical separation” There is also no vegetation whatsoever that provides natural screening: the proposed site is currently an open field full of grazing cattle.	An assessment of the proposal has been made against the relevant policy and is considered to be contrary to COU1, COU10, COU15 and COU16 of the Plan Strategy for the reasons provided.
The proposed dwelling and detached garage will be unduly prominent in the landscape and development will further erode the rural character of the local area.	It is agreed that the proposed dwelling will be unduly prominent on the landscape.

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<p>If approved, this dwelling will be utilised as an opportunity for further financial gain.</p>	<p>This is not a planning matter which forms part of the material considerations of the proposal.</p>
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