

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

Week Ending 31 March 2023

Item Number 1			
Application Reference	LA05/2021/1167/F	Date Valid	19.10.2021
Description of Proposal	Retrospective application for private sand school for ancillary use of applicant in connection with dwelling including alteration of existing site entrance	Location	Lands 75m to north of 39 Edentrillick Road Hillsborough
Group Recommendation	Approval	Case Officer	Richard McMullan
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		
Development has already begun some 15m from common boundary.	It is noted that development has commenced within the site. This application is seeking retrospective approval. The proximity of the development to neighbouring dwellings has been noted and any development is at the applicants own risk.		
Applicant has not specifically stated if it is for private use only/concerned that commercial enterprise could be ultimate objective.	The proposal description and supporting information provided within this application illustrates that the development is for the applicant's private use only which is a condition of approval.		
Extra traffic on busy road.	The information provided within this application indicates that it will not generate any additional traffic to the site given that it is for the use of the applicant in a private capacity only. DfI Roads have been consulted and have no objections to the development.		
Opening of additional entrance onto the road.	DfI Roads have been consulted in relation to the access arrangements and are seen to offer no objections subject to condition.		

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No objections to the development if it is to be used by applicant only.	It has been outlined that the development is for the private use of the applicant.
Privacy.	It is considered that no issue of undue overlooking shall arise from the ménage given its distance away from the common boundary of the site with the adjacent dwelling to it south in conjunction with in situ neighbouring vegetation which provides strong screening etc.

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Item Number 2			
Application Reference	LA05/2021/0809/O	Date Valid	23.07.2021
Description of Proposal	Proposed infill site for dwelling house and domestic garage including demolition of existing workshop	Location	Adjacent and south of 6 Clontarrieff Road Upper Ballinderry
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 no gap exists within an otherwise substantial and continuously built up frontage at this location.</p> <p>The proposal is contrary to the SPPS and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposed development, if approved, would further erode the rural character of the area by adding to ribbon development along the Clontarrieff Road.</p>			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
0	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		