

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

**Week Ending 26th August 2022**

Item Number 1			
<b>Application Reference</b>	LA05/2019/0731/O	<b>Date Valid</b>	11.07.2019
<b>Description of Proposal</b>	Erection of 5 apartments and associated siteworks	<b>Location</b>	Adjacent to 196 Belsize Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Catherine Gray
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
4	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Apartments are not appropriate and out of character	<p>Concern been raised that the proposal is inappropriate for this particular area of Lisburn and would be out of character and an unacceptable intrusion in this desirable residential location.</p> <p>It is acknowledged that the surrounding area is mainly characterised by detached and semi-detached dwellings. The proposal has the visual appearance of a detached dwelling and is considered to be acceptable and meets all policy requirements. It is considered that apartments at this location would not have a negative impact on the area and policy encourages a mix of housing within the Settlement Development Limit.</p>		
Size and scale of the proposal for the site	<p>Concern has been raised about the size and scale of the proposal for the site and the view is expressed that it is overdevelopment and that the development is being crammed in.</p> <p>Through the processing of the application the proposal has been reduced from 6no. apartments to 5no. apartments. The site layout has been amended and the size and design of the apartment block has been reduced. The amended scheme is considered to be acceptable for the site and its location. It is not considered to be overdevelopment of the site.</p>		
Proximity to stream and concerns of the site flooding	<p>The view is expressed that part of the site that is closest to the stream is low lying, that the stream flows from the site by means of a culvert under Wilmar Road and that if it becomes blocked the water has no means of escape so it will back up and flood the low lying land.</p> <p>The applicant/agent has carried out a drainage assessment and Rivers Agency and Water Management Unit has been consulted on the proposal. Rivers Agency and Water Management Unit have raised no</p>		

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	<p>objections to the proposal. Rivers Agency highlight that it is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site. A 5m maintenance strip has also been provided in line with policy requirements. It is considered that the proposal complies with PPS 15 Planning and Flood Risk.</p>
<p>Access, traffic and parking</p>	<p>Concern has been raised about the access being close to a main junction; that it would lead to further traffic congestion and accidents. The view is also expressed that the proposed parking is inadequate and this would lead to irresponsible parking on the footpath. Concern has also been raised about access issues during construction.</p> <p>The access is to and from the Belsize Road to the southern end of the application site. DfI Roads have been consulted and have no objection subject to standard conditions. The proposed access must comply with the RS1 form as stipulated by Roads. It states that visibility splays of 2.4m by 66m are required. It is considered that a safe access can be achieved at this location and that the proposal complies with PPS 3 Access, Movement and Parking.</p> <p>Through the processing of the application the proposal has been reduced from 6no. apartments to 5no. apartments. There is provision within the site for 8 parking spaces for residents and also additional spaces for visitors, as shown on the site layout plan. DfI Roads raised no objections. The construction phase of a development is of a temporary nature and it is the responsibility of the developer to ensure that the neighbours are not negatively affected by their works.</p>
<p>Proximity to neighbours and concerns of overshadowing and overlooking</p>	<p>Concern has been raised about the proposals proximity to the neighbouring property and that it would cause overshadowing and overlooking. In particular it has been mentioned about the rear windows.</p> <p>The proposed layout is indicative as the application is for outline permission. The final layout would be considered at Reserved Matters stage if this application is approved. Through the processing of the application the site layout has changed and building has been reduced in size, changed in design and moved away from the neighbouring dwelling. The proposal is now 17m away from the neighbours dwelling from building to building. The southern elevation which faces the neighbour's property has two ground floor windows which are to be obscure glazed. It is not considered that the rear windows would cause any overlooking. It is considered that the proposal would not cause overshadowing or overlooking into the neighbours private amenity space.</p>

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<p>Location of the bin store</p>	<p>Concern has been raised about the location of the bin store in relation to the adjacent residential property.</p> <p>In the original submission the bin store was located adjacent to the access, to the front of the adjacent property and 2m away at the closest point. Through the processing of the application the site layout has changed and the location of the bin store has moved. The bin store is now 12m away from the neighbour's property with the parking area in between. Environmental Health have no objections to the revised proposal.</p>
<p>Concerns about the content of the Environmental Risk Assessment and impact on habitats and potential protected species</p>	<p>Natural Environment Division have been consulted on the proposal and advise that they have considered the impacts of the proposal on natural heritage interests and, on the basis of the information provided, has no concerns subject to conditions.</p> <p>The conditions relate to no retained tree being cut down, uprooted or destroyed or damaged other than in accordance with the approved plans and particulars without the written approval of the Planning Authority. A suitable buffer of a least 5 metres to be maintained between the location of all construction works and the watercourse, and that there shall be no direct discharge of untreated surface water run-off during the construction and operational phase into the watercourse.</p> <p>In the explanatory note in NEDs consultation response they advise that they consider it unlikely that any protected/priority species will be impacted by development works. It is considered that the proposal complies with PPS 2 Natural Heritage.</p>
<p>Impact on local infrastructure</p>	<p>Concern has been raised about the impact on the local infrastructure including utilities, waste disposal and ground water run-off into the local stream.</p> <p>Environmental Health, NI Water, Water Management Unit and Rivers Agency have all been consulted on the proposal and have raised no objections.</p>
<p>Loss of view</p>	<p>Whilst the loss of a view is a material consideration it is not given determining weight in this instance.</p>
<p>Boundary issues / discrepancies within the submitted plans</p>	<p>Concern has been raised regarding boundary issues and discrepancies on the plans with a further statement advising that a full and detailed letter would be submitted with site specifics including measurements showing the impact on the adjacent property.</p> <p>To date no further representation has made detailing these concerns. The proposal has been assessed against the plans submitted which are considered to be accurate and acceptable.</p>