

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

Week Ending 17 June 2022

Item Number 1			
Application Reference	LA05/2022/0043/RM	Date Valid	13.01.2022
Description of Proposal	Construction of 14 no apartments and associated parking and site works	Location	283 & 285 Kingsway Dunmurry Belfast
Group Recommendation	Approval	Case Officer	Grainne Rice
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		
Insufficient parking, potential for overflow, entranceway to narrow	Dfi Roads have been consulted on the application and have no objections subject to appropriate conditions. A parking survey report, travel plan and dimensioned drawings in conformity with all of the roads conditions of the outline approval have been submitted and fully considered. It is considered 20 car parking spaces to serve the 14 apartments with a short fall of 1 no car parking space is feasible given that it has been demonstrated public transport is readily available and sufficient car parking is available adjacent to the site. It is contended the proposal complies with PPS 3 Access Movement and Parking.		
Buildings close to boundary	The principle of development on the site has been established under the grant of outline planning application LA05/2019/0530/O for construction of 14 no. apartments and associated parking and site works. This is a reserved matters application and the proposed design and layout is in conformity with all of the conditions of the outline approval. The nearest apartment building to neighbouring properties is two storey in height and sited side gable on to the two storey neighbouring properties. The separation distance is 10m, furthermore an intervening bank which will be regraded with new landscaping is proposed and will provide screening. It is considered adequate separation distances have been provided.		
Bins and waste management in full view of home	Environmental Health have been consulted on the application and offered no objections subject to appropriate conditions. Adequate bin storage facilities have been provided to serve the proposed apartments within the application site. The bin storage layby located at the entranceway to the site is for bin collection purposes only.		

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<p>Invasion of privacy and quality of life</p>	<p>There are only 2 no. small windows proposed on the side gable of the nearest two storey apartment building at ground and first floor level. The proposed windows would serve bathrooms and would be obscurely glazed. It is also contended that the intervening slope, proposed boundary treatment and proposed separation distances would ensure there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.</p>
<p>Concern where the retaining wall and 1.8 boundary fence would be built, the bank provides sound insulation from the railway.</p>	<p>Sectional details of the regrading of the bank with new landscaping and retaining wall details have been provided. A noise impact assessment has been submitted with the application demonstrating that noise levels can be achieved in line with BS8233 British Standards to protect the amenity of neighbouring dwellings. Environmental Health and have been consulted and have no objections subject to conditions.</p>

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Item Number 2			
Application Reference	LA05/2021/0489/RM	Date Valid	05.05.2021
Description of Proposal	Erection of domestic dwelling in compliance with outline planning permission LA05/2019/1230/O	Location	50m west south west of 39 Ballyknockan Road Ballygowan Newtownards
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
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Initial design proposal submitted is unacceptable.	A reduced and amended scheme was requested with the frontage of the dwelling reduced to 15m. This amended design is considered acceptable, taking into account the character of the site and adjacent dwellings noted within the local area.		
Retaining walls/structures unacceptable in rural setting.	The agent was asked to provide details of any retaining walls (if any) in conjunction with levels details. The agent has submitted details of the levels and confirmed that no retaining walls are required.		
Visual Impact	Concern is expressed that the western elevation is highly visible due to elevated site while travelling Ballygowan bound on the Ballyknockan Road. This elevation has been altered and reduced within the last submission and found now to be visually acceptable.		
Design is unacceptable	A reduced scheme has been provided for consideration further to concerns raised by the Planning Unit to the agent. The amended scheme has been fully assessed against prevailing planning policy and guidance documents and is considered to be acceptable. Supplementary landscaping is proposed which will aid with the integration of the scheme.		