

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

**Week Ending 18 March 2022**

| <b>Item Number 1</b>   |   |                            |  |
|--|---|----------------------------|--|
| <b>Application Reference</b>   | LA05/2019/1215/F  | <b>Date Valid</b>          | 27.11.2019                               |
| <b>Description of Proposal</b>   | Extension of curtilage to accommodate double garage and stables   | <b>Location</b>            | 170 Killynure Road, Saintfield, BT24 7DE |
| <b>Group Recommendation</b>  | Approval  | <b>Case Officer</b>        | Joseph Billham                           |
| <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>                 |
| 2  | 3   | N/A                        | N/A                                      |
| <b>Consideration of Objections</b>   |   |                            |  |
| <b>Issue</b>   | <b>Consideration of Issue</b>   |                            |  |
| Neighbour notification   | All statutory neighbour notifications have been completed on this application.  |                            |  |
| Shed used as business/residential/workshop would not be keeping with established character of area | The shed is to be conditioned to remain ancillary and for domestic use.   |                            |  |
| No animals on site   | The applicants supporting statement confirms the stables element of the proposal is for domestic use. Environmental Health have been consulted and offered no objections.           |                            |  |
| Double garage already exists and not referenced  | The application only relates to the proposed new shed and extension of curtilage. The applicants supporting statement confirms the need for the shed.                               |                            |  |
| Hay loader is a cherry picker for signage business   | A transporter vehicle was observed on site and confirmed in supporting statement. The application is for the storage of the applicants' vehicles and boat.                          |                            |  |
| Cavity wall construction/amount of first floor windows   | The materials and design of shed used are deemed appropriate for the site and surrounding area. Several windows have been removed at first floor level and the ridge height reduced |                            |  |

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| The use of hay and fire issues            | The supporting statement indicates hay will be used in connection with the associated stable element of the proposal. It is the responsibility of the applicant to ensure the buildings safety. Environmental Health have been consulted and offered no objections. |
| Double car garage parking at rear of shed | The layout of the proposed shed is deemed acceptable.   |

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| <b>Item Number 2</b>  |                                    |                            |   |
|---|------------------------------------|----------------------------|---|
| <b>Application Reference</b>  | LA05/2021/0944/F                   | <b>Date Valid</b>          | 02.09.2021  |
| <b>Description of Proposal</b>  | Proposed dwelling under PPS21 CTY6 | <b>Location</b>            | Land 35m South East of 252 Hillhall Road, Lisburn |
| <b>Group Recommendation</b>   | Refusal                            | <b>Case Officer</b>        | Cara Breen  |
| <b>Reasons for Recommendation</b>   |                                    |                            |   |
| <ul style="list-style-type: none"> <li>▪ The proposal is contrary to the Strategic Planning Policy Statement (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.</li> <br/> <li>▪ The proposal is contrary to the Strategic Planning Policy Statement (SPPS) and Policy CTY 6 of Planning Policy Statement 21: Sustainable Development in the Countryside, in that; the applicant has not provided satisfactory long term evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if Planning permission were refused; and it has not been satisfactorily demonstrated that there are no alternative solutions to meet the particular circumstances of the case.</li> </ul> |                                    |                            |   |
| <b>Representations</b>  |                                    |                            |   |
| <b>Objection Letters</b>  | <b>Support Letters</b>             | <b>Objection Petitions</b> | <b>Support Petitions</b>                          |
| <b>0</b>  | <b>N/A</b>                         | <b>N/A</b>                 | <b>N/A</b>  |
| <b>Consideration of Objections</b>  |                                    |                            |   |
| <b>Issue</b>  | <b>Consideration of Issue</b>      |                            |   |
|   |                                    |                            |   |
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| <b>Item Number 3</b>   |   |                            |                             |
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| <b>Application Reference</b>                                       | LA05/2019/0961/F  | <b>Date Valid</b>          | 23.09.2019                  |
| <b>Description of Proposal</b>                                     | Proposed petrol filling station with convenience store, ATM, Car wash and associated site works (amended proposal description)  | <b>Location</b>            | 151-159 Moira Road, Lisburn |
| <b>Group Recommendation</b>  | Approval  | <b>Case Officer</b>        | Maire Claire O'Neill        |
| <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>    |
| 1  | N/A   | N/A                        | N/A                         |
| <b>Consideration of Objections</b>                                 |   |                            |                             |
| <b>Issue</b>   | <b>Consideration of Issue</b>   |                            |                             |
| Impact on health/Pollution   | No evidence has been out to substantiate the claim that the proposal will have a negative impact on health and cause pollution. Environmental Health have offered no objection to the proposal. Conditions are recommended to ensure that details of ventilation for the extraction and dispersal of cooking smells/fumes from the retail complex are provided so as to ensure that the amenity of neighbouring dwellings with respect to odour is protected. |                            |                             |
| Noise impacts  | Hours of operation are to be controlled by way of condition to ensure that the amenity of neighbouring dwellings with respect to noise is protected. Acoustic barriers along eastern and western boundaries will also serve to protect the amenity of neighbouring dwellings with respect to noise.   |                            |                             |
| Impact on property values  | Concern expressed in relation to the potential devaluation of property is not given weight in this assessment.  |                            |                             |
| Traffic impacts  | It is not considered that the proposal will have a detrimental impact on road safety in the area. DfI Roads have considered the detail submitted  |                            |                             |

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|   | <p>and no concern is raised that the proposed access alterations will prejudice road safety.</p>   |
| <p>Financial impact on other local shops and convenience stores</p> | <p>No evidence is presented to substantiate the concern expressed that the proposed development will impact on other local shops.</p> <p>The DM officer report accepts the applicant's assessment of need that the proposed convenience store will meet a local need specific to a catchment which is outside of the City Centre. It is also accepted based on a review of the information provided that there are no sequential preferable sites on the edge of the city centre and that similar types of facilities on the protected routes network are outside the identified catchment for the petrol filling station.</p> |