

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

Week Ending 1st September 2023

Item Number 1			
Application Reference	LA05/2023/0335/O	Date Valid	17.04.2023
Description of Proposal	Proposed infill dwelling and garage	Location	Approximately 45m West of 9b Tullyrusk Road, Crumlin,
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<p>The proposal is contrary to paragraph 6.73 of the SPPS, and policy COU1 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that it is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>The proposal is contrary to bullet point 5 of paragraph 6.73 of the SPPS, and policy COU8 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the development if approved would add to a ribbon of development along the Tullyrusk Road. Furthermore, the development is not sited within a substantial and continuously built-up frontage.</p> <p>The proposal is contrary to the SPPS, and policy COU16 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the development, if approved, would add to a ribbon of development along Tullyrusk Road resulting in an adverse impact on the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The development would result in additional traffic where there is already heavy machinery on road.	DFI Roads have no objection in principle to the proposal and it is considered to meet the requirements of Policy TRA2 of the draft Plan Strategy.		
Infill development would affect the price of property.	This is not a material planning consideration that would be given significant weight.		
Development of the site would contribute to "housing	It is considered that the proposal would have an adverse impact on the character of the area by adding to a ribbon of development along the Tullyrusk road.		

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development" on the road.	
Developer plan for commercial gain as opposed to maintaining the rural way of life.	This is not a material planning consideration that would be given significant weight however in terms of the assessment it is concluded the proposal would negatively impact the rural character by virtue of ribboning along the road.

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Item Number 2			
Application Reference	LA05/2023/0331/O	Date Valid	17.04.2023
Description of Proposal	Proposed Infill Dwelling & Garage	Location	Approximately 35m East of 9a Tullyrusk Road, Crumlin
Group Recommendation	Refusal	Case Officer	Laura McCausland
Reasons for Recommendation			
<p>The proposal is contrary to paragraph 6.73 of the SPPS, policy COU1 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the proposed development is not a type of development which in principle is considered to be acceptable in the countryside.</p> <p>The proposal is contrary to bullet point 5 of paragraph 6.73 of the SPPS, and policy COU8 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the development if approved would add to ribbon of development along the Tullyrusk Road. Furthermore, the development is not sited within a substantial and continuously built-up frontage.</p> <p>The proposal is contrary to the SPPS, and policy COU16 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the development, if approved, would add to a ribbon of development along Tullyrusk Road resulting in an adverse impact on the rural character of the area.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The development would result in additional traffic where there is already heavy machinery on road.	DFI Roads have no objection in principle to the proposal and it is considered to meet the requirements of Policy TRA2 of the draft Plan Strategy.		
Infill development would affect the price of property.	This is not a material planning consideration that would be given significant weight.		

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<p>Development of the site would contribute to "housing development" on the road.</p>	<p>It is considered that the proposal would have an adverse impact on the character of the area by adding to a ribbon of development along the Tullyrusk road.</p>
<p>Developer plan for commercial gain as opposed to maintaining the rural way of life</p>	<p>This is not a material planning consideration that would be given significant weight however in terms of the assessment it is concluded the proposal would negatively impact the rural character by virtue of ribboning along the road.</p>