

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

**Week Ending 29th April 2022**

Item Number 1			
<b>Application Reference</b>	LA05/2022/0269/F	<b>Date Valid</b>	11.03.2022
<b>Description of Proposal</b>	Single storey extension to front of dwelling, internal alterations and level access to front of the dwelling for the use of a disabled person	<b>Location</b>	1 Railway Cottages Lambeg Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Morgan Poots
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>
0	N/A	N/A	N/A
Consideration of Objections			
<b>Issue</b>	<b>Consideration of Issue</b>		
Change to the visual aspect/character of the surrounding area.	Whilst the houses in the cul-de-sac remain fairly uniform, those adjacent to the application site 7-13 Lambeg Road vary in design and have large two storey rear returns. These dwellings are visible from Railway Cottages so the proposed extension would not look out of place or unduly impact on the visual aspect of the area.		
Loss of light/overshadowing to neighbouring property.	A light test was submitted by the architect which shows that No. 2 Railway Cottages, will not suffer a loss of light to any habitable room. In relation to the overshadowing of the garden area of No.2, as the sun path moves from east to west, it is considered that any loss of light/overshadowing to No.2 garden will occur early in the morning, and not to an unreasonable degree.		
Devaluation of neighbouring properties.	This a material consideration but this is not given determining weight in the decision making process.		
Dominant by design.	Considering what can be achieved under permitted development, the extension is not thought to be dominant by design or in nature. The extension is single storey in height (3.3m in height and 5m in length). Under The Planning (General Permitted Development) Order (Northern Ireland) 2015, a dwelling house could be extended 4m in height and extend beyond the rear wall of the original dwelling house by 3m in the case of terrace housing. The proposal is larger than that allowed under permitted development, but it is not thought to appear dominant. Due to		

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

**Week Ending 29th April 2022**

	the specific requirements for a disabled extension, including wheel chair access, it cannot be reduced in size.
--	---

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

**Week Ending 29th April 2022**

<b>Item Number 2</b>			
<b>Application Reference</b>	LA05/2022/0135/F	<b>Date Valid</b>	07.02.2022
<b>Description of Proposal</b>	Detached domestic single garage at rear of existing dwelling with extension to existing dropped kerb	<b>Location</b>	10 Rural Houses Drumbo Lisburn
<b>Group Recommendation</b>	Approval	<b>Case Officer</b>	Ellen May Gilbert
<b>Reasons for Recommendation</b>			
All relevant planning material considerations have been satisfied.			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
1	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Loss of light.	The garage has a proposed ridge height of 2.85 metres which is marginally taller than the height of the conservatory in the neighbouring garden. There would be minimal loss of light and would not warrant refusal.		
Proposal would dominate garden of No.9.	The indicative layout depicts a garage set back approximately 1.3 metres from the boundary line of No.9 Rural Houses. The garage has a proposed ridge height of 2.85 metres and eaves height of 2.5 metres which is considered commensurate with permitted development. Within the supporting statement the length of the proposal at 7.01 metres has been reasoned as necessary for the purposes of the garage. The site of the proposal is set at a slightly higher level than the neighbouring site but this it is not considered that the proposal would dominate the neighbouring garden to an unreasonable degree.		

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

**Week Ending 29th April 2022**

<b>Item Number 3</b>			
<b>Application Reference</b>	LA05/2019/1139/F	<b>Date Valid</b>	06.11.2019
<b>Description of Proposal</b>	Proposed infill dwelling and garage	<b>Location</b>	46m South West of 26 Howe Road, Dromore
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to the Strategic Planning Policy Statement for Northern Ireland; Planning for Sustainable Development and Policy FLD 1 of Planning Policy Statement 15 (Revised); Planning and Flood Risk, in that the application site is partially within a 1 in 100 year Strategic Flood Plain and it has not been demonstrated that it constitutes an exception to policy.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
0	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		

