

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

Week Ending 11 March 2022

Item Number 1			
Application Reference	LA05/2022/0025/F	Date Valid	07.01.2022
Description of Proposal	Single storey extension to rear and side to provide open plan kitchen/dining/living area, shower room and utility room	Location	17 Adlon Gardens Lisburn
Group Recommendation	Approval	Case Officer	Ellen-May Gilbert
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		
Overshadowing.	This application seeks Full Planning permission for a Single storey extension to rear and side to provide open plan kitchen/dining/living area, shower room and utility room. A light test was provided by the agent which showed that the proposed extension was breaking the light test by a very small amount and the extension is slightly larger than what would be allowed under permitted development. Therefore overshadowing is not a concern.		

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Item Number 2			
Application Reference	LA05/2021/1285/O	Date Valid	26.11.2021
Description of Proposal	Proposed site for farm dwelling and garage along with associated ancillary works	Location	Lands to the rear of 14 Ballinderry Road Aghalee
Group Recommendation	Refusal	Case Officer	Sinead McCloskey
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policies CTY1 and CTY10 (a) of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the farm business is currently active and established.</p> <p>The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along the Ballinderry Road.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that:</p> <ul style="list-style-type: none"> -the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; and -the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape. <p>The proposal is contrary to the SPPS and CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted add to a ribbon of development and would therefore further erode the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Problem with access to the site and Landownership.	Planning permission if given, is attached to the land and not the applicant. Permission does not confer title. An applicant/developer needs to be in control of all the lands to carry out the development. No information was submitted by the applicant to rebut these claims. DFI Roads were consulted with the application and had no objections subject		

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	to conditions being attached to a decision notice in the event of an approval. The planning authority can only process the details of the plans as provided. Any alternative proposals cannot be considered under this application.
There is no longer a working farm at this location.	It has been ascertained in the assessment of this application that the farm business is neither active nor established and therefore contrary to part (a) of Policy CTY10.
The applicant advised the neighbours that they should formalise their objections.	Any personal interaction between the applicant and neighbours is outside the remit of the Planning Authority.
Previous Planning histories on the site.	The previous application on the site was approved under Draft PPS21 - Policy CTY10. The fundamental criteria in this policy has remained unchanged in the adopted version of PPS21. A dwelling on a farm is not required to be occupied by a member of the farm business.
Future access/driveway maintenance.	The Planning Authority does not have the remit to get involved in civil matters such as maintenance and repair bills in any context.
Future Planning application at this location.	Each application is assessed on its own merits. If further applications are received in this area, they will each be assessed against the relevant planning policy. The Planning Authority has no way of controlling what applications may be submitted.

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Item Number 3			
Application Reference	LA05/2020/0632/F	Date Valid	18.08.2020
Description of Proposal	Proposed access for site approved farm dwelling LA05/2019/0537/F	Location	Lands west of 62 Cabra Road, Hillsborough (at junction with Windmill Road), BT26 6NB
Group Recommendation	Refusal	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy NH 2 and NH 5 of Planning Policy Statement 2 'Natural Heritage' and Section 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information has been submitted to demonstrate that the development will not adversely impact upon noted features of natural heritage importance i.e. birds, bats and/or badgers.</p> <p>The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in the addition of ribbon development along the Windmill Road.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site is unable to provide a suitable degree of enclosure for the development to integrate into the landscape and it would rely primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings; it would, if permitted not respect the traditional pattern of settlement exhibited in the area and would, if permitted add to a ribbon of development along the Windmill Road, therefore resulting in a detrimental change to (further erode) the rural character of the countryside.</p> <p>The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since the (width/visibility) of the proposed access is unacceptable, in accordance with the standards contained in the Departments Development Control Advice Note 15.</p> <p>The proposal is contrary to Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 2, in that it would, if permitted, prejudice the safety and convenience of road users since it adds to a proliferation of accesses onto this road.</p>			

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The development is contrary to Section 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015 in that insufficient information has been submitted to enable the proper determination of the application as requested details in the form of elevational drawings requested to be provided, have not been submitted for consideration.

Representations

Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A

Consideration of Objections

Issue	Consideration of Issue