

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

Week Ending 10 June 2022

Item Number 1			
Application Reference	LA05/2020/1090/RM	Date Valid	02.12.2020
Description of Proposal	Infill dwelling and garage	Location	70m South East of 8 Ballinderry Road Agahlee Craigavon
Group Recommendation	Approval	Case Officer	Morgan Poots
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		
The outline application associated with this site is a flawed decision.	This Reserved Matters application was submitted within the timescales associated with the outline permission. The outline permission was not subject to legal challenge and is therefore a valid planning decision.		
The small farm building to the south has a small curtilage and no frontage to the road.	The buildings which form the substantial and continuously built up frontage remain unchanged from the grant of outline permission. This is a Reserved Matters application which deals only with the detailed siting design, landscaping and ancillary works associated with the principle of development established by the grant of outline permission.		
Needs to comply with Policy CTY 8, Policy CTY 13, Policy CTY 14 and Policy CTY 16 of Planning Policy Statement 21; Sustainable Development in the Countryside.	Assessment of the application has demonstrated that the principle of development has been established by the granting of outline permission under CTY8 and is not being revisited. CTY13 and 14 are contained within the case officers report and show a full assessment regarding integration and design details. It is not considered that the details of design, landscaping and ancillary works will have a detrimental impact on rural character. The details of septic tank and methods of sewage disposal are also detailed. The proposal insofar as it relates to the parameters of reserved matters application are considered compliant with relevant policies listed.		
Needs to comply with the Strategic	The Reserved Matters application complies with the relevant policy tests contained within the SPPS and all aspects of regional planning		

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<p>Planning Policy Statement for Northern Ireland; Planning for Sustainable Development.</p>	<p>policy. There is no differentiation between the SPPS and regional policy in this regard.</p>
<p>Needs to comply with Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside.</p>	<p>The proposed design has been assessed and is considered appropriate in the rural location complying with the guidance set out in Building on Tradition.</p>