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

**Week Ending 29th April 2022**

Item Number 4			
<b>Application Reference</b>	LA05/2021/0275/RM	<b>Date Valid</b>	01.03.2021
<b>Description of Proposal</b>	Infill Dwelling	<b>Location</b>	50m east of 86 Ballydonagh Road, Dundrod, Crumlin, BT29 4ES
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
Reasons for Recommendation			
<p>The proposal is contrary to paragraphs 6.70 and 6.77 of the SPPS in that the proposed dwelling is not appropriately sited and designed to take account of the impact that noise associated with the operation of a neighbouring race track has on the amenity of future residents as a relevant material planning and environmental consideration.</p> <p>The proposal is contrary to policy CTY 1 and criteria (e) of policy CTY 13 of Planning Policy Statement 21 – Sustainable Development in the Countryside in that the design of the building is not appropriate for the site. Noise and how this impacts on future residents of the dwelling has not been addressed fully and properly mitigated in the design as a relevant material planning and environmental consideration.</p>			
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>		
Needs to comply with PPS 21 Sustainable Development in the Countryside.	<p>This application pertains to Reserved Matters only. The principle of development on the application site under the exceptions test of Policy CTY 8 of Planning Policy Statement 21; Sustainable Development in the Countryside has already been accepted by virtue of the granting of Outline Planning permission for LA05/2017/0682/O which remained extant, in accordance with the time condition which was placed upon it, at the time of submission of this application.</p> <p>The principle of development does not therefore need to be revisited. This application is a Reserved Matters application for an infill dwelling as confirmed by the submitted P1 Form. Policy CTY 2A is therefore not applicable. For the reasons outlined in the report it is contended that the proposal does not comply with Policy CTY 13(e), however it does meet Policy CTY 14 and Policy CTY 16 of PPS 21.</p>		
Flooding issues	DfI Rivers PAMU were consulted as part of the processing of the application. It is acknowledged that they had also been consulted as part of the processing of the associated Outline Planning application and that		

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

Week Ending 29th April 2022

	<p>a Flood Risk Assessment had previously been submitted and accepted at this time. In their consultation response of 27<sup>th</sup> April 2021, they offer no objection to the Reserved Matters application and provide a series of informatives to be included with any approval.</p>
Needs to comply with Building on Tradition	<p>As per Paragraph 6.78 of the Strategic Planning Policy Statement for Northern Ireland; Planning for Sustainable Development (2015), Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside has been taken into account in the assessment of the application. For the reasons outlined in the report it is considered that the proposed development complies with the supplementary guidance. There are however concerns in respect of noise and how this impacts on future residents of the dwelling not being addressed fully and properly mitigated in the design as a relevant material planning and environmental consideration.</p>
Needs to comply with Policy NH 5 of Planning Policy Statement 2: Natural Heritage.	<p>The application relates to Reserved Matters only. The principle of development has already been established by virtue of the granting of an Outline Planning permission (extant at the time of submission of this application) and this was not an issue which was raised at Outline stage. It is acknowledged that the removal of hedgerow is required for the purposes of achieving required visibility splays to ensure road safety and safe access and egress from the site which is common in respect of development proposals in the rural locality. Compensatory planting by way of a new hedgerow is proposed behind the visibility splay. Standard wildlife informatives which draw the applicant's/developer's attention to the appropriate wildlife/conservation legislation would be applied to any approval.</p>
Design of dwelling is suburban.	<p>The proposed single storey dwelling is linear in form and simple in design. It would exhibit traditional dual pitched roofs and window openings would primarily be vertical in emphasis. It would present an appropriate solid to void ratio. The schedule of external finishes includes; smooth painted render and non-profiled roof tiles/slates. Both the design and materials have been assessed against the supplementary guidance, Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside, to which it is considered it complies with consideration.</p>
Will draw No. 86 into a ribbon of development.	<p>This proposal pertains to Reserved Matters only. The principle of development on the application site has already been established by virtue of the granting of Outline Planning permission which was extant at the time of submission of this application. Whilst the premise of Policy CTY 8 is that Planning permission will be refused for a building which creates or adds to a ribbon of development, it does however advise that an <b>exception</b> (my emphasis) will be permitted for the development of a small gap site sufficient only to accommodate a maximum of two dwellings within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern</p>

