

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

**Week Ending 18 August 2023**

Item Number 1			
<b>Application Reference</b>	LA05/2021/0099/F	<b>Date Valid</b>	26 January 2021
<b>Description of Proposal</b>	Replacement dwelling and detached garage and retention of existing structure as a store	<b>Location</b>	30m north west of 730 Saintfield Road, Carryduff, BT8 8BY
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Rachel Taylor
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Policy Compliance	That the Council had failed to apply the policy properly. A full justification of how the proposal meets the requirements of the SPPS and policies COU1, COU3, COU15 and COU16 of the draft Plan Strategy is set out in the officer's report. This is a replacement opportunity and the new dwelling as constructed integrates into the countryside without harming the rural character of the area. All other planning and environmental considerations have been assessed and met.		
Planning History	It is indicated that this dwelling was replaced before and cannot be replaced again. The Council has investigated this matter carefully and there is no evidence linking a planning history to a building control record or statutory charge. This dwelling has not been replaced before for the reasons set out in the report.		
Building on Tradition	It is stated that essential guidance in Building on Tradition has not formed part of the Council consideration. It has for the reasons set out in the planning officer's report.		
Ribbon Development	This is not ribbon development. It is the off-site replacement of an existing dwelling. The siting of the building is acceptable for the reasons outlined in the officer's report.		

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Item Number 2			
<b>Application Reference</b>	LA05/2021/0721/RM	<b>Date Valid</b>	18 June 2021
<b>Description of Proposal</b>	Erection of a new storey and a half dwelling with detached garage	<b>Location</b>	Site between 254 and 260 Hillhall Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Mark Burns
Reasons for Recommendation			
The matters reserved are considered against the relevant polices.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Policy Compliance	It is alleged that the Council erred in law in its interpretation of policies COU15 and COU16 and thereby failed to apply them properly or at all. The siting, design, layout and other matters reserved are addressed in full and acceptable.		
Planning History	The principle of development was never challenged at the outline application stage and is not revisited. How the detailed proposal meets the conditions of the outline permission is explained in the planning report.		
Different site/Red Line	The same visibility splay proposed as specified by the planning condition. It does not change anything from the earlier application process and a safe means of access is achieved.		
Building on Tradition was not taken into account.	Paragraph 4.4.1 of Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside is taken into account. The siting, design and external appearances of the dwelling is in keeping with guidance set out in the Building on Tradition document.		

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<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2022/0585/F	<b>Date Valid</b>	13 June 2022
<b>Description of Proposal</b>	Retention of development to include attic conversion and garden store to previously approved 2 storey side and rear extension ref: LA05/2018/0419/F	<b>Location</b>	14 Newtownbreda Road, Belfast
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Joseph Billham
<b>Reasons for Recommendation</b>			
The proposal is in accordance with planning policy.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
3	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Unacceptable impact on privacy and amenity by way of overlooking.	It is considered that the proposal will not have an undue effect the privacy of neighbouring dwellings. It should be noted there is a level difference between the applicant's site and the dwellings at Dorrington Lane. The separation distance from the dormer window to the shared boundary is 19m. In addition to this direct views are somewhat broken up by the two storey extension. Additional planting along the side boundary with a mix of trees is proposed that will help minimise any potential for overlooking. Taking all this into consideration the dormer is considered not to have an unreasonable impact on the amenity and privacy of neighbouring dwellings.		
Increase in footprint.	The proposed extension is considered to be subordinate in size and scale to the existing dwelling and the increase in footprint is acceptable.		
Chimney/Flu has adverse impact on amenity.	Environmental Health have been consulted and offered no objections in relation to the chimney/flue.		

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<b>Item Number 4</b>			
<b>Application Reference</b>	LA05/2022/0435/RM	<b>Date Valid</b>	25 April 2022
<b>Description of Proposal</b>	Two single storey dwellings and garages	<b>Location</b>	Sites between 31 & 35 Clogher Road, Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Calum McCormick
<b>Reasons for Recommendation</b>			
The matters reserved are considered against the relevant polices.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
6	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Contrary to CTY 1 and CTY 8	The principle of development on site was established under outline planning application LA05/2018/0630/O, as determined by the Planning Appeals Commission (Reference 2018/A0208). The principle of development is not therefore revisited as part of this reserved matters application.		
Proposal would result in suburban style build up.	The principle of development on site has already been established at this location and cannot be revisited at the reserved matters stage.		
Concern regarding the potential increase in traffic	The speed limit on the Clogher Road is noted, in addition to historic accidents. Dfl Roads has been consulted and have considered the access arrangements and potential for increased traffic flow and have advised no objection to the proposed development. As Dfl Roads are the statutory authority on road safety matters it is contended that a refusal cannot be sustained on this basis.		
Proposal does not comply with the draft Plan Strategy.	As noted, the principle of development on site has been established under LA05/2018/0630/O, which was determined by the Planning Appeals Commission (Reference 2018/A0208). This approval remained extant at the time this reserved matters application was received by the council. The proposal complies with the policy tests associated with the draft Plan Strategy for the reasons set out in the officer's report.		