

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

**Week Ending 15th July 2022**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2021/0206/O	<b>Date Valid</b>	23.02.2021
<b>Description of Proposal</b>	Demolition of existing building. Construction of 4 no. detached two storey dwellings with garages.	<b>Location</b>	14a Feumore Road Ballinderry Upper Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
<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>
13	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Overdevelopment of the site/built pattern/density/layout	<p>Concern is raised that the proposal is overdevelopment of the site and that the application is more akin to a sub-urban environment and has little appreciation of the local rural character and that the linear built pattern should be preserved. It is further stated that the proposed density is out of character for the area, would constitute back land development and is out of character with the area.</p> <p>The proposal is within the Settlement Development Limit of Feumore and is a designated urban environment. The proposal is considered to comply with the relevant planning policy context and guidance and that 4no. Dwellings on the site is appropriate for the site and its locality. The density of 4no. Dwellings on a site of 0.422 hectares is deemed to be acceptable. It is considered that the proposal would not detract from the local character of the area.</p>		
Planning History	<p>An objector refers to application S/2008/0144/F and states that this application was successfully challenged and refused, being reduced to 2 dwellings which preserved the linear build pattern. In their view this has set a precedent and that tandem developments should not be tolerated.</p> <p>Application S/2008/0144/F was an application at 1 Shore Road (off Feumore Road), Upper Ballinderry, Lisburn, BT28 2LQ which was granted planning permission for the demolition of existing dwelling house and erection of 2 dwelling houses with detached garages. Each application is assessed on its own merits and the planning history of</p>		

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

**Week Ending 15th July 2022**

	<p>the site and surrounding area is considered as part of the assessment.</p>
Emerging local development plan / SPPS	<p>The view is expressed that the application conflicts with the preferred options paper and detail of the emerging local development plan which aims to restrict inappropriate expansion into the surrounding countryside. And that the proposal is also contrary to the SPPS.</p> <p>The application site is within the Settlement Development Limit and does not expand into the surrounding Countryside. The emerging local development plan has only recently went through an independent examination and is therefore not a material consideration within the context of this proposal. The proposal has been assessed against the relevant local plan and policy including the SPPS, and PPS7 and it is considered to comply with these policies</p>
Rural character	<p>The view is expressed that under PPS 21 it is clear that the local rural character of Feumore is clearly under significant pressure and threat of significant change and therefore necessitates a countryside type assessment.</p> <p>PPS 21 is not the relevant policy context for the proposal. The application site is located within the Settlement Development Limit and is therefore assessed against the relevant planning policy PPS7</p>
Area of High Scenic Value	<p>Concern is raised that the proposal would undermine the Area of High Scenic Value.</p> <p>The impact of the proposal upon the area has been assessed in detail and it is considered that the proposal would not have a negative impact on the Area of High Scenic Value.</p>
Noise levels	<p>The view is expressed that given the speed and amount of traffic using the Feumore Road, it is unlikely that plot A and B's gardens will be able to achieve World Health Organisation standards of 55dB in private gardens, which is required for peaceful enjoyment of amenity areas.</p> <p>Environmental Health have been consulted with regards to the proposal and have raised no objections or concerns with regards to noise levels.</p>
Natural Heritage/Ecology	<p>Concerns have been raised about the proposals impact on Natural Heritage and ecology. Concern has been expressed about the proposals proximity to Lough Neagh and Lough Beg and that any proposed development must have due regard to PPS 2. The view is expressed that the lack of surveys with the application is a serious omission and must be remedied before any decision can be taken.</p>

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

**Week Ending 15th July 2022**

	<p>Lisburn and Castlereagh City Council in its role as the competent Authority under the Conservation (Natural Habitat, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 29/06/2022. This found that the project would not be likely to have an adverse effect on the integrity of any European site.</p> <p>Through the processing of the application a biodiversity checklist and ecological statement and bat survey has been submitted for consideration. Natural Environment Division have also been consulted on the proposal and have raised no objections. A full assessment has been made and it is considered that the proposal complies with Planning Policy Statement 2 Natural Heritage.</p>
<p>Impact on privacy/residential amenity</p>	<p>Concerns have been expressed about the impact on privacy. Concerns have been raised about the impact on the closest neighbouring dwellings and their private amenity. Property number 14E have specifically highlighted their concern over the reasonable enjoyment of their garden and property 14G specifically highlight their bathroom and bedroom window to their rear elevation along with their amenity space.</p> <p>This application is for outline permission and therefore detailed drawings have not been submitted with the proposal. That said an indicative layout of the site has been provided by the agent that indicates that a scheme could be designed that would not impact on the residential amenity of the existing adjacent residents by way of overlooking. Detailed design of all elements of the proposal would be considered at reserved matters stage,</p>
<p>Access/road safety</p>	<p>Concerns have been expressed about the access. The view is expressed that the shared access to multiple dwellings is not in keeping with the rural character of the area and that four dwellings using the same access provides for road safety concerns.</p> <p>The proposal is within a designated Settlement Development Limit and a shared access to the site is considered to be acceptable in this context. DfI Roads have raised no objections to the proposal and it is considered to comply with PPS 3 Access, Movement and Parking.</p>
<p>Positioning of proposed dwellings/building line</p>	<p>Concern has been expressed about the positioning of the dwellings and the building line.</p> <p>The existing building line along the Feumore Road will be maintained. The indicative site layout provided shows that the existing building line can be maintained and the final detail of the positioning of</p>

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

**Week Ending 15th July 2022**

	the dwellings would be dealt with at Reserved Matters stage if this application is approved.
Drainage	<p>Concern has been raised that the application proposes a soak-away for its surface drainage scheme given its adjacent to a RAMSAR site.</p> <p>Water Management Unit have been consulted have no objection in principle to the proposal and refer the applicant/agent to standing advice. Shared Environmental Services have also been consulted with the proposal and have no objections subject to conditions</p>
Neighbour notification	<p>Concern has been expressed about neighbour notification.</p> <p>The Council is content that it has fulfilled its statutory obligations with regards to neighbour notification.</p>