

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

Week Ending 23rd June 2023

Item Number 1			
Application Reference	LA05/2022/0605/F	Date Valid	16.06.2022
Description of Proposal	Dwelling and garage (infill site)	Location	50m E of 39 Creevy Road, Temple, Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
The proposal will impact on existing views.	Whilst the right to a view is material consideration it is not given determining weight. Under Policy CTY 8 an exception is permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. Overall, it is considered that the proposal complies with the relevant planning policy context, and therefore a dwelling house is permitted at this site.		
The objectors would be looking at a house that is higher than their existing property.	The ridge height of the proposed dwelling is 6.2m. This is has been considered in the processing of the application and is found to be acceptable in the context of this site and the surrounding area. In consideration that it is separated from the dwelling at No. 39 by 28m, it is thought that the proposed dwelling will have no adverse effects on this adjacent property or other properties in the area.		
The proposal will impact on privacy.	The separation distances and layout of the proposed dwelling relative to the existing properties has been assessed and found to be acceptable under policy. The separation distances are acceptable in consideration of the almost side to side relationship between the dwellings. This proposed dwelling in particular is approximately 28m away from the dwelling at No. 39, and 82m separated from the dwelling at No. 47.		

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Week Ending 23rd June 2023

Item Number 2			
Application Reference	LA05/2022/0606/F	Date Valid	16.06.2022
Description of Proposal	Dwelling and garage (infill)	Location	50m W of 47 Creevy Road, Temple, Lisburn
Group Recommendation	Approval	Case Officer	Sinead McCloskey
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		
Proposal will impact on existing views.	Whilst the right to a view is material consideration it is not given determining weight. Under Policy CTY 8 an exception is permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. Overall, it is considered that the proposal complies with the relevant planning policy context, and therefore a dwelling house is permitted at this site.		
The objectors would be looking at a house that is higher than their existing property.	The ridge height of the proposed dwelling is 6.2m. This has been considered in the processing of the application and is found to be acceptable in the context of this site and the surrounding area. In consideration that it is separated from the dwelling at No. 39 by 28m, it is thought that the proposed dwelling will have no adverse effects on this adjacent property or other properties in the area.		
The proposal will impact on privacy	The separation distances and layout of the dwelling relative to the existing properties has been assessed and found to be acceptable under policy. The separation distances are acceptable in consideration of the almost side to side relationship between the dwellings. This dwelling in particular is approximately 80m away from the dwelling at No. 39, and 27m separated from the dwelling at No. 47.		