

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

**Week Ending 29th July 2022**

Item Number 1			
<b>Application Reference</b>	LA05/2021/1288/F	<b>Date Valid</b>	29.11.2021
<b>Description of Proposal</b>	Proposed erection of detached dwelling and associated site works	<b>Location</b>	40m north of 2 Limehill Road Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Calum McCormick
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>
1	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
The need for a dwelling.	As the proposal is located within the settlement limit there is a presumption in favour of development on site.		
Access rights: it is noted the applicants (living at No.2 Limehill Road) currently access their dwelling via a laneway under the ownership of the objector. Inference was made that should No.2 Limehill Road be sold, the objector would not extend this privilege to new occupiers or construction vehicles.	Boundary permission and access rights are a civil matter between the two parties and lies outside of planning control.  It should also be noted that the application proposes direct access onto the Limehill Road. DfI have no objections to this proposed access.		
Potential adverse noise impact.	The impact of noise on neighbouring dwellings is considered a material consideration in this instance. Notwithstanding the residential nature of the proposal, the over 40m separation distance between the proposed dwelling and No.1 Morningside is considered sufficient to mitigate against any potential adverse noise impacts.		
Land registry maps and the rightful	Boundary permission is a civil matter between the two parties and lies outside of planning control. As is outlined within the P1 application form		

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ownership of part of the site.	the filling out of Question 27 (Ownership Certificate) constitutes a statement of ownership, not proof of ownership. No issue of concern has been raised with respect to land ownership in relation to the application site as defined by the submitted red line.
Environmental impact.	<p>The environmental impact of the proposal is a material consideration in this instance. It is noted that a biodiversity checklist accompanies the application. The environmental impact was primarily considered by way of consultation with NIEA, Shared Environmental Service and Environmental Health:</p> <p>NIEA, Natural Environment Division (NED) has considered the impact of the proposal on designated sites and other natural heritage interests and, on the basis of the information provided, has no concerns. NED is content there are no features of ecological concern within the site. One mature oak tree is being retained and has already been pruned and any vegetation requiring removal has already been undertaken.</p> <p>Shared Environmental Service have considered the scale, timing, duration and location of the project and as such have concluded it could not have any conceivable effect on a European site.</p> <p>Environmental Health have considered the proposal and have no objection subject to a condition requiring the installation of a septic tank/sewage treatment unit in order to protect the amenity of neighbouring dwellings.</p> <p>The proposal is therefore not expected to have an adverse impact on the surrounding natural environment.</p>
Visual impact.	<p>The proposal involves the erection of a 6.6m high one and a half-storey irregularly shaped dwelling with a footprint of 211sqm. The dwelling will front onto the Limehill Road and is sunken in the landscape, with the nearest dwelling (No.2 Limehill Road) located approximately 35m to the south.</p> <p>Finishes consist of blue black natural slate roof tiling, smooth rendered walls painted off white, quartz zinc standing seam fascia and aluminium glaze windows.</p> <p>The proposal sits within the settlement limit in a cluster of large detached dwellings which exhibit varied design, massing, size and finishes. As such, the proposed dwelling would on balance sit comfortably in this eclectic residential context. It is also noted that the proposed design and finishes respect the local rural vernacular and adjacent rural environment.</p> <p>As a whole, the visual impact of the proposal is deemed to be minimal on the surrounding area. The scale, massing, design and materials to</p>



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	be used are all acceptable when assessed against the individual site location and refusal cannot be sustained based on visual impact.
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