

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

Week Ending 13 January 2023

Item Number 1			
Application Reference	LA05/2022/0291/F	Date Valid	11.03.2022
Description of Proposal	Metal shed with concrete base (retrospective)	Location	108 Belfast Road Saintfield Ballynahinch
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		
Irregularities between sheds included in proposal	During the application process a wooden shed as well as a concrete base shed which are retrospective were included in the proposal. The wooden shed was then removed from the application and so leaving the application to solely relate to the concrete metal base shed.		
Irregularities with curtilage of site	The site was inspected and the histories of the site reviewed. The curtilage of the site matches that which was submitted within the planning application.		

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Item Number 2			
Application Reference	LA05/2022/0987/F	Date Valid	24.10.2022
Description of Proposal	Proposed garage conversion to existing detached dwelling	Location	2 Killultagh Rise Glenavy
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		
Increase in traffic levels.	The planning application is for a proposed garage conversion with plans submitted stating that the rooms within the garage will be a store, study, utility and W.C. There is no reference to the garage being used as for business purposes which would alter the parking arrangement. DFI Roads were consulted as a result of the application and responded with no issues to the application.		
Privacy issues.	A velux window is proposed within the planning application acting as a source of light into the proposed store. There would be limited opportunities for overlooking from a skylight and would not be considered a detrimental issue impacting privacy. A velux window would be covered under permitted development.		
Increased noise levels.	The velux window included in the proposal would have the opportunity to open and so noise could travel. This however does not carry weight to refuse the application and the velux window could be installed under permitted development.		

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Item Number 3			
Application Reference	LA05/2022/0704/F	Date Valid	25.07.2022
Description of Proposal	Temporary permission for mobile home to facilitate farming operations on site	Location	Approx. 37m SW of 245 Moira Road, Lisburn.
Group Recommendation	Refusal	Case Officer	Richard McMullan
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY 9 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it has not been demonstrated that the proposal is for the provision of temporary residential accommodation pending the development of a permanent dwelling; there are compelling and site specific reasons illustrating that a residential caravan/mobile home is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.</p> <p>The proposal is contrary to the SPPS and Planning Policy Statement 3, Access, Movement and Parking, Policy AMP 3, in that it would, if permitted, result in the intensification of use of an existing access onto a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.</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 4			
Application Reference	LA05/2022/0617/F	Date Valid	21.06.2022
Description of Proposal	Proposed extension to side and rear of dwelling	Location	92 Woodland Park Lisburn
Group Recommendation	Approval	Case Officer	Laura McCausland
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Loss of Light and overshadowing	<p>Concern regarding overshadowing and loss of light into objector's bedroom window. A reduced design was submitted which increased the separation distance from the objector's property and the proposed development from 0.5m to 1.2m. Following the submission of this revision no further representations have been received during the re neighbour notification period.</p> <p>The proposed extension is considered to be slightly greater than the remits of permitted development that would not require planning permission thus considered to be a modest extension that fully complies with PPS7 addendum and is not regarded to cause demonstrable harm.</p>		
Precedent	<p>Concern expressed that this approval would create precedent due to none of the 3 properties currently having extensions in their driveway along Woodland Park. However, all applications are assessed on their own merits and thus no material weight has been afforded to this concern.</p>		
Impact of Noise and Smell	<p>Concern relating to noise and smell from the proposed wc being in such close proximity to objectors property. Objector's previous property caused severe health issues to his wife that is an ongoing issue. Objector has stated that they purchased their property as it was detached bungalow with loads of space. No medical evidence has been submitted to support this claim. A reduced plan was submitted by the agent that provides a 1.2m separation distance from the proposed extension to the property's boundary. It is single storey and this window is to be conditioned to be obscured and non-opening thus regarded not</p>		

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	to cause detrimental impact on residential amenity in relation to odour or noise.
Drainage.	The objector has provided an image of broken garage guttering and states that previously due to this not being repaired they have experienced some degree of flooding in garden and that further development would exacerbate this issue. However, no evidence has been submitted to support this claim and this broken guttering does not form part of the proposal nor is the property within a flood plain therefore has not been afforded any material determining weight.

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Item Number 5			
Application Reference	LA05/2021/1055/RM	Date Valid	14.09.2021
Description of Proposal	Proposed infill dwelling and garage in accordance with outline planning approval LA05/2018/0213/O	Location	Site 60m south east of 26 Begny Hill Road, Dromara, Dromore, BT25 2AT
Group Recommendation	Approval	Case Officer	Richard McMullan
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
4	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Over development/overcrowding.	The principle of development has been established within the site via LA05/2018/0213/O illustrating that it is a policy compliant infill opportunity. No issues with respect to over development/overcrowding shall therefore arise		
Negative visual impact on the landscape.	The site has an extant planning approval for an infill dwelling and garage. The detail provided in respect of this RM application provides for a dwelling and garage that is seen to be visually acceptable. The design of the development is considered to be acceptable in terms of its scale, massing, siting, detailing and materials. It is considered that the development will not have an adverse visual impact upon the local landscape.		
Overlooking/loss of privacy.	No issues in respect of undue overlooking of neighbouring properties shall arise as a result of the design and siting of the dwelling as proposed		
Impact upon existing soakaways from existing neighbouring dwellings.	Any potential impacts upon neighbouring soakaways which are located within the application site would be a civil matter outside of the remit of planning control. The agent has outlined that none of the development as illustrated shall be built within an existing in situ wayleave.		
Flooding/water runoff.	An assessment of Flood Maps (NI) illustrates that the site is not located within an area that is noted to experience any flooding		

