

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

Week Ending 30 September 2022

Item Number 1			
Application Reference	LA05/2021/0786/O	Date Valid	15.07.2021
Description of Proposal	Proposed site for replacement dwelling (Amended plan and additional information)	Location	Site 75m east of 17 Tullyard Road, Moira
Group Recommendation	Refusal	Case Officer	Adam Smyth
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 CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the structure to be replaced does not, as a minimum have all external structural walls substantially intact.</p> <p>The proposal is contrary to the SPPS, and Policy CTY3 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there is no established curtilage to the structure to be replaced and it has not been demonstrated how the size of the proposed site would result in landscape or amenity benefits.</p> <p>The proposal is contrary to the SPPS and Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a proposed replacement dwelling would be a prominent feature in the landscape; the site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape; it relies primarily on the use of new landscaping for integration; and, it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop.</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 be unduly prominent in the landscape and would therefore result in a detrimental change to and further erode the rural character of the countryside.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		

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Item Number 2			
Application Reference	LA05/2021/0947/O	Date Valid	02.09.2021
Description of Proposal	Site for dwelling and garage	Location	Site 2 immediately west of 161 Ballynahinch Road Hillsborough BT26 6BG
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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a small gap in a substantial and built up frontage and in addition does not respect the existing development pattern along the frontage in terms of size, scale, siting and plot size and would, if permitted, result in the addition to a ribbon of development.</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 proposal would, if permitted be a prominent feature in the landscape and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely primarily on the use of new landscaping for integration.</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 be unduly prominent in the landscape, result in a suburban style build-up when viewed with existing buildings and would add to a ribbon of development and 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 3			
Application Reference	LA05/2021/0948/O	Date Valid	02.09.2021
Description of Proposal	Site for dwelling and garage	Location	Site 1 approx. 80m West of 161 Ballynahinch Road, Hillsborough, BT26 6BG
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 CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a small gap in a substantial and built up frontage and in addition does not respect the existing development pattern along the frontage in terms of size, scale, siting and plot size and would, if permitted, result in the addition to a ribbon of development.</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 proposal would, if permitted be a prominent feature in the landscape and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and would rely primarily on the use of new landscaping for integration.</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 be unduly prominent in the landscape, result in a suburban style build-up when viewed with existing buildings and would add to a ribbon of development and 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		