

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

Week Ending 25 August 2023

Item Number 1			
Application Reference	LA05/2022/0896/F	Date Valid	28.09.2022
Description of Proposal	Double side and rear extension to dwelling to enlarge kitchen/dining and add utility room and extra bedroom on first floor	Location	6 Magheralave Meadows Lisburn
Group Recommendation	Approval	Case Officer	Malcolm Kinghan
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Adverse visual impact especially the flat-roof.	Regarding the issue of adverse visual impact. The objection was submitted on the sight of the original submission. Amended drawings were sought through the application process and no further objection was lodged. The amended drawings reduced the scale and mass of the extension and introduced rood more in keeping with the surrounding context.		
Overcrowding of the site.	There is no significant overcrowding of the site given the footprint of the extension covers approximately 30sqm.		
Shading and loss of daylight to garden area.	The objector's property lies directly east where there is a 25m gap between rear elevations. The extension will therefore not create an overshadowing or loss of daylight impact.		
Loss of privacy through overlooking.	The issue of potential overlooking can be addressed with a condition regarding installation of obscure glazing.		

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Item Number 2			
Application Reference	LA05/2023/0162/F	Date Valid	21.02.2023
Description of Proposal	Retrospective application for change of use from light industrial and storage to gym	Location	Unit 14(I), Moira Industrial Estate, Old Kilmore Road, Moira
Group Recommendation	Approval	Case Officer	Grainne Rice
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	8	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Not informed of application.	Officers are satisfied that the correct neighbours were notified and the neighbour notification procedure has been carried out in accordance with legislative requirements.		
Road/Pedestrian safety and generation.	<p>Increase in traffic passing possibly at night would be intrusive harassment. Pedestrian safety, no street lamps, no footpaths, no speed restrictions and a blind corner. Cars/container lorries/vans come up and down to fast – site unsuitable for such traffic.</p> <p>The proposed site is located within Moira Industrial Estate, Lisburn. DfI Roads has been consulted and have considered the access arrangements and potential for increased traffic flow and parking provision and have offered no objection subject to necessary conditions and informatives. It is contended there is adequate provision for parking, furthermore secure and covered cycle parking facilities will be provided. It is considered the proposal complies with the relevant access and transport policies.</p>		
Gym will be open 24/7 – there is no indication of opening hours.	Supporting information submitted with the application and published on the planning portal states the nature of this gym business would be normally busy in the morning before work 6-9am then a quiet period and busy again 4-9pm in the evening. Customer opening hours will be controlled by way of condition. Access to parking spaces should also coincide with the opening hours. No part of the parking areas shall be used for any purpose at any time other than for the parking of vehicles in connection with the proposed development. It is contended the proposal		



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	would not have a significant impact on the amenity of neighbouring properties.
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Item Number 3			
Application Reference	LA05/2021/1216/F	Date Valid	08.11.2021
Description of Proposal	Infill dwelling and detached garage	Location	Site 20m to south east of 33 Edentrillick Road, Hillsborough
Group Recommendation	Refusal	Case Officer	Cara Breen
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 Edentrillick Road. Furthermore, the development is not sited within a substantial and continuously built-up frontage, nor is the gap site sufficient to accommodate two dwellings whilst respecting the existing pattern of development and being appropriate to the existing plot size and width.</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 proposed development does not respect the traditional pattern of settlement exhibited in that area and as such would, if permitted, result 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		
Road safety concerns.	DfI Roads were consulted as part of the processing of the application. In their final consultation response, dated 22 nd September 2022, DfI Roads offer no objection to the proposal subject to the inclusion of 4 conditions and informatives.		
A replacement dwelling would be more appropriate.	As per the proposal description, the application pertains to an infill dwelling and not a replacement dwelling. The application therefore falls for assessment under Policy COU8 and not Policy COU3. Furthermore, there are no buildings within the red line to be replaced.		

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Item Number 4			
Application Reference	LA05/2022/0578/F	Date Valid	10.06.2022
Description of Proposal	Demolition of the existing dwelling and development of 1 no. replacement dwelling and associated car parking, site works and landscaping	Location	10 Magheralave Park East Lisnagarvey Lisburn
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
5	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Building line	The replacement dwelling is not considered to adversely impact on the building line. The dwelling does not protrude past the building line on the Magheralave Park East.		
The size, scale and mass of the proposal is unsympathetic and out of character with houses types within the area.	The size, scale and mass of the dwelling have been reduced significantly. The site is capable of accommodating a dwelling of this size. There are a mix of house types along Magheralave Park East and the agent has demonstrated the site meets the average of built form to plot size ratio. The proposal is considered to respect the surrounding area and pattern of development.		
Not adequate separation distance.	The separation distance is considered acceptable and respect the relationship and space between buildings. This is seen to be in keeping with character of the surrounding area.		
Overshadowing.	The initial proposal has been reduced in size from two storey to single storey along the east and west elevation. The ridge height has also been reduced. Supporting information has been submitted by the agent to demonstrate that there will no unduly impact on overshadowing. The proposal is deemed to be policy compliant and will have an adverse effect on overshadowing.		

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Ridge height is substantially higher than the surrounding houses.	The ridge height measures 8m at the highest point and is set back on the site. Within the surrounding area there is a mix of two storey dwellings. There is a difference of 0.3m shown on the context elevations drawings which is not considered significant. The ridge height is considered acceptable here and will respect the existing site context and characteristics.
Set a precedent for other houses in the future.	The proposal is not considered to set an unwanted precedent. Each application is considered under its own merits.
Visually overpowered and overbearing.	The proposal has been reduced in size and scale that will not have an unduly impact of dominance on neighbouring properties.
Plans are deceptive and misleading.	All plans are considered to be fully accurate.
The view was expressed over the material finishes proposed.	The materials finishes are varied within the surrounding area. The proposed finishes are considered to respect the surrounding context.