

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

**Week Ending 01 June 2022**

<b>Item Number 1</b>			
<b>Application Reference</b>	LA05/2021/0400/F	<b>Date Valid</b>	15.04.2021
<b>Description of Proposal</b>	Storage shed and stables to be used for domestic purposes in association with replacement dwelling	<b>Location</b>	Approx 200m NW of 9 Edenticullo Road, Hillsborough
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Richard McMullan
<b>Reasons for Recommendation</b>			
<p>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.</p> <p>The proposal is contrary to the SPPS and Policy OS3 (Vi) of Planning Policy Statement 8 Open Space, Sport and Outdoor Recreation in that it is considered that the size/scale of the development is inappropriate to the site/local area by virtue of its size, siting and layout.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the design of the proposed building is inappropriate for the site and its locality by virtue of its size and scale and therefore would not visually integrate into the surrounding landscape.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the development would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and it would, if permitted not respect the traditional pattern of settlement exhibited in that area and would therefore result in a detrimental change to (further erode) the rural character of the countryside.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/0375/F	<b>Date Valid</b>	14.04.2022
<b>Description of Proposal</b>	Proposed single storey extension to rear of dwelling and loft conversion	<b>Location</b>	11 Old School Mews Glenavy
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Morgan Poots
<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>		
Loss of light to neighbouring property	<p>The light test shows that 9 Old School Mews, may suffer loss of light to the dining/kitchen area as a result from the proposal as the double doors could be impacted by loss of light. However, the dining/kitchen area has an additional window which will daylight the area and will not be altered by the proposal.</p> <p>PPS7 Addendum Residential Extensions and Alterations outlines that the light test is “not however a rigid standard which must be met in every case. Rather it is an assessment tool which will be used in conjunction with other relevant factors in order to gauge the acceptability of proposals in terms of the overshadowing / loss of light impact upon neighbouring properties”.</p> <p>Therefore, the light test was deemed to be acceptable, whilst it may impact on the double doors to the kitchen/dining area, there is an additional window to the rear which daylights this room.</p> <p>In addition to this, given what can be achieved under permitted development, the extension is thought to be acceptable, the extension is slightly larger than what can be achieved under Permitted Development. Permitted Development would allow an extension to extend beyond the rear wall of the original house by 3m and a height of 4 m.</p>		

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Discharge from mutli-fuel burner	Environmental Health were consulted with regards to the multi-fuel burner and any impacts it may have on neighbouring properties. Consequently, they responded with no objection to the proposal.
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