

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

Week Ending 21 January 2022

Item Number 1			
Application Reference	LA05/2021/0003/F	Date Valid	14.01.2021
Description of Proposal	Conversion and extension to existing agricultural outbuildings to provide shower and toilet facilities for use by existing equestrian centre and schooling gallop	Location	Gortnamoney House incorporating Moira Equestrian Centre and Schooling Gallop, 64 Old Kilmore Road, Moira, Craigavon, BT67 0LZ
Group Recommendation	Refusal	Case Officer	Richard Mc Mullan
Reasons for Recommendation			
<ul style="list-style-type: none"> The development is contrary to the SPPS and PPS 2 Natural Heritage policies NH 2 and NH 5 in that, it has not been demonstrated that the development will not have an adverse impact upon features of natural heritage importance. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2021/0675/F	Date Valid	15.06.2021
Description of Proposal	Single storey rear extension and raised rear patio area (Amended Description)	Location	5 Lenaghan Avenue, Belfast, BT8 7JF
Group Recommendation	Approval	Case Officer	Cara Breen
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		
Proximity to the boundary of No. 3 would be overbearing and create an 'alleyway' effect.	The proposed extension would be set off the common boundary with No. 3 by 0.2m (approx.) at its closest point. The proposed extension is single storey (approximately 3.1m above finished floor level) and flat roof in form. No. 3 is positioned at a higher ground level to No. 5, which it is noted has recently been extended to the rear. The proposal is therefore not considered to be overbearing		
Loss of light and Outlook	A 60 degree light test, as per Figure 1 of Planning Policy Statement 7 (Addendum): Residential Extensions and Alterations, has been conducted, to which it is considered that the proposal meets. It is acknowledged that 3 Lenaghan Avenue has recently been extended to the rear with plans by the same agent approved under LA05/2019/0311/F. Whilst daylight to the kitchen of number 3 is provided via a window unit to the western side elevation, it is acknowledged from the stamped approved plans that the kitchen is also served by three other window units (2 to the rear elevation and 1 to the eastern side elevation), in addition to 3 skylights. Number 3 is also positioned at a higher ground level than number 5. Therefore, there are no concerns with regards to the loss of light to an unreasonable degree. The right to a view/outlook is not a material consideration which is awarded determining weight in the assessment of planning applications.		

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Item Number 3			
Application Reference	LA05/2021/0951/F	Date Valid	03.09.2021
Description of Proposal	Erection of a single dwelling and garage in compliance with planning policy statement 21 CTY8	Location	45m east of 54 Lisnabreeny Road, Lisnabreeny, Castlereagh, BT6 9SR
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 PPS 21 in that there are no overriding reasons why this development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan. ▪ The proposal is contrary to the SPPS and Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that it fails to meet the provisions for an infill development as the development would not respect the existing development pattern long the frontage in terms of size, scale, siting and plot size and would if permitted result in the addition of ribbon development along the Lisnabreeny Road. ▪ 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 development is inappropriate for the site and its locality by virtue of its scale, form, design and detailing and therefore would not integrate into this area of the countryside. ▪ 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 not if permitted respect the traditional pattern of settlement exhibited in the area and it would, if permitted add to a ribbon of development along the Lisnabreeny Road, and would therefore result in a detrimental change to the rural character of the countryside. 			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		