

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

Week Ending 16 March 2023

Item Number 1			
Application Reference	LA05/2023/0062/O	Date Valid	19.01.2023
Description of Proposal	Replacement dwelling and garage	Location	Opposite No 36 Scroggy Road, Glenavy, Crumlin
Group Recommendation	Refusal	Case Officer	Laura McCausland
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 CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the building to be replaced does not exhibit the essential characteristics of a dwelling and all external walls are not substantially intact.</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 lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and it would if approved rely primarily on the new landscaping for integration.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposal would result in a sub urban style build-up of development when viewed with existing buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		