

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

Week Ending 20 May 2022

Item Number 1			
Application Reference	LA05/2021/1278/F	Date Valid	24.11.2021
Description of Proposal	Proposed loft conversion with dormer windows to both sides of dwelling	Location	8 Kew Gardens Belfast
Group Recommendation	Approval	Case Officer	Ellen-May Gilbert
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Character of extension not in keeping.	There are a number of dormer windows within the area surrounding the site which are a similar design to the proposal at No.8 Kew Gardens. These have been granted planning permission and have not detracted from the character of the surrounding area. The proposal would therefore not impact the character or destroy the appearance of the area.		
Reduced sunlight.	The proposal is for a dormer window to both sides of the dwelling. There would be a limited reduction in sunlight and a light test was requested from the agent which was satisfactory.		
Potential overlooking.	The application proposes two windows to the north-east elevation and one to the south-west elevation where there are neighbouring properties. To reduce potential overlooking the proposed windows to the side are high level with cill level measuring 1500mm high. These windows are proposed to have obscure glazing so no overlooking can occur. The proposed windows to the front and rear have no opportunity for overlooking.		
Placement of windows.	There are two proposed windows to the north-east elevation and one to the south-east elevation. The placement of these is down to the discretion of the applicant and agent and as there are no opportunities for overlooking their placement is satisfactory.		

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Item Number 2			
Application Reference	LA05/2021/0602/RM	Date Valid	01.06.2021
Description of Proposal	Infill dwelling and garage	Location	35m south east of 182 Killynure Road Saintfield
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Concerns over the close proximity and elevation of the proposed property to the boundary of No. 182 Killynure Road. The proposed ground level will be at eye level with the bedrooms of No. 182 Killynure Road, Carryduff.	<p>The proposed dwelling is 11m at its closest point with an intervening garage 3m from the property boundary of No. 182 Killynure Road. Both are sited side gable onto and there are no proposed windows on the side gable of the garage located closest to the boundary with No. 182 Killynure Road. The dwelling at No. 182 Killynure Road is located some 30m to the northwest of the proposed dwelling and is also located on higher ground to the proposed site.</p> <p>It is considered there is an adequate separation distance between the application site and the boundary and dwelling of No. 182 Killynure Road. It is contended there is no adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.</p>		
Boundary hedging or trees blocking view to the Mournes.	Whilst outlook and right to a view are material planning considerations no determining weight is given in this instance.		

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Item Number 3			
Application Reference	LA05/2021/1129/O	Date Valid	14.10.2021
Description of Proposal	Proposed site of two infill dwellings and garages	Location	On lands between nos 14 & 16 Gulf Lane Hillsborough
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
Reasons for Recommendation			
<ul style="list-style-type: none"> ▪ The proposal is contrary to the SPPS and Policy CTY 8 of PPS 21 – Sustainable Development in the Countryside in that it fails to respect the existing development pattern along the frontage in terms of scale, siting and plot size. ▪ The proposal is contrary to the SPPS and Policy CTY 14 of PPS 21 – Sustainable Development in the Countryside in that; <ul style="list-style-type: none"> - it results in a suburban style build-up of development when viewed with existing and approved buildings; and - it does not respect the traditional pattern of settlement exhibited in that area 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
7	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Traffic Impact and earlier advice	<p>Concern is expressed that the existing narrow laneway will not support additional traffic as a result of 2 additional dwellings.</p> <p>DFI Roads are content with the information provided in relation to the existing laneway and access arrangements into the site. It is considered the intensification of the existing access will not prejudice road safety.</p>		
Natural Heritage	<p>The view is expressed that there will negative impact of building work on small stream that runs adjacent to the proposed application area.</p> <p>The site lies outside of any Q11 fluvial floodplain therefore it is considered that no flooding or drainage concerns will arise as a result of the development.</p>		
Removal of Trees	<p>View is expressed that mature trees adjacent to no. 16 that act as a wind break and should not be removed.</p>		

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	As this is an outline application no landscaping details have been provided however existing vegetation can be conditioned to be retained.
Impact on Water Pipe	Concern is expressed that the proposal has the potential to damage water pipe if tarmac along laneway is dug up. NI Water, Environmental Heath and Water Management Unit have no concerns in principle with proposal.
Responsibility of upkeep of laneway	Responsibility lies with the owners of the laneway which is a civil matter outside the remit of any planning and environmental considerations.