

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

Week Ending 28 July 2023

Item Number 1			
Application Reference	LA05/2022/0883/O	Date Valid	26.09.2022
Description of Proposal	Proposed replacement dwelling	Location	49c Waterloo Road Lisburn
Group Recommendation	Refusal	Case Officer	Laura McCausland
Reasons for Recommendation			
<p>The proposal is contrary to bullet point 2 of 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 the proposed development is not an acceptable form of development in the countryside.</p>			
<p>The proposal is contrary to bullet point 2 of paragraph 6.73 of the SPPS, and criteria (a)(i) of COU3 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the curtilage is not so restricted that it could not reasonably accommodate a modest sized dwelling.</p>			
<p>The proposal is contrary to bullet point 2 of paragraph 6.73 of the SPPS, and criteria (a)(ii) of COU3 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that the applicant has not demonstrate that an alternative position nearby would result in demonstrable landscape, heritage, access or amenity benefits.</p>			
<p>The proposal is contrary to bullet point 2 of paragraph 6.73 of the SPPS and criteria (b) of COU3 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that a dwelling if approved would have a visual impact significantly greater than the existing building.</p>			
<p>The proposal is contrary to paragraph 6.70 of the SPPS and policy COU15 of the Lisburn and Castlereagh City Council draft Plan Strategy (as modified by the Direction of the Department) in that a dwelling if approved would be a prominent feature in the landscape nor would it be sited to cluster with an established group of buildings. Furthermore the site lacks long established natural boundaries is unable to provide a suitable degree of enclosure for the building to integrate into the landscape. In addition the development relies primarily on the use of new landscaping for integration and it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a back drop.</p>			
<p>The proposal is contrary to 6.70 of 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 a dwelling if permitted would be unduly prominent in the landscape. Furthermore, the development is not sited to cluster with an established group of buildings and it fails to respect the pattern of settlement exhibited in that area and as such would result in an adverse impact to and further erode the rural character of the area.</p>			
Representations			

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Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proposal will have a detrimental impact on the rural area.	The proposal development is contrary to planning policy and it has been determined that it will have an adverse impact on the character of this rural area.		
Proposal will create light pollution.	No evidence to support this has been submitted. A refusal on this basis cannot be substantiated.		
Proposal location is not on site of original building.	The proposed replacement is not in-situ and is considered off site, The location is not appropriate and is contrary to policy and therefore unacceptable.		
The proposal is much larger than the original building.	This point is accepted. One of the refusal reasons is that the proposal will have a significantly greater visual impact and is therefore unacceptable.		
Impact on wildlife.	No evidence has been put forward to substantiate this. As such, a refusal reason is not added to this effect.		

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Item Number 2			
Application Reference	LA05/2021/0913/O	Date Valid	18.08.2021
Description of Proposal	Dwelling and garage	Location	Between 10 and 14 Drennan Road, Lisburn
Group Recommendation	Refusal	Case Officer	Richard McMullan
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 the proposed development is not an acceptable form of development 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) the development if approved will create a ribbon of development along the Drennan Road. Furthermore, the proposal is not an exception as there is not a small gap sufficient to accommodate two dwellings and as such, the development if permitted will not respect the existing pattern of development in this part of the countryside in terms of its size, siting, scale and plot size.</p> <p>The proposal is contrary to the paragraph 6.70 of the SPPS, and policy COU15 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 fail to blend the landform as a consequence of there being no backdrop when viewed from the Drennan Road. The site also lacks long established natural boundaries and as such would rely primarily on the use of new landscaping for integration.</p> <p>The proposal is contrary to paragraph 6.70 of 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 would not respect the traditional pattern of settlement exhibited along this stretch of the Drennan Road resulting in a detrimental change to the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Visibility Splays and Land Ownership	Concern is expressed in relation to Visibility splays taken in the front boundary of objectors land. DFI Roads have requested that applicant confirms that they 'have control of the lands needed to provide visibility splays'. The objector does not believe that the applicant has this control and would like to challenge the application.		

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	<p>The agent was made aware of the above issue, 9th June 2022 and in a response received 14th June 2022 outlines that they have assessed the access requirements and confirm that the 2.4 x 79m visibility splays are contained within the applicants control and across the existing roadside verge.</p>
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