

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

Week Ending 11 August 2023

| Item Number 1 | | | |
|--|-------------------------------------|----------------------------|---------------------------|
| Application Reference | LA05/2023/0087/O | Date Valid | 26.01.2023 |
| Description of Proposal | Proposed infill dwelling and garage | Location | 4a Magees Road Lisburn |
| Group Recommendation | Refusal | Case Officer | Brenda Ferguson |
| Reasons for Recommendation | | | |
| <p>The proposal is contrary to paragraph 6.73 of the SPPS, and policy COU1 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that it is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>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 draft Plan Strategy (as modified by the Direction of the Department) in that the development if approved would add to a ribbon of development along the Magees Road. Furthermore, the development is not sited within a substantial and continuously built-up frontage nor is the gap site sufficient to accommodate two dwellings whilst respecting the traditional pattern of development.</p> <p>The proposal is contrary to the SPPS, and policy COU16 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the proposed development does not respect the traditional pattern of settlement exhibited in that area and as such, result in an adverse impact on the rural character of the area.</p> | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 0 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
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| Item Number 2 | | | |
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| Application Reference | LA05/2022/1173/O | Date Valid | 20.12.2022 |
| Description of Proposal | Proposed site for dwelling | Location | 29 Ballyknockan Road, Ballyknockan, Ballygowan |
| Group Recommendation | Refusal | Case Officer | Richard McMullan |
| Reasons for Recommendation | | | |
| <p>The proposal is contrary to paragraph 6.73 of the SPPS, and policy COU1 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that this is not a type of development which in principle is acceptable in the countryside.</p> <p>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 draft Plan Strategy (as modified by the Direction of the Department) in that the development if approved would add to a ribbon of development along the laneway. Furthermore, the proposal does not meet the exceptions tests as there is not a small gap sufficient to accommodate two dwellings and the development if approved would not respect the existing pattern of development in this part of the countryside in terms of its size, siting, scale and plot size. The site is also considered to be an important visual break.</p> <p>The proposal is contrary to the SPPS, and policy COU16 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the development would if permitted fail to respect the traditional pattern of settlement exhibited in the area and as such, it would have an adverse impact on the rural character of the area.</p> | | | |
| Representations | | | |
| Objection Letters | Support Letters | Objection Petitions | Support Petitions |
| 2 | N/A | N/A | N/A |
| Consideration of Objections | | | |
| Issue | Consideration of Issue | | |
| Impact upon local wildlife, biodiversity and local countryside. | <p>Concern is expressed that the proposal would have a detrimental impact on local wildlife, biodiversity and local countryside. Birds of prey spotted within the local area which need natural heritage to be maintained.</p> <p>Ecological reports have been provided for consideration which illustrates that subject to condition, the development will not have a detrimental impact upon local wildlife, biodiversity or the local countryside.</p> | | |
| Development will lead to/add to | <p>For the reasons outlined in the officers report, the proposal is considered to be contrary to policy in that it is not considered to be an acceptable type of development which in principle is acceptable in the countryside. Furthermore, it fails to meet the exceptions tests and would if approved</p> | | |

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| overdevelopment in the local area. | fail to respect the traditional pattern of settlement and adversely impact the rural character of the area. |
| Removal of Trees | <p>Concern is expressed in relation to proposed Tree felling required to provide for the development with reference made to a Bat roost located within neighbouring property with bats noted going into the site to feed.</p> <p>Boundary vegetation (including a tree noted as being a bat roost) can be retained as per detail submitted for consideration. In the event of approval, this can be secured via a relevant planning condition.</p> |
| Intensification of Access | <p>Concern is expressed that there are already 4 dwellings on the lane and another site permitted giving a total of 5. Understanding is there is a limit of 5 dwellings using a laneway of this type, therefore further development would be unacceptable (in respect of intensification of use of the laneway).</p> <p>DfI Roads has considered the detail of the application and no objections, is raised. It is therefore accepted that a safe access can be provided without prejudice to other road users.</p> |
| Three sites passed in recent past which have had a detrimental impact on the countryside and wildlife. | All planning applications are assessed upon their own merits. Approvals within the local area will have been assessed against prevailing planning policy and if approved are seen to be acceptable. |
| If permitted the development would virtually eliminate the space between 27 and 29 | It is noted that this development seeks to provide a dwelling within the garden area of no. 29 between no. 27 and no. 29. Concern in respect of this issue can be seen to be reflected within the refusal reasons as proposed. |
| Development would result in privacy concerns. | Without prejudice to the recommendation reached that the proposal is unacceptable in principle, it is accepted having regard to separation distances to the common boundary that a dwelling could be sited and designed to ensure that no adverse overlooking would occur. |
| Development would devalue existing property. | The devaluing of property is not a material planning condition that would be given determining weight in this instance. |