

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

Week Ending 19 May 2023

Item Number 1			
Application Reference	LA05/2020/0106/O	Date Valid	05.02.2020
Description of Proposal	Proposed dwelling and demolition of existing shed required to provide access to the site	Location	Lands to the rear of 54 Crumlin Road, Upper Ballinderry, Lisburn, BT28 2JZ
Group Recommendation	Refusal	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ 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. ▪ The proposal is contrary to the SPPS and Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that; <ul style="list-style-type: none"> - the proposed dwelling is not located within an existing cluster of development which lies outside of a farm and consists of 4 or more buildings of which at least three are dwellings; - The proposed dwelling is not part of a cluster that appears as a visual entity in the local landscape. - The proposed dwelling is not within a cluster of development that is associated with a focal point such as a social/community building/facility or is located at a cross roads. - the identified site cannot provide a suitable degree of enclosure and it is not bounded on at least two sides with other development within a cluster of development. - the development of the site cannot be absorbed into a cluster of development as it is not located within one, through rounding off and consolidation as it would if permitted, visually intrude into the open countryside. ▪ The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted create a sub-urban style build-up of development and it would not respect the traditional pattern of settlement exhibited in the local area and as a consequence would therefore result in a detrimental change to the rural character of the countryside. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A

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Consideration of Objections	
Issue	Consideration of Issue
Overlooking to rear garden	It is considered that overlooking concerns could be negated via the provision of a dwelling of appropriate size, design and scale (single storey). Separation distances from the site to the rear of neighbouring dwellings are noted and are deemed to be adequate. Existing landscaping in conjunction with additional landscaping would negate overlooking issues to an acceptable level.
Light loss	It is considered that the development as proposed as a result of existing separation distances and level differences would not result in any issues of concern in respect of light loss to neighbouring properties.
Intensification of use of access/Crumlin Road	DfI Roads offer no objections to the development. As a consequence, it is considered that no issues of concern would arise with respect to the access as proposed or increased traffic generated from the development and existing traffic levels along the Crumlin road.
Impact upon landscape	As the principle of development has been found to be unacceptable when assessed against prevailing planning policy it is considered that it would in turn further erode the rural character of the area by virtue of the build-up of development and not respecting the pattern of development found within the local area.
Loss of trees/landscaping to facilitate development	Detail provided within the application outlines that all trees are to be retained as indicated. This is to be secured via a condition as requested by NED. In the event of approval being granted additional landscaping would also be requested but in this instance, the application has been recommended for refusal for the reasons as outlined.
Impact upon local ecology	DAERA NED, WMU and the SES unit have all been consulted within the processing of this application and, subject to conditions are seen to be content. Council are therefore content that the development as proposed, subject to conditions would not adversely harm any noted interests of natural heritage importance either within the site, or remote from it.
Have not been able to view drawings/detail associated with application.	All information is available to view online via the planning portal. If required all planning application can be viewed in person within LCCC Planning Unit. A new Portal was launched in December 2022 and an issue was known in relation to the availability of information associated with outline applications not being available, this issue has now been resolved.

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Item Number 2			
Application Reference	LA05/2022/0585/F	Date Valid	13.06.2022
Description of Proposal	Retention of development to include attic conversion and garden store to previously approved 2 storey side and rear extension ref: LA05/2018/0419/F at 14 Newtownbreda Road, Belfast	Location	14 Newtownbreda Road Belfast, BT8 6AS
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Overlooking and Impact on Privacy	<p>Concern is expressed that the proposal is contrary to SPPS and Policy EXT 1 in that the dormer window would have an unacceptable impact on my privacy and amenity by way of overlooking across the rear property</p> <p>It is considered the proposal will not have an undue impact on 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.</p>		