

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

Week Ending 28th October 2022

Item Number 1			
Application Reference	LA05/2021/0766/F	Date Valid	08.07.2021
Description of Proposal	Extension and alterations to dwelling and new detached garage	Location	17 Lurganure Road, Maze, Lisburn, BT28 2TR
Group Recommendation	Approval	Case Officer	Ellen-May Gilbert
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 block light	The planning application relates to the property at no. 17 Lurganure Road and so it is not required that the neighbouring property's window is shown in the drawings. The rear amenity space of no.17 is bound by high level walls which already alter the light into neighbouring properties and their amenity spaces. The proposal would not significantly impact the light to neighbouring properties and their amenity spaces. A light test was received by the agent for information purposes but as the surrounding walls are so high the light test is not required within this assessment		
Impact on privacy	The application includes a skylight which would not encourage overlooking. The skylight is to provide light into the proposed kitchen. From the skylight the applicants would not overlook into the neighbours property. The highest point of the extension measures 5.1m compared to the existing 6.6m pitched roof. The only other windows proposed to the side of the extension are skylights which would not promote overlooking		
Neighbour won't be able to access wall for repairs	The applicant is proposing work within the defined curtilage of the property. Construction and dampness issues with building on the wall are not a material planning consideration		
Flat roof is a security risk	This is not a material planning consideration		
Flat roof would damage neighbouring property	This is not a material planning consideration		

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Item Number 2			
Application Reference	LA05/2021/1361/O	Date Valid	16.12.2021
Description of Proposal	Proposed infill for two houses and garages	Location	Lands between 278 and 282 Ballynahinch Road, Lisburn
Group Recommendation	Refusal	Case Officer	Catherine Gray
Reasons for Recommendation			
<p>The proposal is contrary to the SPPS and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</p> <p>The proposal is contrary to the SPPS and Policy CTY 8 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the application site is not located within a small gap in an otherwise substantial and continuously built up frontage which respects the existing development pattern along the frontage in terms of size, scale, siting and plot size, and would if permitted result in the addition of ribbon development along Ballynahinch Road.</p> <p>The proposal is contrary to the SPPS and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that, the proposal would, if permitted not respect the traditional pattern of settlement exhibited in that area and add to a ribbon of development and would therefore result in a detrimental change to (further erode) the rural character of the countryside</p>			
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 3			
Application Reference	LA05/2022/0537/F	Date Valid	31.05.2021
Description of Proposal	Change of use from Delicatessen to Café	Location	95b Moss Road, Lambeg, Lisburn, BT27 4NX
Group Recommendation	Approval	Case Officer	Laura Mc Causland
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Congestion and lack of parking provision	Concern the proposal will increase traffic congestion in the area and there is a lack of parking provision available to serve the proposed development. A parking survey has been submitted by the agent. Site inspection was carried out during proposed peak times and surplus parking within the vicinity was available DFI Roads have been consulted and have considered issues raised, reviewed the parking survey and offer no objection to the proposed development. It is considered the proposal complies with PPS 3 Access Movement and Parking		
Customers will damage the pavement	Concern regarding customers leaving area by driving over the pavement and emerging laterally onto the Moss Road causing damage to pavement including bumps to assist partially sighted users and creating an uneven pavement surface. Existing customers visiting adjoining commercial business currently leave laterally. No evidence has been received to support this statement. Department of Infrastructure are responsible for maintaining the public highway not the applicant. A refusal reason could not be sustained on these grounds		
Pedestrian safety	Concern regarding increase in traffic movements of road users will likely impact on children's safety. DFI Roads have been consulted on the application and offers no objection to this development proposal. It is considered the proposal complies with PPS 3 Access Movement and Parking		
A parking scheme is required	Concern with existing parking provision for area. Parking survey carried out and DFI Roads are content		