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

**Week Ending 29th April 2022**

	along the frontage in terms of; size, scale, siting and plot size and meets other planning and environmental requirements. The principle of development at Outline was based on the proposal fulfilling this exceptions test.
No. 90 has development to the rear and therefore cannot be counted.	As noted, the principle of development on the application site has already been established through the granting of Outline Planning permission. The associated Outline approval was extant at the time of submission of this application and therefore does not need to be revisited. This application seeks Reserved Matters approval only.
The application site combined with the neighbouring site exceed the threshold for EIA determination.	The size of the application site which relates to this application is below the threshold for EIA determination. It is acknowledged that each application is assessed on its own merits.
Proposed septic tank will not be able to safely function without polluting adjacent river.	LCCC Environmental Health, NI Water and DfI Rivers PAMU were all consulted as part of the processing of the application. No objections were raised by any of these consultees and informatives were provided for inclusion with any approval.
Contrary to FLD 3.	DfI Rivers PAMU were consulted as part of the processing of the application. In respect of Policy FLD 3 of Planning Policy Statement 15 (Revised): Planning and Flood Risk, they state that the development does not exceed the thresholds as outlined in Policy FLD 3 and subsequently a Drainage Assessment is not required. They advise 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.



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

**Week Ending 29th April 2022**

<b>Item Number 5</b>			
<b>Application Reference</b>	LA05/2020/0311/RM	<b>Date Valid</b>	30.04.2020
<b>Description of Proposal</b>	Infill Dwelling	<b>Location</b>	80m west of 90 Ballydonagh Road, Dundrod, Crumlin, BT29 4ES
<b>Group Recommendation</b>	Refusal	<b>Case Officer</b>	Cara Breen
<b>Reasons for Recommendation</b>			
<p>The proposal is contrary to paragraphs 6.70 and 6.77 of the SPPS in that the proposed dwelling is not appropriately sited and designed to take account of the impact that noise associated with the operation of a neighbouring race track has on the amenity of future residents as a relevant material planning and environmental consideration.</p> <p>The proposal is contrary to policy CTY 1 and criteria (e) of policy CTY 13 of Planning Policy Statement 21 – Sustainable Development in the Countryside in that the design of the building is not appropriate for the site. Noise and how this impacts on future residents of the dwelling has not been addressed fully and properly mitigated in the design as a relevant material planning and environmental consideration.</p>			
<b>Representations</b>			
<b>Objection Letters</b>	<b>Support Letters</b>	<b>Objection Petitions</b>	<b>Support Petitions</b>
4	N/A	N/A	N/A
<b>Consideration of Objections</b>			
<b>Issue</b>	<b>Consideration of Issue</b>		
Site at risk of flooding.	<p>It is acknowledged that this Planning application pertains to Reserved Matters only. A Flood Risk Assessment compiled by McCloy Consulting was submitted as part of the processing of the associated Outline Planning application. DfI Rivers PAMU were consulted as part of both the Outline Planning application and this Reserved Matters application. Their Reserved Matters consultation response acknowledges receipt of the Flood Risk Assessment submitted under LA05/2017/0678/O. They state that whilst not being responsible for the preparation of the Flood Risk Assessment they accept its logic and have no reason to disagree with its conclusions. DfI Rivers PAMU state that it should be brought to the attention of the applicant that the responsibility for justifying the Flood Risk Assessment and implementation of the proposed flood risk measures rests with the developer and their professional advisors (refer to section 5.1 of Revised Planning Policy Statement 15).</p>		



