

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

**Week Ending 12 August 2022**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2021/1301/F	<b>Date Valid</b>	01.12.2021
<b>Description of Proposal</b>	Proposed dormer to rear extension, additional floor to garage and retention of existing ground floor extension	<b>Location</b>	50 Breda Drive Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Ellen-May Gilbert
<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>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overshadowing	The extension which is retrospective breaks the light test slightly so there is limited overshadowing from the retrospective extension. Permitted development allows 3 metres for extensions on this house type and the extension measures 3.1 metres. Therefore there is only a slight increase on the measurement of the extension allowed without requiring planning permission. It is not considered sufficient to merit a refusal of the application on these grounds.		
Privacy	The agent was asked to remove the corner window on the first floor of the garage to ensure no overlooking would occur into neighbouring properties or amenity spaces. Amended drawings were received reflecting this. There is a small bathroom window proposed on the north-west elevation but this will be finished with obscure glazing. The extension will therefore not have a negative impact on the residential amenity of the neighbouring property by way of overlooking.		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2021/0893/F	<b>Date Valid</b>	16.08.2021
<b>Description of Proposal</b>	Erection of dwelling within an existing cluster (amended description of proposal)	<b>Location</b>	Approximately 80 metres north of 57 Church Road Lisburn
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Stephen Kennedy
<b>Reasons for Recommendation</b>			
<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 CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwellings; the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure; and, the dwelling would if permitted visually intrude into the open countryside.</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 dwelling will be a prominent feature in the landscape; the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; it relies primarily on the use of new landscaping for integration; the design of the building is inappropriate for the site and its locality; and, it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.</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 building would, if permitted be unduly prominent in the landscape; it would result in a suburban style build-up of development when viewed with existing buildings and would therefore result in a detrimental change to and further erode the rural character of the countryside; and, it does not respect the traditional pattern of settlement exhibited in that area.</p>			
<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>		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2022/0308/F	<b>Date Valid</b>	21.03.2022
<b>Description of Proposal</b>	Application under Section 54 of the Planning Act (NI) 2011 to vary Condition 6 of planning approval LA05/2019/0886/F (relating to delivery hours) to allow deliveries between the hours of 06.00-20.00 Monday to Saturday and 08.00-14.00 on Sundays from existing hours of 07.00-20.00 Monday to Saturday	<b>Location</b>	Lands 130m south east of Glenside Quarry 32 Glenside Road Dunmurry
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Sinead McCloskey
<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>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Excessive road traffic	The Noise Impact Assessment has clarified that the proposal will not result in overall traffic volumes on the Glenside Road and that the proposed extended opening hours will not result in a 25% increase in traffic volumes over the additional 1 hour period on the Glenside Road.		
Increased noise disturbance – the noise generated by lorries is affecting their sleep, resulting in extreme fatigue and low mood	The Noise Impact Assessment has also stated that as result of no increase in traffic, this will result in in an insignificant change in noise levels that is not perceptible to the human ear. It has also been stated that at present HGV drivers can arrive at the site before 0700 and park up at the Glenside road access area while awaiting entry to the site at 0700 and that this can cause a greater noise impact that if they were allowed access to the NWP site – the opening of the NWP site access gates at an earlier time will remove this existing noise impact and reduce the overall impact of the site during early mornings. The Noise Impact Assessment		

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	was sent to the Environmental Health Department for consultation – they responded that they had no objections to varying Condition 6.
Nuisance smells	Environmental Health raised no concerns regarding the varying of the condition and any nuisance smells. This is an approved facility so the principle of development has not been re-visited in the assessment of this application.
Health and safety	No concerns were raised from Environmental Health in regard to Health and Safety.
The extension of operating hours is antisocial and will further affect their quality of life and health.	The Noise Impact Assessment has demonstrated that the opening of the NWP site access gates at an earlier time will remove existing noise impact and reduce the overall noise impact of the site during early mornings, and stated that the future noise levels at the nearest properties will not result in an adverse noise impact.
The road is not fit for purpose – it wasn't designed to accommodate incessant, ongoing high volume heavy traffic generated by NWP Recycling.	The supporting information has stated that the proposal will not result in overall traffic volumes on the Glenside Road. This is an approved facility, with DFI Roads having been consulted on the initial application (LA05/2019/0886/F). They raised no concerns in regard to the capacity of the road to accommodate traffic generated by the facility.