

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

Week Ending 15th September 2023

Item Number 1			
Application Reference	LA05/2021/1048/O	Date Valid	28.09.2021
Description of Proposal	Site for a dwelling, garage and associated site works (infill opportunity as per CTY8 of PPS21)	Location	Lands 30m west of 7 Derriaghy Road Lisburn
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 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 create a ribbon of development along the Derriaghy 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 existing pattern of development and being appropriate to the existing plot size and width.</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 would result in a build-up of development that would mar the distinction between Lisburn City and the surrounding countryside and it would not respect the traditional pattern of settlement resulting in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
P2a land ownership challenge/landowners do not permit permission for laneway to be used as access point for application as submitted.	Within this application it is seen that Certificate C of the application form has been filled out and notice served upon interested/3rd party landowners. The issue raised therefore has been covered and in turn use of 3rd party land would be a civil matter between interested parties.		

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<p>Intensification of use of existing access point/access inappropriate given its angle joining onto the Derriaghy Road.</p>	<p>DfI Roads have been consulted and offer no objections illustrating that the proposed access arrangements, subject to detail being provided within a Reserved Matters application would be acceptable.</p>
<p>Access not designed for so many houses.</p>	<p>DfI Roads have been consulted and offer no objections illustrating that the proposed access arrangements, subject to detail being provided within a Reserved Matters application would be acceptable.</p>

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Item Number 2			
Application Reference	LA05/2021/1049/O	Date Valid	28.09.2021
Description of Proposal	Site for a dwelling, garage and associated site works (infill opportunity as per CTY8 of PPS21)	Location	Lands 30m east of 5 Derriaghy Road Lisburn
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 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 create a ribbon of development along the Derriaghy 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 existing pattern of development and being appropriate to the existing plot size and width.</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 would result in a build-up of development that would mar the distinction between Lisburn City and the surrounding countryside and it would not respect the traditional pattern of settlement resulting in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
3	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
P2a land ownership challenge/landowners do not permit permission for laneway to be used as access point for application as submitted.	Within this application it is seen that Certificate C of the application form has been filled out and notice served upon interested/3rd party landowners. The Council are content the correct notice has been served and that the use of 3rd party land would be a civil matter between interested parties.		

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<p>Intensification of use of existing access point/access inappropriate given its angle joining onto the Derriaghy Road.</p>	<p>Dfl Roads have been consulted and offer no objections illustrating that the proposed access arrangements, subject to detail being provided within a Reserved Matters application would be acceptable.</p>
<p>Access not designed for so many houses.</p>	<p>Dfl Roads have been consulted and offer no objections illustrating that the proposed access arrangements, subject to detail being provided within a Reserved Matters application would be acceptable.</p>
<p>Objector's property is to rear of proposed site and concern is expressed in respect of the proposed height of the development which may affect privacy and views of the Mourne Mountains. Also not made aware of the application.</p>	<p>As this development seeks outline approval only, no detailed plans have been provided for consideration, illustrating the proposed height of the development. Such detail would be considered in the event of this application being approved and a reserved matters application being submitted. Given the distance between the site and the objectors dwelling it is felt that no issues of concern would arise in respect of overlooking. Impacts upon a view would not be given determining weight in this instance. The objectors dwelling does not fall within the parameters that require neighbour notification.</p>