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

**Week Ending 29th April 2022**

<p>Impact of siting of septic tank, dispersal drains and soakaway and the risk of flooding and increased risk of pollution. .</p>	<p>LCCC Environmental Health, DfI Rivers PAMU and NI Water were all consulted as part of the processing of the application. None of these consultees offered any objection to the proposal, subject to the inclusion of informatives with any approval.</p>
<p>Design of dwelling not rural in character.</p>	<p>The proposed dwelling is linear in form and simple in design. It would exhibit a traditional dual pitched roof. A single storey storm porch would project from the front elevation. Window openings are primarily vertical in emphasis with an appropriate solid to void ratio. The proposed external finishes (smooth painted render, non-profiled roof tiles/slates etc) are considered to be traditional. The design (including external materials) has been assessed against the supplementary guidance outlined in Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside to which it is considered it conforms to.</p>
<p>Contrary to Policy CTY 8 exception of Planning Policy Statement 21</p>	<p>It is acknowledged that this application pertains to Reserved Matters only. The principle of development on the application site under the exceptions test of Policy CTY 8 of Planning Policy Statement 21: Sustainable Development in the Countryside was previously established by virtue of Outline Planning approval granted for LA05/2017/0678/O to which this application relates.</p>
<p>Ancillary works in the form of the removal of roadside hedgerow would damage rural character.</p>	<p>The proposed removal of the roadside hedgerow is required to accommodate the required visibility splays as per DfI Roads standards to ensure road safety and safe access and egress from the application site. It is acknowledged that Policy CTY 14 Criterion (e) of Planning Policy Statement 21: Sustainable Development in the Countryside clearly outlines an exception with regards to the impact of necessary visibility splays on rural character. It is noted that the existing roadside trees (x2) are to be retained and that a new compensatory hedgerow is to be planted behind the visibility splays.</p>
<p>The application relies on an Outline application that was the subject of a Judicial Review application.</p>	<p>The Outline Planning decision was not quashed and it is acknowledged that it remains a valid Planning permission.</p>
<p>No assessment of removal of protected hedge habitat during Outline.</p>	<p>The application relates to Reserved Matters only. The principle of development has already been established by virtue of the granting of an Outline Planning permission (extant at the time of submission of this application) and this was not an issue which was raised at Outline stage. It is acknowledged that the removal of hedgerow is required for the purposes of achieving required visibility splays to ensure road safety and safe access and egress from the site which is common in respect of</p>

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

**Week Ending 29th April 2022**

	development proposals in the rural locality. Compensatory planting by way of a new hedgerow is proposed behind the visibility splays. Standard wildlife informatives which draw the applicant's/developer's attention to the appropriate wildlife/conservation legislation would be applied to any approval.
Contrary to Policy FLD 3 of Planning Policy Statement 15 (Revised); Planning and Flood Risk.	A Flood Risk Assessment compiled by McCloy Consulting was submitted as part of the processing of the associated Outline Planning application. DfI Rivers PAMU were consulted as part of both the Outline Planning application and this Reserved Matters application. DfI Rivers PAMU's Reserved Matters consultation response acknowledges receipt of the Flood Risk Assessment and offers no objection to the proposal.
The site combined with the neighbouring site exceed the threshold for EIA determination.	The size of the application site which relates to this application does not exceed the threshold for EIA determination. It is noted that each Planning application is assessed on its own merit.
Needs to comply with Planning Policy Statement 15 (Revised); Planning and Flood Risk.	DfI Rivers PAMU were consulted as part of the processing of the application. It is acknowledged that they had also been consulted as part of the processing of the associated Outline Planning application and that a Flood Risk Assessment had previously been submitted and accepted at this time. In their consultation response of 29 <sup>th</sup> March 2021, they offer no objection to the Reserved Matters application and provide a series of informatives to be included with any approval.
Needs to comply with the Strategic Planning Policy Statement for Northern Ireland.	As per refusal reason1, it is not contended that the proposal complies with the Strategic Planning Policy Statement; Planning for Sustainable Development for the reasons outlined in the report.
Needs to comply with Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside.	As per Paragraph 6.78 of the Strategic Planning Policy Statement for Northern Ireland; Planning for Sustainable Development (2015), Building on Tradition; A Sustainable Design Guide for the Northern Ireland Countryside has been taken into account in the assessment of the application. For the reasons outlined in the report it is considered that the proposed development complies with the supplementary guidance. There are however concerns in respect of noise and how this impacts on future residents of the dwelling not being addressed fully and properly mitigated in the design as a relevant material planning and environmental consideration.
Needs to comply with Policy NH 5 of	The application relates to Reserved Matters only. The principle of development has already been established by virtue of the granting of an

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

**Week Ending 29th April 2022**

<p>Planning Policy Statement 2: Natural Heritage.</p>	<p>Outline Planning permission (extant at the time of submission of this application) and this was not an issue which was raised at Outline stage. It is acknowledged that the removal of hedgerow is required for the purposes of achieving required visibility splays to ensure road safety and safe access and egress from the site which is common in respect of development proposals in the rural locality. Compensatory planting by way of a new hedgerow is proposed behind the visibility splays. Standard wildlife informatives which draw the applicant's/developer's attention to the appropriate wildlife/conservation legislation would be applied to any approval.</p>
---	---