

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

**Week Ending 18th November 2022**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2022/0204/O	<b>Date Valid</b>	25.02.2022
<b>Description of Proposal</b>	Renewal of LA05/2018/0390/O for storey and a half dwelling with detached garage	<b>Location</b>	Site west of 75 Grove Road Dromore
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Brenda Ferguson
<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>		
Site is subject to periods of frequent and prolonged periods of overland flooding.	The site does not lie within a floodplain nor is it affected by a nearby watercourse. There are no flooding issues that will arise as a result of the development. Water Management Unit and NI Water have raised no site specific concerns in relation to drainage/sewerage and have provided standard advice by way of informatives.		
Potential raising of ground levels will increase the risk of flooding.	The application pertains to outline permission only and proposed ground levels are not known at this stage. A condition requiring the existing and proposed ground levels as well as the finished floor level of the dwelling can be placed on the decision to ensure the levels are indicated at Reserved Matters stage and no excessive raising of ground level will occur.		
Septic tank may be the potential source of pollution with risk of spillage of effluent into the surrounding area.	Environmental Health have raised no objections in principle on relation to the proposed method of sewage disposal.		
Development does not meet the criteria for suitable types of development in the countryside under	The proposal pertains to the renewal of planning permission for a storey and a half dwelling with detached garage. This application has been submitted prior to the expiration of the previous outline permission which granted a dwelling on the site under planning ref LA05/2018/0390/O. Weight is to be attached to the previous extant		

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Policy CTY 1 of PPS 21.	permission at the time of submission and there has been no change in policy or site conditions since the granting of outline permission.
The development is not visually linked to or clustered with any established farm buildings and fails to comply with Policy CTY 13 of PPS 21.	Again, as above, weight is to be attached to the previous permission on the site which was extant at the time of submission of this application.
The development would be contrary to Policies CTY 8 and CTY 14 of PPS 21.	It is considered that significant weight is to be attached to the history which granted a storey and a half dwelling on the site under application LA05/2018/0390/O. Consideration is given to the previous approval which was extant at the time of submission of this proposal. It is considered that the proposal is compliant with all relevant planning policies.
Site is in an area populated by Snipe and is also a habitat for hares. Wildlife habitats will be destroyed as a result of this development.	Following a site inspection it was noted that there were no environmental designations or landscape features of significant biodiversity value within the site. Existing site boundaries can be conditioned to be retained and native species hedgerows reinstated behind the required sight splays which will ensure there is no adverse impact on natural heritage features.