

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

Week Ending 01 April 2022

Item Number 1			
Application Reference	LA05/2021/0017/F	Date Valid	14.01.2021
Description of Proposal	Proposed stable block (domestic) including tack room/feed store, washroom/wash bay, hard standing and all associated site works	Location	Approximately 40m from No 33 Glen Road, Hillsborough, BT26 6ES
Group Recommendation	Refusal	Case Officer	Grainne Rice
Reasons for Recommendation			
<p>1- The proposal is contrary to the SPPS and Policies CTY1 and CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that in that there are no overriding reasons why this development is essential in this rural location and the proposal would, if permitted, result in the extension of a ribbon of development along the Glen Road, Hillsborough.</p> <p>2- The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted be a prominent feature in the landscape and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. The proposed building would rely primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.</p> <p>3- 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 be unduly prominent in the landscape and would result in a build-up of development when taken cumulatively with other existing buildings in the area and the extension of a ribbon of development resulting in a detrimental change to (further erode) the rural character of the countryside.</p> <p>4- The proposal is contrary to the SPPS and Policy OS3 of Planning Policy Statement 8 (PPS 8) Open Space, Sport and Outdoor Recreation in that it would have an adverse impact on the visual amenity and the character of the local landscape as it would not be readily absorbed into the local landscape.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		