

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

Week Ending 29 September 2023

Item Number 1			
Application Reference	LA05/2023/0436/F	Date Valid	26.05.2023
Description of Proposal	Proposed erection of two detached dwellings (two storey) with two detached garages, on site WwTW, new vehicular access and associated development	Location	Lands at 249 Ballynahinch Road, Lisburn
Group Recommendation	Approval	Case Officer	Catherine Gray
Reasons for Recommendation			
The proposal is in accordance with planning policy.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Privacy	<p>Concern has been raised about the impact of the proposal on the privacy of the kitchen and sunroom of the property at 247 Ballynahinch Road. The view is expressed that they would accept the current plans on the proviso that 1.8m evergreen hedge is included from back of the garage along the straight portions of the boundary fence, i.e. past the point of the sunroom.</p> <p>The existing boundary between the application site and property number 247 is to be retained along with supplementary planting in the form of heavy standard trees, as demonstrated on the planting plan.</p> <p>The dwelling to site one is closest to property number 247 and it is positioned 14m away from the neighbour's sun room (at the narrowest point). It has been designed to not have any occupied rooms facing property number 247 on the upper floor. The side elevation facing property number 247, on the ground floor has one external doorway, a window for the utility room and a window to the wc which would be obscure glazing, and to the upper floor there is one window which serves the stairs/landing which is not an occupied space. The separation distances along with the design of the proposal and the boundary treatment will ensure that there is no unacceptable overlooking into private amenity space</p>		