

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

Week Ending 02 September 2022

Item Number 1			
Application Reference	LA05/2022/0154/O	Date Valid	16.02.2022
Description of Proposal	Proposed erection of 1 no detached dwelling and garage with associated site works (Infill development)	Location	Lands approx. 30m north east of 1b Hillsborough Moira
Group Recommendation	Refusal	Case Officer	Brenda Ferguson
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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a small gap within an otherwise substantial and continuous built up frontage and would, if permitted, result in the addition of ribbon development along the Hillsborough Road.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.</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 (building) would, if permitted, create a ribbon of development and would therefore result in a detrimental change to 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 2			
Application Reference	LA05/2021/0640/F	Date Valid	08.06.2021
Description of Proposal	Erection of dwelling and associated site works (full application in substitution of outline permission granted under LA05/2020/0526/O)	Location	Land adjacent and to the SW of 141 Colinglen Road Dunmurry
Group Recommendation	Approval	Case Officer	Grainne Rice
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		
Objection to any alterations to boundary wall at No. 139 Colinglen Road. No permission has been or will be given for any removal, relocation or any alteration to the boundary wall of No. 139 Colinglen Road.	<p>During the processing of this application it was advised the applicants have been in negotiations with family members/owners of No. 139 Colin Glen Road and are hopeful that an agreement will be reached in due course to facilitate the required visibility splay to the north. Separate arrangements are in place with the owners of the visibility splays to the south and the necessary lands are now within the ownership/control of the applicants. The applicants are aware of the implications of the DfI Roads conditions and are content to proceed on this basis.</p> <p>The outcome of a planning application does not confer title or the other legal responsibilities associated with ownership. It is the responsibility of the developer to ensure that they control all the lands necessary to carry out a proposed development. Appropriate informatives will be applied to any potential decision notice.</p>		

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Item Number 3			
Application Reference	LA05/2022/0286/F	Date Valid	14/3/2022
Description of Proposal	Proposed extension to garden patio area, erection of 1800mm fence.	Location	3 Cherry Burn, Lisburn, BT27 5GE
Group Recommendation	Approval	Case Officer	Jonathan Marley
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		
Challenge to the red line of the site and what was apparently agreed between the 2 parties.	Both parties were informed that planning permission does not confer title and that any disputes about boundaries would be a civil issue. Any agreement (verbal or otherwise) reached between the 2 parties as to the extent of the works, is not given any defining weight in the assessment of the application.		
Height and length of proposed wall is excessive. Exacerbated by the fact that number 147 is at a lower level. Aesthetically unpleasing and possibly not safe due to soft ground.	The agent has amended the drawings and reduced the extent, (to which the proposed works extend towards the objectors property) from that originally submitted. Furthermore, they have amended the drawings to show timber fencing on top of the increased patio (as suggested by the objector). Moreover, the plans are now more reflective of the original approval at number 3 Cherry Burn. It is acknowledged that the objector's site is at a lower level than the application site, however, the modest scale of the works and the retention of the existing hedge means there will be no significant impact on the neighbour's amenity.		

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Item Number 4			
Application Reference	LA05/2022/0299/F	Date Valid	18.03.2022
Description of Proposal	Proposed increased kitchen area, additional compactor area, additional first floor storage, increased shop, retention of wash room and variations to previous approval LA05/2020/0686/F	Location	Ashvale Farm Shop 11 Old Ballynahinch Road Lisburn BT27 5PE
Group Recommendation	Approval	Case Officer	Maire Claire O'Neill
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		
Ground levels have been raised.	The site visit has confirmed that the levels on site are relatively flat throughout and have not been raised. The submitted block plan details the existing and proposed levels and this is considered to be accurate.		
The construction on top of an existing soakaway will create a potential flooding problem.	There is no record of any soakaway within the red line boundary being built over. DFI Rivers has confirmed that they are content with the proposal. Furthermore, there is no record of flooding on the site or the vicinity of the site.		