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	(Fluvial or surface flooding). Any issues relating to runoff from the site would be a civil matter
No detail provided in respect of soakaways for new dwelling.	Detail in respect of sewerage treatment proposed for the development has been provided upon the submitted site layout drawing. It illustrates the position of the soakaways and septic tank that are proposed to serve the development
Highway safety & Roads access (Splay requirement cannot be met). No 3 rd party land will be provided for splay requirements.	DfI Roads have been consulted and can be seen to offer no objections to the development as proposed. Therefore no issues of concern shall arise with respect of highway/road safety. The agent has outlined via letter that no land is required from adjacent land owners to facilitate the proposed access (splays can be provided within DFI Road maintained verge beyond the fence line of any adjacent field or property).
Landscape proposals do not provide required detail as per condition no. 08 of outline approval ref LA05/2018/0213/O.	A detailed landscaping scheme has been provided for consideration which is considered to be satisfy the requirements of condition no. 08 of LA05/2018/0213/O.
Proposed contours and position, height and materials of any retaining walls not shown on drawings P01 and PL02, as required by planning condition 10.	Detail in respect of the above was provided for consideration and is considered to be acceptable.
Drawing P01 does not include the full range of information relating to the location of the septic tank, the area of sub-soil irrigation for the disposal of effluent and the position of the septic tank and soakaway for any other relevant adjacent dwelling.	An amended drawing was provided for consideration illustrating the required information.
Consultation with WMU should take place re: policy CTY 16 as no consent to discharge in place/has been provided.	WMU have been consulted during the processing of this application and are seen to offer no objections. It is noted that they were also consulted within the outline approval granted for the site.
Drawing P01 identifies the 'line of soakaway from no. 2 Begney Road discharging into watercourse and 'line of wayleave over soakaway	Amended detail provided within the drawings (layout drawings) provided illustrates the relationship between the development and the adjacent wayleave. Any potential impacts upon same would be seen to be a civil matter

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<p>from no. 2 Begney Road at rear of dwelling as recorded by Land Registry. It is unclear from drawing P01 how the siting of the dwelling and garage and related gabion retaining walls relate to and respect this wayleave.</p>	
<p>Considered that existing and proposed sections should in the context of planning conditions 2, 6 and 10 be provided, these should include the 3 neighbouring dwellings (no. 2 and 4 Begney Road & 26 Begney Hill Road).</p>	<p>It is considered that the provision of cross sections is not a requirement stipulated within any of the above outlined conditions. Condition no. 10 requires the submission of a plan indicating existing and proposed levels, FFL of proposed buildings (dwelling & garage) and detail in respect of any retaining walls. This has been provided for consideration and is deemed to be acceptable.</p>
<p>Considered that the RM application as submitted is incomplete and further information is required to accord with the requirements of the outline approval before a decision can be made.</p>	<p>Following an assessment of the originally submitted information and also the submission of additional and amended information, it is considered that sufficient information has been provided.</p>
<p>Light and noise pollution.</p>	<p>This development shall provide a detached dwelling and garage. No floodlighting is proposed within this scheme. Therefore, no issues in respect of light pollution shall arise. Likewise no issues of concern with respect of noise pollution shall arise. LCCC EHO unit have been consulted and are seen to offer no objections.</p>
<p>Development will create an imposing building that has a negative visual impact on the landscape and locality.</p>	<p>The development shall provide a 1/5 storey dwelling and ancillary single storey garage. As outlined within the assessment of same, it is considered that the development as proposed will be visually acceptable both within the site and also within the surrounding rural context.</p>
<p>Visibility of the dwelling will again have negative visual impact on the landscape and locality this cannot be allowed as the rules when planning for no 26 Begney Hill Road were submitted</p>	<p>The development is considered to be visually acceptable. The development has been assessed against current planning policy and guidance and is deemed to be acceptable.</p>

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were very clear and there is no reason to vary the height restrictions imposed at that time.	
The actual postcode for this location is BT25 2AT (not AW).	The agent has amended this via the submission of an amended P1 application form. It is considered that re-advertisement and re-neighbour notification is not required in this instance. The site address originally provided which was advertised and neighbours notified upon is considered to be sufficient to identify the application site.
Object to the granting of the planning application on the basis that it is an infill as it is not.	The principle of an infill development has been established within the site via the planning history. Planning approval ref: LA05/2018/0213/O 'Proposed infill site for a detached dwelling and garage' was approved 10 th Oct. 2018. This Reserved Matters application is in keeping with the outline approval and is deemed to be acceptable.
Gravel drive soakaway being in close proximity to the outbuildings of No 26 adding to an area that is already waterlogged and subject to flooding, creating a likelihood of significant flooding to the outbuildings in the vicinity.	An assessment of Flood Maps (NI) illustrates that the site is not located within an area that is noted to experience any flooding (Fluvial or surface flooding). Any issues relating to runoff from the site would be a civil matter.
Concern that the initial planning which was granted has deviated to such an extent that this application is not reflective of what was passed and therefore planning should be denied.	The initial approval provided permission for 'Proposed infill site for a detached dwelling and garage'. This RM application is considered to meet the outline conditions as imposed within the initial approval. The matters reserved have been assessed and are considered to be policy compliant. Therefore approval of this Reserved Matters application is recommended.
Could you confirm that there will be a highways report as I cannot understand how an entrance to this potential plot will be facilitated.	Access detail has been provided as required via the submission of detailed drawings. This illustrates that access to the site shall be gained from the Begney Hill Road. Transportni have been consulted and are seen to be content with same.
Damage to the road sign because HGVs and other vehicles speed in that area causing issues as it is to vehicles emerging from Begney Road.	The above issue would fall outside of the remit of this planning application.